

**Before the Hearings Panel  
At Porirua City Council**

**Under** Schedule 1 of the Resource Management Act 1991

**In the matter of** Variation 1 to the Proposed Porirua District Plan

**Between** **Various**

**Submitters**

**And** **Porirua City Council**

**Respondent**

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**Statement of evidence of Gregory Martin Vossler, Planner/Heritage Adviser,  
and Ian Alexander Bowman, Architect and Conservator, on behalf of Porirua  
City Council**

**Date: 7 February 2023**

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## **INTRODUCTION:**

- 1 Our full names are Gregory Martin Vossler and Ian Alexander Bowman.
- 2 We have prepared this joint statement of evidence on behalf of the Porirua City Council (Council) in respect of technical related matters arising from the submissions and further submissions on Variation 1 to the Proposed Porirua District Plan (PDP).
- 3 Specifically, this statement of evidence focuses on height and height in relation to boundary (HIRB) standards proposed for identified heritage related qualifying matters affected by Variation 1.
- 4 We are authorised to provide this evidence on behalf of the Council.

## **QUALIFICATIONS AND EXPERIENCE**

- 5 Our qualifications and experience are set out in Appendix 1 of our evidence.

## **Code of conduct**

- 6 We have read the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2023. We have complied with the Code of Conduct in preparing our evidence and will continue to comply with it while giving oral evidence before the Environment Court. Our qualifications as experts are set out in Appendix 1 of our evidence. Except where we state that we rely on the evidence of another person, we confirm that the issues addressed in this statement of evidence are within our area of expertise, and have not omitted to consider material facts known to us that might alter or detract from our expressed opinions.

## **INVOLVEMENT WITH THE PROPOSED PLAN AND VARIATION 1**

- 7 Since March 2019 we have undertaken foundational work for the Council to inform the content of Chapter HH-Historic Heritage of the PDP. This included reviewing and reassessing the range of historic heritage buildings listed in Appendices HH10.1 – Historic Heritage Schedule: Buildings Group A and HH10.2 - Historic Heritage Schedule:

Buildings Group B of the Operative District Plan, as well as a select number of sites in Appendix HH10.3 - Historic Heritage Schedule: Sites.

- 8 As an input to Variation 1 of the PDP we were commissioned by the Council in early 2022 to undertake further ‘qualifying matter’ related work, particularly to:
- Assess the impact on heritage items and associated settings scheduled in the PDP of intensification directed by Policy 3 of the National Policy Statement on Urban Development (NPS-UD) and the Medium Density Residential Standards (MDRS) contained in Schedule 3A of the Resource Management Act (RMA);
  - Advise which heritage items and associated settings would be affected by the density standards proposed by Variation 1; and
  - Provide suggested modifications to the proposed density standards where this was considered necessary and appropriate.

The output of this work was a technical report entitled ‘Historic Heritage - Qualifying Matters Assessment’ (2022), with the report made available at the time Variation 1 was publicly notified.

## **CONTEXT TO EVIDENCE**

- 9 Sections 77I and 77O of the RMA and Policy 4 of the NPS-UD include provision for a Council to propose modifications to limit the level of intensification directed by these legislative instruments to the extent necessary to accommodate a ‘qualifying matter’. One such matter relates to the protection of historic heritage from inappropriate subdivision, use, and development.
- 10 To determine the nature and extent of any historic heritage related limitations that might be relevant to the Porirua context we developed and implemented a robust approach to assessing heritage items and associated settings currently scheduled in the PDP potentially affected by Variation 1.<sup>1</sup> This included:

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<sup>1</sup> Refer section 1.3 of the ‘Historic Heritage - Qualifying Matters Assessment’ technical report

10.1 Review and confirmation of assessment scope – this comprised:

- Receiving and reviewing:
  - the spatial extent of the proposed zoning pattern to give effect to the NPS-UD and MDRS intensification requirements, including the comparative height limits within the PDP and proposed intensification variation relevant to these zones;
  - the list of heritage items identified by Council for exclusion from assessment as a qualifying matter due to their underlying zoning (e.g. open space zone, rural zone).
- Identifying and confirming:
  - the provisional list of heritage places potentially affected by proposed changes to density standards in light of proposed zone changes;
  - the scope of relevant heritage-related effects (e.g. dominance, obstruction of sightlines) and associated density standards (e.g. maximum height, HIRB) to be assessed.

10.2 Desktop analysis – this comprised:

- Identifying key heritage values associated with heritage items and their related settings included on the provisional list compiled based on the Statements of Significance contained in Schedules 2 and 3 of the PDP;
- Developing and confirming an evaluative approach to inform the assessment of potential impacts of proposed density standards on heritage items and associated settings on the provisional list, including the scale of the impact relative to the significance of the item (e.g. minor/moderate/major);

- Undertaking an initial desktop analysis of relevant contextual conditions of heritage items on the provisional list, including:
  - heritage category (Group A/B);
  - topography of the site and adjoining sites (e.g. flat, sloping);
  - site area;
  - location of scheduled items relative to site boundaries (e.g. centrally located on the site, located on a side boundary);
  - height of any scheduled items (i.e. number of stories);
  - visual connections;
  - adjoining zoning and height settings;
- Determining, based on a review of the data collected from the desktop analysis and the scale of anticipated development adjacent to items on the provisional list (e.g. 3 storey, 6+ storey), whether the scope of the heritage items included on the list could be further refined and amended as required, including recording the rationale for any changes made;
- Confirming a revised list of potentially affected heritage items with the Council.

