

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

Under Schedule 1 of the Resource Management Act 1991

In the matter of the Proposed Porirua District Plan

Between **Various**

Submitters

And **Porirua City Council**

Respondent

**Reply by Gregory Martin Vossler and Ian Alexander Bowman – Hearing
Stream 7 - on behalf of Porirua City Council to feedback sought by the Hearing**

Panel Date: 24 April 2023

INTRODUCTION

- 1 Our full names are Gregory Martin Vossler and Ian Alexander Bowman.
- 2 We have prepared this reply on behalf of the Porirua City Council (the Council) in respect to further feedback sought by the Hearing Panel regarding any issues arising from recommended changes to the Height Variance Controls/upzoning to HRZ on adjoining heritage sites and sites of significance to Māori.
- 3 We are authorised to provide this reply on behalf of the Council.

QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

- 4 Our qualifications and experience are set out in Appendix 1 of our joint statement of evidence.
- 5 We confirm that we continue to abide by the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2023.

SCOPE OF REPLY

- 6 This reply follows Hearing Stream 7, held on 13 - 15, 17 and 20 – 22 March 2023, and is in response to an issue raised during the hearing and in question 5 of Minute 60 issued by the Hearing Panel which sought the following:

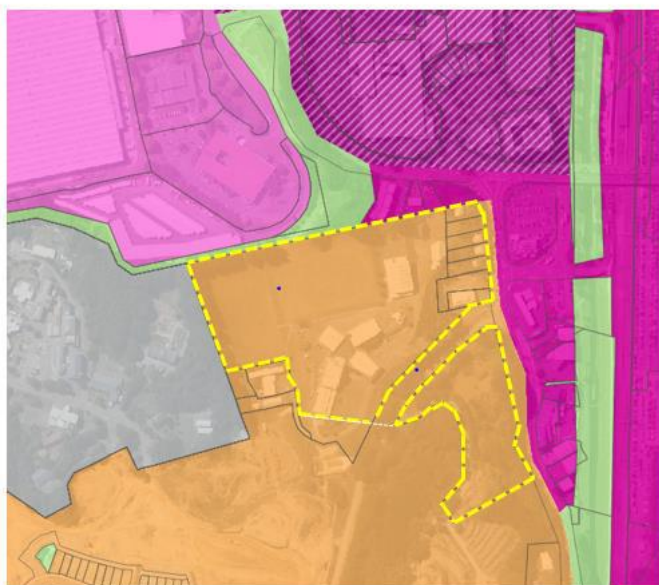
'Please check and confirm whether there are any issues with the recommended changes to the Height Variance Controls/upzoning to HDRZ due to the interface with any heritage sites or sites of significance to Māori. We discussed 1 Mungavin Avenue (and Messrs Bowman and Vossler confirmed that wasn't a problem) but are there any others we should be aware of?'

RESPONSE

- 7 In response to question 5 we have been advised by Council officers that the only additional properties affected by recommended changes to the Height Variance Controls/upzoning to HRZ are three heritage items located at 4, 8 and 10 Kenepuru Drive. An assessment of the impact on these items is included below.

Houses at 4, 8 and 10 Kenepuru Drive

- 8 Supplementary evidence prepared by Mr Graeme McIndoe,¹ and supported by Mr Michael Rachlin,² has recommended a height uplift from 22m to 36m in the vicinity of the corner of Kenepuru Drive and Titahi Bay Road. This is diagrammatically illustrated below, with the proposed height uplift area denoted by a yellow dashed line.



- 9 The heritage items at 4, 8 and 10 Kenepuru Drive comprise three single storey cottages situated on an elevated rise, with the topography rising

¹ Refer paragraphs 14 – 15, Supplementary Urban Design Evidence V4 March 2023

² Refer paragraphs 18 – 20, Supplementary Planning Evidence 13 March 2023

steeply to the west of the properties towards the site occupied by Bishop Viard College. The location of the items is illustrated in the diagram below and denoted by a purple dashed line.



- 10 To determine the potential impact of the recommended 14m height uplift on these items a further site visit was undertaken by Ian Bowman on 23 March 2023 as a follow-up to our initial visit in May 2022 as part of preparing the Historic Heritage Qualifying Matters Assessment Report.
- 11 Based on the site visit and further consideration of the likely effects of the recommended height uplift we have concluded that, in the absence of adequate mitigation, the proposed increase in the maximum height from 22m to 36m on the sites to the west and south of the heritage items would have a major effect on the relevant heritage values of these items. In particular we consider that the increase in height enabled will:
 - Be significantly more visually dominating;

- Distract from the landmark and visual qualities of the three heritage items;
- Reduce the integrity of the inter-related setting of the heritage items; and
- Create a less sympathetic backdrop to the heritage items from major viewing points to the east (e.g. the Titahi Bay Road bridge).

12 This is further illustrated and reinforced by the diagrams prepared by Ian Bowman included in Appendix 1 of our reply.

13 Although we recognise and support, in principle, the intent underlying the recommended height uplift we are of the view that this needs to be moderated by proportionate measures to mitigate the likely effects on the heritage items at 4, 8 and 10 Kenepuru Drive.

14 Consequently, we would recommend the establishment of a 'buffer' area surrounding these heritage items comprising the following:

- A 35m 'buffer' to the west of the rear boundaries of 4 – 12 Kenepuru Drive; and
- The 7th Day Adventist Church site to the south of 12 Kenepuru Drive.

