

IN THE MATTER

of the Resource Management

Act 1991

AND

PLAN CHANGE 27

Amendments to Schedule 14.1

Schedule of Historic Heritage

**MINUTE OF THE HEARING PANEL OF COMMISSIONERS
PLAN CHANGE 27**

1. The Auckland Council (the Council) has appointed Independent Hearing Commissioners David Mead, Shona Myers and Gina Sweetman pursuant to section 34A of the Resource Management Act 1991 (RMA) to hear and determine submissions to Plan Change 27.
2. The hearing was held on Monday 3 February 2020 and adjourned that afternoon.
3. In relation to St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) - Auckland Unitary Plan ID01466 - evidence was presented by and on behalf of the Manukau Pacific Island Presbyterian Church, Samoan Group questioning the extent of place proposed (as recommended by Council) and seeking that some buildings be 'excluded' from this extent of place. The presentation emphasised the strong desire of the submitters to restore the main buildings, based on their ability to develop the rest of the site.
4. Plan Change 27 as notified proposed amending Schedule 14.1 of the Auckland Unitary Plan, including amending the heritage category for ID01466 from A * to A. No change was proposed to the extent of place. The Primary feature was to be amended to be 'Chapel; home/school'.
5. In addition to the Chapel and main home/school buildings there are a number of other buildings that are part of the complex, including toilet blocks separated from the main dormitories, dining hall, laundry and boiler room.
6. In response to submissions, the Section 42A report proposed a substantially reduced extent of place from that in the operative Auckland Unitary Plan. Council's heritage assessment recommended a somewhat larger extent of place than that recommended by the reporting planner. Submitters seek a more 'tightly' defined extent of place, with the main features being in dispute between these options being the toilet blocks, dining hall, laundry and boiler room.
7. The Section 42A report provides a heritage assessment for the site, prepared by Council staff. That report assesses the heritage values of the complex as a whole, but makes no specific recommendation as to the extent of place. The Section 42A report states that

the Chapel and home/school are the primary features, but the dining hall, laundry and toilets are not.

8. The Commissioners visited the site on Tuesday 6 February and viewed the exterior of the buildings.
9. Following the hearing, site visit and reviewing the evidence presented and provided (including a Conservation Plan for St John's Home and St Saviour's Chapel, dated June 2013), the Commissioners seek further information and assessment to assist them in their deliberations on this important matter.
10. The Commissioners direct as follows:

Pursuant to section 41C of the RMA, the Council is to commission an independent heritage expert to prepare a report on the following matters:

- (a) The specific heritage values of the buildings that are within the area in dispute between the Council and the submitters, generally being the toilet blocks, dining hall, laundry and boiler room, within the context of the home/school complex as a whole.
- (b) Whether these features should be included in the extent of place or not, and if to be included, whether these should be:
 - a. Identified as primary features
 - b. Not identified as primary features, or
 - c. Identified as exclusions.

taking into account the relevant matters set out in the Auckland Unitary Plan.

- (c) Whether the walkways linking the dormitories are post 1962 structures and should be identified as exclusions in Schedule 14.1, or if they are pre 1962 structures whether they should be identified as primary features or as exclusions.
 - (d) The appropriate set back of the boundary of the extent of place from the western and eastern sides of the dormitory blocks.
 - (e) Whether the primary features to be listed in Schedule 14.1 should be mapped to assist with implementation of the provisions.
11. The Council is to inform the Hearings Panel as to the time needed to commission, prepare and receive the above report, as soon as is reasonably practical to do so.
 12. As soon as possible after receipt of the above report, the Council shall serve a copy on the submitters (and further submitters). The Council and submitters then have 10 working days to review the report and to provide comments.
 13. The report and comments are to then be forwarded to the Hearings Panel who shall then consider the report and comments, and decide if the hearing should be reconvened to hear further evidence on this matter.

14. The purpose of this Minute is to ensure that the Commissioners have sufficient information to make a decision, taking into account the acknowledged heritage significance of the site.
15. The Council and submitters are encouraged to continue to discuss the matters in dispute during and after preparation of the report.
16. Any enquiries regarding these Directions or related matters should be directed to Sam Otter, Auckland Council Hearings Advisor: sam.otter@aucklandcouncil.govt.nz.



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for the Hearing Commissioners
10 February 2020