10.3 Qualifying matter assessment and findings – this comprised:

- Undertaking site visits to heritage items and associated heritage settings included on the revised list to assess and confirm the potential impact of relevant proposed density standards on their key heritage values;
- Identifying and suggesting alternative site-specific density standards to mitigate any material effects on heritage items and their associated heritage settings identified during the course of the site visits, including

any exceptions to relevant standards contained in the PDP.

- 11 Additional to this we note that the scope of our assessment and subsequent findings was also informed by the following matters:
- Heritage items and associated settings surrounded by or adjoining the boundary of an open space, recreation or rural zoned site, or that are separated by a road, were excluded from the assessment;
  - Suggested modifications to proposed density standards were to the minimum extent necessary to protect the affected heritage values of adjoining heritage items and their associated heritage setting;
  - In considering the necessity of any changes to proposed site specific density standards account was taken of the relevant regulatory settings already provided under the PDP as a baseline, with modifications to these suggested in circumstances where a more restrictive or enabling mix of standards was considered warranted;
  - Suggested modifications to proposed density standards primarily relate to sites that directly adjoin affected heritage items and associated heritage settings, with this adjusted to include a slightly wider spatial extent in limited circumstances where the impact of applying the proposed standards was considered to be material;
  - As the heritage setting of some heritage items does not include the entire site limitations on the proposed density standards applying within these sites was taken into consideration in such circumstances.

#### **SCOPE OF EVIDENCE**

- 12 Our statement of evidence addresses the following matters:
- 12.1 Deletion of reference to heritage related height controls in Policies HH-16 and HH-17;

- 12.2 Deletion of proposed Heritage A and Heritage C height controls in the High Density Residential Zone (HRZ) and Medium Density Residential Zone (MRZ);
- 12.3 Deletion of proposed Heritage B height controls in the Local Centre Zone (LCZ) and Mixed Use Zone (MUZ); and
- 12.4 Addition of heritage related HIRB controls in the LCZ.

## **EVIDENCE**

### **Building heights on sites adjoining scheduled heritage items and associated heritage settings**

- 13 Kāinga Ora seeks the deletion of reference to heritage related height controls in Policies HH-16 and HH-17 (OS76.80, OS76.81) along with the deletion of specific height controls proposed in the HRZ, MRZ, LCZ and MUZ (OS76.151, OS76.202, OS76.205, OS76.267, OS76.300).
- 14 These submissions attracted further submissions in opposition from Leigh Subritzky (FS17.748, FS17.749, FS17.870, FS17.873, FS17.935, FS17.968), Alan Collett (FS99.113, FS99.114, FS99.184, FS99.235, FS99.238, FS99.300, FS99.333), Rebecca Davis (FS127.87, FS127.88, FS127.158, FS127.209, FS127.212, FS127.274, FS127.307), Greater Wellington Regional Council (FS74.123, FS74.124, FS74.128) and Roger Gadd (FS75.80).

### ***Response***

- 15 Kāinga Ora opposes application of specific height controls to manage the impact of development on sites adjoining heritage items and their associated settings in the HRZ, MRZ, LCZ and MUZ as it considers that sole reliance on HIRB would suffice. Aside from this brief consideration we note that no further rationale or evidence has been provided to support its opposition to the proposed heritage related height controls or to justify their deletion.
- 16 As outlined in paragraphs 10.1 to 10.3 above a thorough assessment of the potential impact of proposed density standards on 27 scheduled heritage items and their associated heritage settings was undertaken as

an input to Variation 1. This included assessing the degree and significance of the likely effects of these standards.

- 17 Based on the findings of this assessment Variation 1 includes proposed modifications to the intensification directed by the NPS-UD<sup>2</sup> and the RMA<sup>3</sup> to avoid potential adverse effects on the heritage values of 13 of the 27 scheduled heritage items and associated heritage settings assessed. These items include: Riverdale 87D Joseph Banks Drive (HHB005); Tireti Hall, 29 Tireti Road (HHB006); House, 4 Kenepuru Drive (HHB007); House, 8 Kenepuru Drive (HHB008); House, 10 Kenepuru Drive (HHB009); House, 31 Huanui Street (HHB010); Charles Gray Homestead, 7 State Highway 59 (HHB015); St Timothy's Church and Hall, 16 Te Pene Avenue (HHB020); St Andrew's Anglican Church, 13 Steyne Avenue (HHB021); Brick House, 16 Arawhata Street (HHB027); Porirua Hospital Chapel, 24 Upper Main Drive (HHB029); House 14 Steyne Avenue (HHB030); Exnells, 2 Bath Street (HHB031).
- 18 Of particular concern were potential impacts relating to the height and proximity of future development enabled by Variation 1 to meet the intensification requirements in the NPS-UD and RMA on sites adjoining the 13 above listed heritage items and associated settings. In general our assessment found that there would be a moderate to major negative effect on the heritage values of these heritage items if the density standards in Variation 1 were applied as proposed to a number of adjoining sites. Further detail is contained in the item specific assessment table in Appendix 2 of our evidence.<sup>4</sup>
- 19 The negative effects we identified include unsympathetic change to the wider surrounding of heritage items, unsympathetic contrast in scale and form, over-dominance and reduction or obscuring of intervisibility<sup>5</sup> between associated heritage items. In our view these effects would be further exacerbated by deleting the proposed heritage related height controls as requested by Kāinga Ora, with the effects of development on sites adjoining heritage items and their associated settings in the HRZ, MRZ, LCZ and MUZ solely managed through HIRB controls.