To assist the Panel the spatial extent of the 'buffer' area is diagrammatically illustrated in Appendix 2 of our reply.

15 The intention of the 'buffer' is that the requested 36m height variation control would not apply within the areas outlined above and illustrated in Appendix 2 for the reasons outlined in paragraph 11.

16 In our view this recommended 'buffer' would provide a necessary and effective transition from the existing scale of development on the subject heritage sites to that enabled over the balance of the

recommended height uplift area. We also note that it would still largely satisfy the intensification outcomes sought by the recommended height increase given the ample development capacity available in the residual uplift area.

Mungavin House, 1 Mungavin Avenue

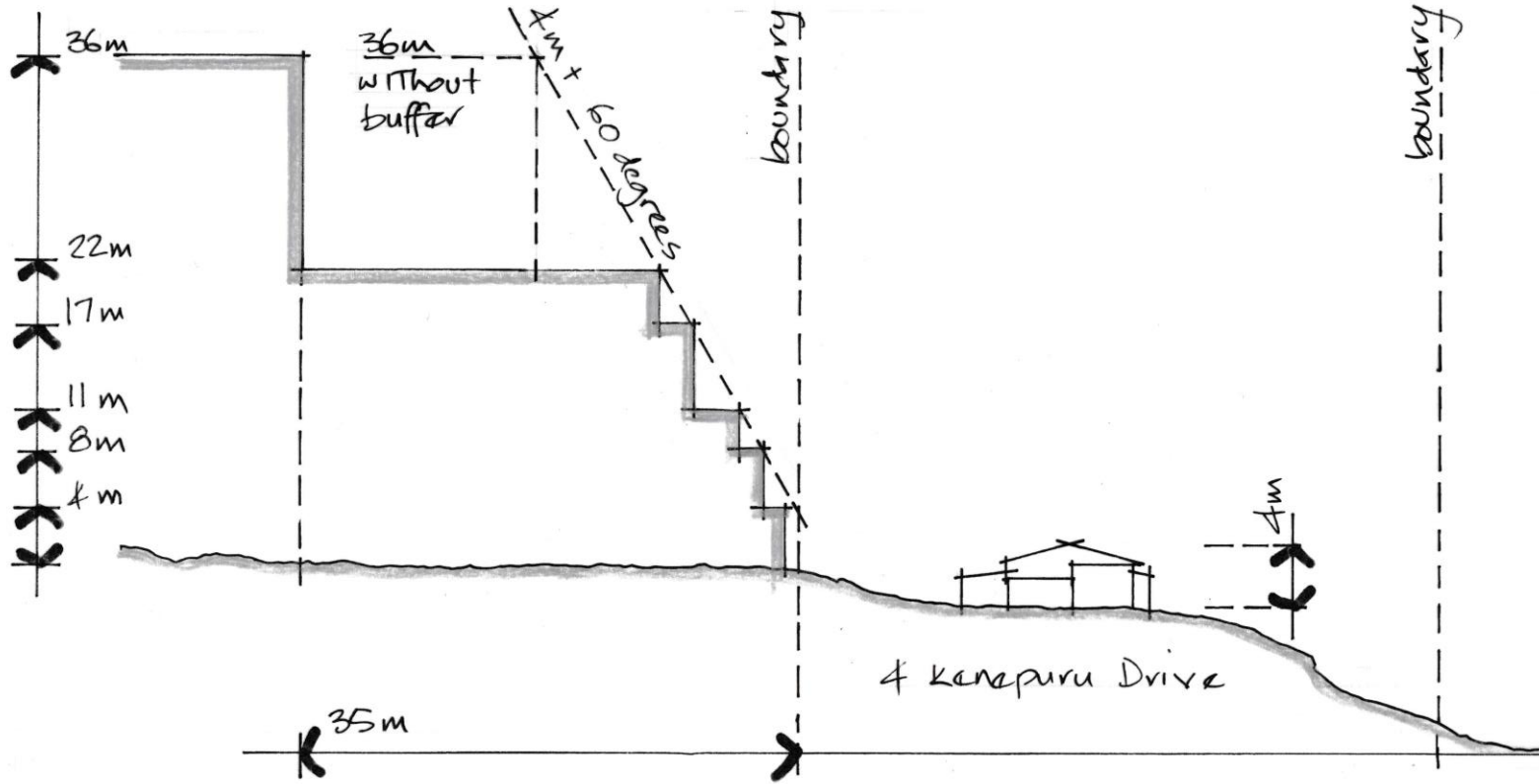
17 Further to our verbal response to the Panel question regarding the impact of the recommended height uplift from 22m to 36m on the heritage item situated at 1D Mungavin Avenue (Mungavin House), we confirm that in our view the effects would be relatively minor for the following reasons:

- The item is on an elevated position near the northern boundary of the site, and sits within a large, well established setting (i.e. 8509m²); and
- The separation distance of 60m between the item and the adjoining 'uplift' site to the south provides a sufficient buffer to mitigate potential scale and dominance effects on the heritage values of the item.

Date: 24 April 2023

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APPENDIX 1: DIAGRAMS ILLUSTRATING POTENTIAL IMPACTS OF RECOMMENDED HEIGHT UPLIFT



4 - 10 Kenepuru Drive
Proposed 35m buffer area for 36m height limit

APPENDIX 2: DIAGRAM OF RECOMMENDED HERITAGE 'BUFFER' AREA