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<sup>2</sup> Refer Policy 3, NPS-UD

<sup>3</sup> Refer Schedule 3A, RMA

<sup>4</sup> Note: this table is a revised excerpt from the effects assessment table contained in section 3.0 of the 'Historic Heritage - Qualifying Matters Assessment' technical report

<sup>5</sup> Refers to the visual connectivity between related heritage items



- 20 This, in turn, would likely result in detrimental heritage outcomes for the 13 heritage items and associated settings listed above, particularly in relation to the potentially dominant and starkly contrasting scale and form of future development on adjoining sites given the height maxima proposed within these zones (i.e. 22m in the HRZ; 11m in the MRZ; 18m in the MRZ – Residential Intensification Precinct, LRZ and MUZ). This point is further illustrated and reinforced by the diagrams prepared by McIndoe Urban included in Appendix 3 of our evidence.
- 21 Further, we would note that the number of sites affected by the proposed heritage related height controls is relatively small in comparison with the spatial extent of the sites subject to Variation 1, with the controls applicable to only 22 adjoining sites. In light of this it appears unlikely that retention of the proposed height controls on these sites will have a material impact on the overall intensification outcomes sought by Variation 1, nor seriously undermine the intent of the intensification directives in the NPS-UD and RMA.

### ***Recommendation***

- 22 Based on the above we recommend retention of the proposed reference to heritage related height controls in Policies HH-16 and HH-17, the Heritage A and Heritage C height controls in the HRZ and MRZ and the Heritage B height controls in the LCZ and MUZ.

### **Height in relation to boundaries on sites adjoining scheduled heritage items and associated heritage settings**

- 23 Kāinga Ora also seeks the addition of heritage related HIRB controls in the LCZ (OS76.268) along with retention of proposed HIRB controls in the MUZ (OS76.301). These submissions attracted further submissions in opposition from Leigh Subritzky (FS17.936, FS17.969), Alan Collett (FS99.301, FS99.334) and Rebecca Davis (FS127.275, FS127.308).
- 24 We note that Variation 1 proposes to include heritage related HIRB controls in a number of relevant zones including the HRZ, MRZ and MUZ. However, unlike these zones no parallel provision has been made in the LCZ. As two of the 13 listed heritage items and associated heritage settings listed above in paragraph 18 are either within or adjoin the Plimmerton LCZ (i.e. St Andrew’s Anglican Church , 13 Steyne Avenue (HHB021); House 14 Steyne Avenue (HHB030)) and are already subject to a Heritage B height controls we are of the view that it would be

advisable to incorporate a comparable heritage related HIRB control in the LCZ. This would not only assist in managing the impact of future development on sites adjoining these heritage items and their associated heritage settings but also ensure consistency with the approach applied in other zones.

- 25 Support for the proposed heritage related HIRB control in the MUZ is also noted. Like Kāinga Ora we are of the view that the control should be retained. In particular we consider its retention will assist in managing the impact of future development on sites adjoining heritage items and associated heritage settings within or adjacent to the MUZ and ensure consistency with the approach applied in other zones.

**Recommendation**

- 26 Based on the above response we recommend:

26.1 Inclusion of the following heritage related HIRB control in the LCZ:

For sites subject to HIRB Control Heritage B identified on the planning maps:

A 60° recession plane measured from a point 4m vertically above ground level on any boundary with a site containing a heritage item or heritage setting.

26.2 Retention of the MUZ heritage related HIRB control as proposed.

**Date:** 7 February 2023



**Greg Vossler**



**Ian Bowman**

## **APPENDIX 1: QUALIFICATIONS AND EXPERIENCE**

### **Gregory Martin Vossler**

I hold the following qualifications:

- Bachelor of Regional Planning, Massey University
- Master of Heritage Conservation, University of Sydney

I am a full member of the New Zealand Planning Institute and am also a member of ICOMOS NZ.

I am a self-employed planner/heritage adviser and have over 30 years' experience advising and assisting local authorities and government agencies on the development of heritage related policy and provisions.

Experience relevant to this hearing includes:

- Preparing heritage related District Plan provisions for several local authorities
- Assisting with the preparation of heritage schedules and conservation plans
- As an expert witness in Council hearings

### **Ian Alexander Bowman**

I hold the following qualifications:

- Bachelor of Arts (History and Economic History), Victoria University of Wellington
- Bachelor of Architecture, University of Auckland
- Master of Arts (Conservation Studies), University of York
- Various certificates in building materials conservation from ICCROM, ICOMOS and other international conservation organisations

I am a registered architect (NZRAB registration 2095), the immediate past Chair of ICOMOS NZ, current Board member of ICOMOS NZ, an Executive Board member and Treasurer of ISCEAH, expert member of ISCS, co-convenor of APT Australasia

Chapter and peer reviewer of World Heritage nominations for the World Heritage Committee.

I am a Fellow of the New Zealand Institute of Architects.

I am a self-employed architect and conservator and have approximately 36 years' experience advising local and regional authorities, government agencies and private clients on projects relating to built heritage conservation.

Experience relevant to this hearing includes:

- Preparing heritage inventories of individual buildings and heritage areas for numerous local authorities
- Advising on applications for resource consents for local authorities
- Assisting in the writing of heritage strategies, preparing design guidelines and conservation plans for local authorities
- As an expert witness in Council hearings, the Environment Court, the High Court and Environmental Protection Authority Nationally Significant Proposal boards of enquiry

**APPENDIX 2: EFFECTS ASSESSMENT AND RECOMMENDED RESPONSES TO INTENSIFICATION CHANGES**

Heritage Identification #	Heritage Item	Category		Relevant Heritage Values <sup>1</sup>			Heritage Values Affected	Degree of Effect				Significance of Effect					Reasons	Suggested Response <sup>2</sup>
		Group A	Group B	Physical	Social	Surroundings		Major	Moderate	Minor	Negligible/ No Effect	Very Large	Large	Moderate	Slight	Neutral		
HHB005	Riverdale 87D Joseph Banks Drive			Low/High	High	Moderate	<ul style="list-style-type: none"> <li>Social</li> <li>Surroundings</li> </ul>									<ul style="list-style-type: none"> <li>Moderate change to the wider surrounding of the heritage item, particularly within the balance area of the site bordering the item's associated heritage setting</li> <li>Likely to result in a moderate contrast in scale between the heritage item and any future intensification of the balance of the site, particularly given the modest size of the associated heritage setting and the distance between the item and related boundaries, i.e. 9m</li> <li>Any future intensification of the balance of the site is likely to result in development that visually dominates and constrains the heritage item and its associated setting</li> <li>Intervisibility with heritage scheduled Taylor-Stage Cottage (HHA003) and St Albans Church (HHA006) would likely be affected, particularly by any potential future intensification to the south-east of the heritage item</li> </ul>	<ul style="list-style-type: none"> <li>Density standards applying to the balance area of the site surrounding the heritage setting: <ul style="list-style-type: none"> <li>maximum height = 8m + 1m</li> </ul> </li> <li>No change to the proposed variation density standards applying to adjoining sites</li> </ul>	
HHB006	Tireti Hall 29 Tireti Road			Moderate	High	High	<ul style="list-style-type: none"> <li>Physical</li> <li>Social</li> <li>Surroundings</li> </ul>									<ul style="list-style-type: none"> <li>Moderate change to the wider surroundings of the heritage item and associated heritage setting, although this would be tempered by the sport and active recreational zone site to the east and its elevated position on a corner site; although there is minimal separation between the heritage item and proposed medium density intensification precinct zoned sites to the north and south (3m and 6.5m respectively) the impact of any future intensification of the northern site would likely be lessened by the topography which slopes away from the heritage item to the north</li> <li>Likely to result in a moderate perceivable contrast in scale between the heritage item and any future intensification of the site to the south</li> <li>Visual recognition of the heritage item as a local focal point/ landmark would largely remain unchanged or unaffected, particularly when viewed from Tireti Road and Te Pene Avenue</li> <li>Intervisibility between the heritage item and neighbouring St Timothy's Church on Te Pene Avenue is likely to be affected by any future intensification of the site to the south</li> </ul>	<ul style="list-style-type: none"> <li>Density standards applying to 5 Te Pene Avenue: <ul style="list-style-type: none"> <li>maximum height = 11m + 1m</li> <li>recession plane = 4m x 60°</li> </ul> </li> <li>No change to the proposed variation density standards applying to the balance of the adjoining sites</li> </ul>	

<sup>1</sup> Note: relevant heritage values contained in Policy HH-P1 identified for the purposes of this assessment as likely to be potentially affected by the draft intensification variation include:

- Physical – whether the heritage item has been identified as having a strong association with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark (group or townscape value)
- Social – whether the heritage item is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss (recognition)
- Surroundings - the setting or context of the heritage item contributes to an appreciation and understanding of its character, history and/or development

Determination of associated values for each heritage item was informed by the Statements of Significance contained in Schedules 2 and 3 of the Proposed Porirua District Plan while their corresponding ratings (i.e. low/moderate/high) were derived from the Heritage Schedule Review Online Story Map Viewer prepared by Boffa Miskell Ltd

<sup>2</sup> Note:

- These have been informed by the associated reasons and are based on the current site configuration of adjoining sites (i.e. no future amalgamations of sites anticipated)
- Modelling of suggested alternative density standards was outside the scope of this assessment
- Suggested recession plane density standards only apply to the boundary/ies of the affected site that directly adjoin the heritage setting of a related heritage item

Heritage Identification #	Heritage Item	Category		Relevant Heritage Values <sup>1</sup>			Heritage Values Affected	Degree of Effect				Significance of Effect					Reasons	Suggested Response <sup>2</sup>
		Group A	Group B	Physical	Social	Surroundings		Major	Moderate	Minor	Negligible/ No Effect	Very Large	Large	Moderate	Slight	Neutral		
HHB007	House, 4 Kenepuru Drive			Moderate/High	Moderate	Moderate	<ul style="list-style-type: none"> <li>Physical</li> <li>Social</li> <li>Surroundings</li> </ul>									<ul style="list-style-type: none"> <li>Comprehensive change to the wider surroundings of the heritage item and associated heritage setting, particularly adjoining sites to the north and south as there is a negligible separation distance between the heritage item and these sites; the site to the west is subject to a Ministry of Education designation (MEDU-29 – Bishop Viard College)</li> <li>Likely to result in a major perceivable contrast in scale between the heritage item and any future intensification to the north and south</li> <li>Any future intensification of sites to the north and south is likely to result in development that visually dominates and constrains the heritage item, although visual connection to the east would remain unaffected given the site's elevated position</li> <li>The value of the heritage item as a local landmark/focal point is likely to be diminished due to the extreme contrast in scale of any future adjoining development enabled</li> <li>The degree of intensification potentially enabled is likely to result in a major degradation in the current consistency of height and scale between the heritage item and the two neighbouring, visually linked heritage items that form part of a discretely identifiable group i.e. the houses at 8 and 10 Kenepuru Drive (HHB008 and HHB009 respectively)</li> <li>Intervisibility between the heritage item and the neighbouring house at 8 Kenepuru Drive (HHB008) is likely to be affected by any future intensification of the site to the south</li> </ul>	<ul style="list-style-type: none"> <li>Density standards applying to Section 429 Porirua DIST (lot to the north of 4 Kenepuru Drive): <ul style="list-style-type: none"> <li>maximum height = 12m + 1m</li> </ul> </li> <li>Density standards applying to 6 Kenepuru Drive: <ul style="list-style-type: none"> <li>maximum height = 8m + 1m</li> <li>recession plane = 3m x 45°</li> </ul> </li> <li>No change to the proposed variation density standards applying to the adjoining designated site to the west at 20 Kenepuru Drive</li> </ul>	

Heritage Identification #	Heritage Item	Category		Relevant Heritage Values <sup>1</sup>			Heritage Values Affected	Degree of Effect				Significance of Effect					Reasons	Suggested Response <sup>2</sup>
		Group A	Group B	Physical	Social	Surroundings		Major	Moderate	Minor	Negligible/ No Effect	Very Large	Large	Moderate	Slight	Neutral		
HHB008	House, 8 Kenepuru Drive			Moderate/High	Moderate	Moderate	<ul style="list-style-type: none"> <li>Physical</li> <li>Social</li> <li>Surroundings</li> </ul>									<ul style="list-style-type: none"> <li>Comprehensive change to the wider surroundings of the heritage item and associated heritage setting, particularly the adjoining site to the north as there is a negligible separation distance between the heritage item and this site; the site to the west is subject to a Ministry of Education designation (MEDU-29 – Bishop Viard College)</li> <li>Likely to result in a major perceivable contrast in scale between the heritage item and any future intensification to the north</li> <li>Any future intensification of the site to the north is likely to result in development that visually dominates the heritage item, although visual connection to the east would remain unaffected given the site's elevated position</li> <li>The value of the heritage item as a local landmark/focal point is likely to be diminished due to the extreme contrast in scale of any future adjoining development enabled</li> <li>The degree of intensification potentially enabled is likely to result in a major degradation in the current consistency of height and scale between the heritage item and the two neighbouring, visually linked heritage items that form part of a discretely identifiable group i.e. the houses at 4 and 10 Kenepuru Drive (HHB007 and HHB009 respectively)</li> <li>Intervisibility between the heritage item and the neighbouring house at 4 Kenepuru Drive (HHB007) is likely to be affected by any future intensification of the site to the north</li> </ul>	<ul style="list-style-type: none"> <li>Density standards applying to 6 Kenepuru Drive: <ul style="list-style-type: none"> <li>maximum height = 8m + 1m</li> <li>recession plane = 3m x 45°</li> </ul> </li> <li>No change to the proposed variation density standards applying to the adjoining designated site to the west at 20 Kenepuru Drive</li> <li>Note: the site to the south at 10 Kenepuru Drive is the setting of a scheduled heritage item (HHB009), with any future development subject to the provisions contained in chapter HH-Historic Heritage of the Proposed District Plan</li> </ul>	
HHB009	House, 10 Kenepuru Drive			Moderate/High	Moderate	Moderate	<ul style="list-style-type: none"> <li>Physical</li> <li>Social</li> <li>Surroundings</li> </ul>									<ul style="list-style-type: none"> <li>Comprehensive change to the wider surroundings of the heritage item and associated heritage setting, particularly the adjoining site to the south where there is a negligible separation distance between the heritage item and this site; the site to the west is subject to a Ministry of Education designation (MEDU-29 – Bishop Viard College)</li> <li>Likely to result in a major perceivable contrast in scale between the heritage item and any future intensification to the south</li> <li>Any future intensification of sites to the south is likely to result in development that visually dominates the heritage item, although visual connection to the east would remain unaffected given the site's elevated position</li> <li>The value of the heritage item as a local landmark/focal point is likely to be diminished due to the extreme contrast in scale of any future adjoining development enabled</li> <li>The degree of intensification potentially enabled is likely to result in a major degradation in the current consistency of height and scale between the heritage item and the two neighbouring, visually linked heritage items that form part of a discretely identifiable group i.e. the houses at 4 and 8 Kenepuru Drive (HHB007 and HHB008 respectively)</li> </ul>	<ul style="list-style-type: none"> <li>Density standards applying to 12 Kenepuru Drive: <ul style="list-style-type: none"> <li>maximum height = 8m + 1m</li> <li>recession plane = 3m x 45°</li> </ul> </li> <li>No change to the proposed variation density standards applying to the adjoining designated site to the west at 20 Kenepuru Drive</li> <li>Note: the site to the north at 8 Kenepuru Drive is the setting of a scheduled heritage item (HHB009), with any future development subject to the provisions contained in chapter HH-Historic Heritage of the Proposed District Plan</li> </ul>	



Heritage Identification #	Heritage Item	Category		Relevant Heritage Values <sup>1</sup>			Heritage Values Affected	Degree of Effect				Significance of Effect					Reasons	Suggested Response <sup>2</sup>
		Group A	Group B	Physical	Social	Surroundings		Major	Moderate	Minor	Negligible/ No Effect	Very Large	Large	Moderate	Slight	Neutral		
HHB010	House, 31 Huanui Street			Low/Moderate		Moderate	• Surroundings										<ul style="list-style-type: none"> <li>Comprehensive change to the wider surroundings of the heritage item and associated heritage setting on sites to the north and east, particularly sites to the north where a distance of only 3.5m separates the heritage item from these sites; by contrast, a distance of 75m separates the heritage item from the sites to the east</li> <li>Although there is a negligible separation distance between the heritage item and the sites to the south, this would be tempered by the relatively minor change in scale proposed (i.e. 3 vs 2 storeys) and their less elevated topography</li> <li>Likely to result in a major perceivable contrast in scale between the heritage item and any future intensification to the north</li> <li>Any future intensification of sites to the north is likely to result in development that visually dominates the heritage item</li> </ul>	<ul style="list-style-type: none"> <li>Density standards applying to 4, 6, 8B, 8C and 10A Arawhata Street: <ul style="list-style-type: none"> <li>maximum height = 11m + 1m</li> <li>recession plane = 3m x 45°</li> </ul> </li> <li>No change to the proposed variation density standards applying to the balance of the adjoining sites</li> </ul>
HHB015	Charles Gray Homestead 7 State Highway 59			Low/ Moderate		High	• Surroundings										<ul style="list-style-type: none"> <li>Moderate change to the wider surroundings of the heritage item, particularly within the balance area of the site bordering the item's associated heritage setting</li> <li>Likely to result in a moderate contrast in scale between the heritage item and any future intensification of the balance of the site, particularly given the modest size of the associated heritage setting and the distance between the item and related boundaries, i.e. 10m</li> <li>Any future intensification of the balance of the site is likely to result in development that visually dominates and constrains the heritage item</li> </ul>	<ul style="list-style-type: none"> <li>Density standards applying to the balance area of the site surrounding the heritage setting: <ul style="list-style-type: none"> <li>maximum height = 8m + 1m</li> </ul> </li> <li>No change to the proposed variation density standards applying to adjoining sites</li> </ul>

Heritage Identification #	Heritage Item	Category		Relevant Heritage Values <sup>1</sup>			Heritage Values Affected	Degree of Effect				Significance of Effect					Reasons	Suggested Response <sup>2</sup>
		Group A	Group B	Physical	Social	Surroundings		Major	Moderate	Minor	Negligible/ No Effect	Very Large	Large	Moderate	Slight	Neutral		
HHB020	St. Timothy's Church and Hall 16 Te Pene Avenue				Moderate	Moderate	• Surroundings										<ul style="list-style-type: none"> <li>Comprehensive change to the wider surroundings of the heritage item and associated heritage setting, particularly adjoining sites to the north-west, west and south where there is a negligible-minor separation distance between the heritage item and these sites, i.e. a negligible distance between the hall and the north-west boundary, 3m from the hall to the south boundary, 4m between the hall and west boundary; future intensification of sites to the west, in particular, is likely to have a material effect on the heritage item due to their more steeply elevated position, with the topography rising upwards from Te Pene Avenue</li> <li>Likely to result in a major perceivable contrast in scale between the heritage item and any future intensification to the north-west, west and south</li> <li>Any future intensification of sites to the north-west, west and south is likely to result in development that visually dominates and constrains the heritage item</li> <li>Visual recognition of the heritage item as a local focal point/ landmark would likely remain largely unaffected when viewed from Te Pene Avenue</li> <li>Intervisibility between the heritage item and neighbouring Tireti Hall on Tireti Road is likely to be affected by any future intensification of the site to the north-west</li> </ul>	<ul style="list-style-type: none"> <li>Density standards applying to 12, 14 and 20-30 Te Pene Avenue: <ul style="list-style-type: none"> <li>maximum height = 11m + 1m</li> <li>recession plane = 3m x 45°</li> </ul> </li> <li>Density standards applying to 1-2 and 6-11 Ian Graves Close: <ul style="list-style-type: none"> <li>maximum height = 11m + 1m</li> <li>recession plane = 3m x 45°</li> </ul> </li> <li>Density standards applying to 1-3 Manaaki Way: <ul style="list-style-type: none"> <li>maximum height = 11m + 1m</li> <li>recession plane = 3m x 45°</li> </ul> </li> <li>Density standards applying to 63-69 Matatiro Street: <ul style="list-style-type: none"> <li>maximum height = 8m + 1m</li> </ul> </li> </ul>

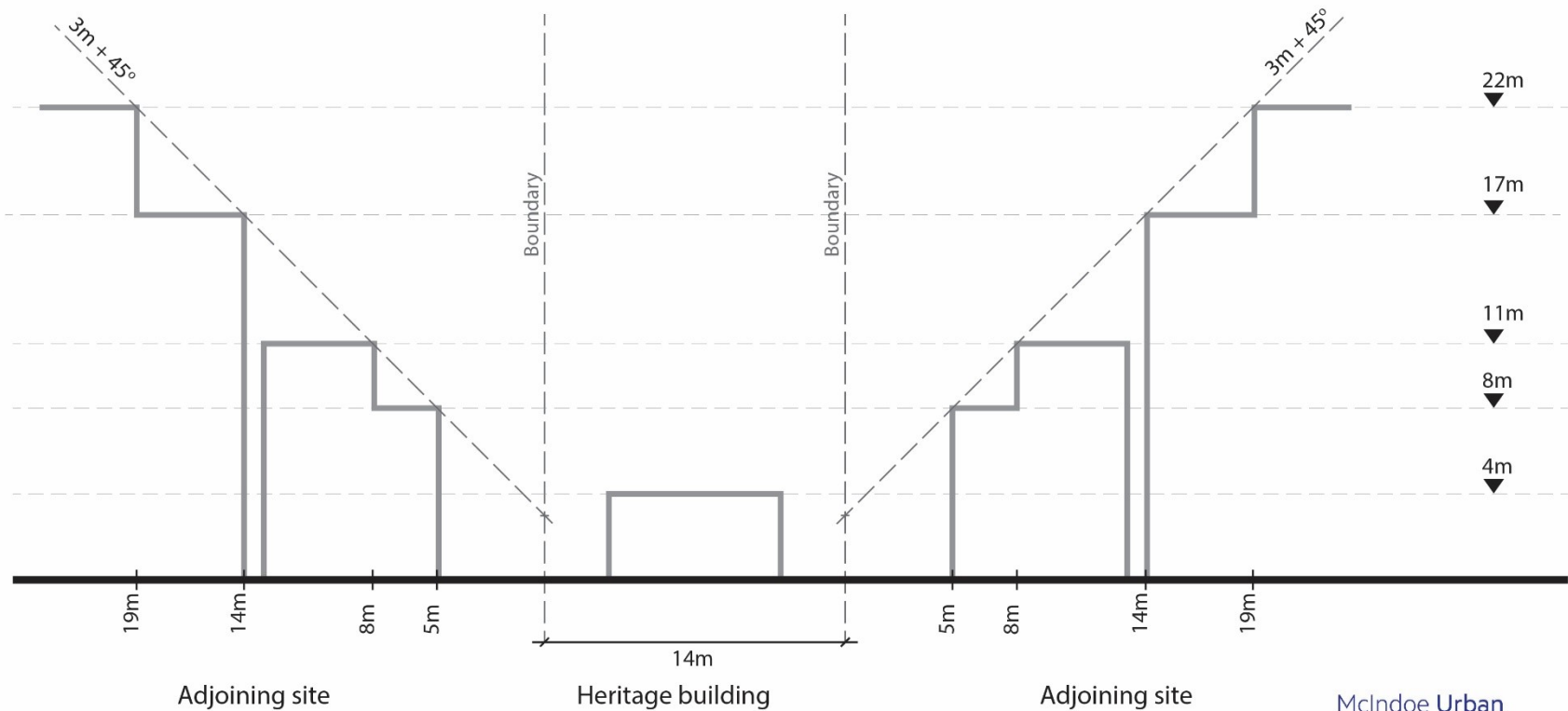
Heritage Identification #	Heritage Item	Category		Relevant Heritage Values <sup>1</sup>			Heritage Values Affected	Degree of Effect				Significance of Effect					Reasons	Suggested Response <sup>2</sup>
		Group A	Group B	Physical	Social	Surroundings		Major	Moderate	Minor	Negligible/ No Effect	Very Large	Large	Moderate	Slight	Neutral		
HHB021	St Andrew's Anglican Church 13 Steyne Avenue			High	High	High	<ul style="list-style-type: none"> <li>Physical</li> <li>Social</li> <li>Surroundings</li> </ul>									<ul style="list-style-type: none"> <li>Comprehensive change to the wider surroundings of the heritage item and associated heritage setting, particularly adjoining sites to the north and south where there is a negligible separation distance between the heritage item and these sites; any future impact on the northern aspect of the heritage item could potentially be lessened as the site is currently owned by the Parish and occupied by the Parish Administration Centre, while any impacts of further intensification to the south could potentially be lessened by the irregular shape and size of the site, i.e. 369m<sup>2</sup></li> <li>Likely to result in a major perceivable contrast in scale between the heritage item and any future intensification to the north and south</li> <li>Any future intensification of sites to the north and south is likely to result in development that visually dominates and constrains the heritage item, although visual connection to the eastern hills would likely remain unaffected as the adjoining site to the east is designated and forms part of the North Island Main Trunk rail corridor</li> <li>The value of the heritage item as a highly recognisable local landmark/focal point would be diminished due to the extreme contrast in scale of any future adjoining development enabled</li> <li>The degree of intensification potentially enabled is likely to effect a material degradation in the current consistency of height and scale between the heritage item, other visually linked heritage items, i.e. the house at 14 Steyne Avenue (HHB030) and Exnells (HHB031) at 2 Bath Street, and adjacent buildings along Steyne Avenue, i.e. 1-2 storey</li> <li>The intervisibility between the heritage item and neighbouring heritage items, i.e. the house at 14 Steyne Avenue (HHB030) and Exnells (HHB031), is unlikely to be materially affected by any future intensification of the site to the south</li> </ul>	<ul style="list-style-type: none"> <li>Density standards applying to 9, 11 and 15 Steyne Avenue: <ul style="list-style-type: none"> <li>maximum height = 12m + 1m</li> </ul> </li> <li>No change to the proposed variation density standards applying to the adjoining designated site to the east</li> </ul>	
HHB027	Brick House 16 Arawhata Street			Moderate		Moderate	<ul style="list-style-type: none"> <li>Physical</li> <li>Surroundings</li> </ul>									<ul style="list-style-type: none"> <li>Comprehensive change to the wider surroundings of the heritage item and associated heritage setting, particularly adjoining sites to the east and west due to the negligible-minor separation distance between the heritage item and these sites, i.e. negligible on the eastern boundary, 9m on the western boundary; by contrast, a distance of 56m separates the heritage item from the site to the south</li> <li>Likely to result in a major perceivable contrast in scale between the heritage item and any future intensification to the east and west</li> <li>Any future intensification of sites to the east and west would likely result in development that visually dominates the heritage item</li> <li>The value of the heritage item as a local landmark/focal point would be diminished due to the extreme contrast in scale of any future adjoining development enabled</li> </ul>	<ul style="list-style-type: none"> <li>Density standards applying to 14 Arawhata Street: <ul style="list-style-type: none"> <li>maximum height = 11m + 1m</li> <li>recession plane = 3m x 45°</li> </ul> </li> <li>Density standards applying to 18 Arawhata Street: <ul style="list-style-type: none"> <li>maximum height = 8m + 1m</li> <li>recession plane = 3m x 45°</li> </ul> </li> <li>No change to the proposed variation density standards applying to the balance of the adjoining sites</li> </ul>	

Heritage Identification #	Heritage Item	Category		Relevant Heritage Values <sup>1</sup>			Heritage Values Affected	Degree of Effect				Significance of Effect					Reasons	Suggested Response <sup>2</sup>
		Group A	Group B	Physical	Social	Surroundings		Major	Moderate	Minor	Negligible/ No Effect	Very Large	Large	Moderate	Slight	Neutral		
HHB029	Porirua Hospital Chapel 24 Upper Main Drive			Moderate	Moderate	Moderate	<ul style="list-style-type: none"> <li>Physical</li> <li>Surroundings</li> </ul>									<ul style="list-style-type: none"> <li>Comprehensive change to the wider surroundings of the heritage item and associated heritage setting, particularly to the east where there is only a 10m separation distance between the heritage item and its adjoining surrounds; any future development of areas to the north and west of the heritage setting is unlikely to have a significant effect due to the terrain sloping steeply away from the heritage item in these directions and an overlap with the setting of adjoining F-Ward (HHA004)</li> <li>Likely to result in a major perceivable contrast in scale between the heritage item and any future intensification of the adjoining area to the east to its associated heritage setting</li> <li>Any future intensification of the adjoining area to the east is likely to result in development that visually dominates the heritage item</li> <li>The intervisibility of the heritage item and adjoining F-Ward (HHA004) would be unaffected due to the overlapping nature of their respective heritage settings to the west and east of each item</li> <li>The value of the heritage item as a local landmark/ focal point would be diminished due to the extreme contrast in scale of any future adjoining enabled development to the east; views to the heritage item from the west would be unaffected due to its location adjacent to Upper Main Road and the moderating influence of the adjoining F-Ward heritage setting</li> </ul>	<ul style="list-style-type: none"> <li>Density standards applying to the grassed area adjoining the heritage setting to the east: <ul style="list-style-type: none"> <li>maximum height = 11m</li> </ul> </li> </ul>	

Heritage Identification #	Heritage Item	Category		Relevant Heritage Values <sup>1</sup>			Heritage Values Affected	Degree of Effect				Significance of Effect					Reasons	Suggested Response <sup>2</sup>
		Group A	Group B	Physical	Social	Surroundings		Major	Moderate	Minor	Negligible/ No Effect	Very Large	Large	Moderate	Slight	Neutral		
HHB030	House, 14 Steyne Avenue			High		High	<ul style="list-style-type: none"> <li>Physical</li> <li>Surroundings</li> </ul>									<ul style="list-style-type: none"> <li>Comprehensive change to the wider surroundings of the heritage item and associated heritage setting, particularly the adjoining site to the north where there is only a 5m separation distance between the heritage item and the site boundary; although intensification would also be enabled on the site to the south-west, the effect of this on the heritage item would likely be tempered by the site size, i.e. 384m<sup>2</sup>, and the 18m separation distance between the heritage item and the site boundary</li> <li>Likely to result in a major perceivable contrast in scale between the heritage item and any future intensification of adjoining sites to the north and south-west</li> <li>Any future intensification of sites to the north and south-west would likely result in development that visually dominates the heritage item</li> <li>The value of the heritage item as a local landmark/focal point would be diminished due to the extreme contrast in scale of any future enabled development to the north</li> <li>The degree of intensification potentially enabled is likely to effect a material degradation in the current consistency of height and scale between the heritage item, other visually linked heritage items, i.e. St Andrew's Church (HHB021) and Exnells (HHB031), and adjacent buildings along Steyne Avenue, i.e. 1-2 storey</li> <li>The intervisibility between the heritage item and neighbouring St Andrew's Church (HHB021) is unlikely to be materially affected by any future intensification of the site to the north</li> </ul>	<ul style="list-style-type: none"> <li>Density standards applying to 12 Steyne Avenue: <ul style="list-style-type: none"> <li>maximum height = 12m + 1m</li> </ul> </li> <li>Note: the site to the south at 2 Bath Street is the setting of a scheduled heritage item (HHB031), with any future development subject to the provisions contained in chapter HH-Historic Heritage of the Proposed District Plan</li> </ul>	
HHB031	Exnells 2 Bath Street			Moderate/ High		High	<ul style="list-style-type: none"> <li>Physical</li> <li>Surroundings</li> </ul>									<ul style="list-style-type: none"> <li>Comprehensive change to the wider surroundings of the heritage item and associated heritage setting, particularly adjoining sites to the west and north-west where a distance of only 8m separates the heritage item and boundaries of these sites</li> <li>Likely to result in a major perceivable contrast in scale between the item and any future intensification to the west and north-west</li> <li>Any future intensification of sites to the west and north-west is likely to result in development that visually dominates the heritage item</li> <li>The value of the heritage item as a local landmark/focal point would be diminished due to the extreme contrast in scale of any future enabled development to the west and north-west</li> <li>The degree of intensification potentially enabled is likely to effect a material degradation in the current consistency of height and scale between the heritage item, other visually linked heritage items, i.e. St Andrew's Church (HHB021), the house at 14 Steyne Avenue (HHB030), and adjacent buildings along Steyne Avenue, i.e. 1-2 storey</li> </ul>	<ul style="list-style-type: none"> <li>Density standards applying to 2 Bath Street (Lot 34 DP 729): <ul style="list-style-type: none"> <li>maximum height = 11m + 1m</li> <li>recession plane = 4m x 60°</li> </ul> </li> <li>Note: the site to the north at 14 Steyne Avenue is the setting of a scheduled heritage item (HHB030), with any future development subject to the provisions contained in chapter HH-Historic Heritage of the Proposed District Plan</li> </ul>	

**APPENDIX 3: DIAGRAMS ILLUSTRATING POTENTIAL IMPACTS OF DELETING HERITAGE RELATED HEIGHT CONTROLS**

4m Heritage building  
3m + 45° Recession Plane Case A



McIndoe Urban  
Date Prepared: 24/01/2023

4m Heritage building  
4m + 60° Recession Plane Case B

