

# **AUCKLAND UNITARY PLAN OPERATIVE IN PART**

## **PROPOSED PLAN CHANGE 34**

### **Special Character Statement for Special Character Areas Overlay - Howick Business**

## **SUMMARY OF DECISIONS REQUESTED**

**Enclosed:**

- **Explanation**
- **Summary of Decisions Requested**
- **Submissions**

## **Explanation**

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by Friday, 7 February 2020.
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

## **Summary of Decisions Requested**

**Plan Change 34 - Special Character Statement for Special Character Areas overlay – Howick Business**

**Summary of Decisions Requested**

Sub #	Sub Point	Submitter Name	Email	Summary
1	1.1	Andrew David Miller	millerstheyounger@gmail.com	Accept the plan modification.
1	1.2	Andrew David Miller	millerstheyounger@gmail.com	Amend extent of overlay to include the road reserve outside 60 Picton Street to include the band rotunda and identify the band rotunda as a character defining building.
1	1.3	Andrew David Miller	millerstheyounger@gmail.com	Identify the bus stop at 115 Picton Street as a character defining building.
1	1.4	Andrew David Miller	millerstheyounger@gmail.com	Amend 28 Picton Street to be identified as a character defining building instead of a character supporting building because it is one of the first buildings buildings viewed when entering Howick from the North and sets the scene for the village.
1	1.5	Andrew David Miller	millerstheyounger@gmail.com	Amend Rule D18.4.1(A3) so that the bus stop and band rotunda structures are included in rule because it is unclear if they would be captured the existing rules in Chapter D18.
2	2.1	Fiona Moran	Fiona@moran.kiwi.nz	Accept the plan modification, including the two storey character of the main street. Howick should be retained as a village.
3	3.1	Adam Muncey	adammuncey@hotmail.com	Accept the plan modification.
4	4.1	Janet Dickson	janet@dickson.co.nz	Accept the plan modification.
4	4.2	Janet Dickson	janet@dickson.co.nz	Seeks the withdrawal of the letter attached to the public announcement of the plan change and an extension of time to the submission period, because the letter should not limit the scope of submissions.
4	4.3	Janet Dickson	janet@dickson.co.nz	Seeks that Plan Change 26 and/or this plan change, and any future plan change and resource consent, address the issue of stormwater management and sewage in and around the whole Howick and Bays area to avoid infrastructural collapse.
4	4.4	Janet Dickson	janet@dickson.co.nz	Oppose Plan Change 34 to the extent that it has failed to include relevant areas adjacent to the Howick Village which have special character and are part of the historical context of Howick and Stockade Hill.

**Plan Change 34 - Special Character Statement for Special Character Areas overlay – Howick Business**

**Summary of Decisions Requested**

Sub #	Sub Point	Submitter Name	Email	Summary
4	4.5	Janet Dickson	janet@dickson.co.nz	Amend extent of the Special Character Areas Overlay to include areas shown on map in submission. These areas include residential zoned sites and Stockade Hill. See map in submission.
4	4.6	Janet Dickson	janet@dickson.co.nz	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."
4	4.7	Janet Dickson	janet@dickson.co.nz	Reject plan change if amendments in submission are not made.
5	5.1	Stevie Robertson-Bickers	sjclutterbuck@windowslive.com	Amend the plan modification if it is not declined.
5	5.2	Stevie Robertson-Bickers	sjclutterbuck@windowslive.com	Seeks that several other areas are included, especially the preservation of Stockade Hill and its views.
6	6.1	Jeff Doyle	flash1956@gmail.com	Amend the plan modification if it is not declined
6	6.2	Jeff Doyle	flash1956@gmail.com	Add Stockade Hill as having a Special Character, which helps define both the people of Howick and the Business community which benefits from the unique landscape the hill gives to the community.
7	7.1	Heritage New Zealand Pouhere Taonga attn: Susan Andrews	sandrews@heritage.org.nz	Accept the plan modification with amendments.
7	7.2	Heritage New Zealand Pouhere Taonga attn: Susan Andrews	sandrews@heritage.org.nz	Support the addition of the four new sites to the extent of the Howick special character area and their identification as character defining or character supporting buildings. These sites are at 9 Selwyn Road, 28 Picton Street, 115 Picton Street and 33-35 Uxbridge Road.

**Plan Change 34 - Special Character Statement for Special Character Areas overlay – Howick Business**

**Summary of Decisions Requested**

Sub #	Sub Point	Submitter Name	Email	Summary
7	7.3	Heritage New Zealand Pouhere Taonga attn: Susan Andrews	sandrews@heritage.org.nz	Seeks that council evaluate and clarify whether Crawford House (4 Picton Street) should be identified as a character supporting building given the significance of the place as established by its inclusion in the New Zealand Heritage List / Rārangī Kōrero as a Category 2 Historic Place.
7	7.4	Heritage New Zealand Pouhere Taonga attn: Susan Andrews	sandrews@heritage.org.nz	Seeks clarification whether Crawford House (4 Picton Street) is to be considered for inclusion in Schedule 14.1 Schedule of Historic Heritage of the Auckland Unitary Plan, recognising this is potentially beyond the scope of the plan change.
7	7.5	Heritage New Zealand Pouhere Taonga attn: Susan Andrews	sandrews@heritage.org.nz	Amend character statement (15.1.6.1.3 third paragraph) as follows: <i>'It is the early street layout of Picton Street and its cross streets, subdivision pattern, open spaces, views on entry into the village towards All Saints Church, views to <u>and from</u> Stockade Hill and views from Picton Street to the Tamaki Strait that lends Howick its character'</i> .
7	7.6	Heritage New Zealand Pouhere Taonga attn: Susan Andrews	sandrews@heritage.org.nz	Consider amending all references in character statement from 'English' village to 'British' village for consistency.
7	7.7	Heritage New Zealand Pouhere Taonga attn: Susan Andrews	sandrews@heritage.org.nz	Seeks that the proposed character statement is reviewed by an independent professional historian to verify historical accuracy, if this has not already been undertaken.
8	8.1	Grey Power Howick Pakuranga and Districts	peter.bankers@allianceit.co.nz	Accept the plan modification with amendments.
8	8.2	Grey Power Howick Pakuranga and Districts Association Inc	peter.bankers@allianceit.co.nz	Seeks the withdrawal of the letter (relating to scope of submissions) attached to the public announcement of the plan change to allow the public their full democratic right to express their will.

**Plan Change 34 - Special Character Statement for Special Character Areas overlay – Howick Business**

**Summary of Decisions Requested**

Sub #	Sub Point	Submitter Name	Email	Summary
8	8.3	Grey Power Howick Pakuranga and Districts Association Inc	peter.bankers@allianceit.co.nz	Seeks that this plan change and Plan Change 26 address concerns that parts of Howick affected by this plan change and the area adjacent to it are "...facing imminent infrastructural collapse".
8	8.4	Grey Power Howick Pakuranga and Districts Association Inc	peter.bankers@allianceit.co.nz	Oppose the plan change "... because it does not include important areas contiguous to Howick Village, which are of special character and are inseparably and historically connected to Howick including Stockade Hill."
8	8.5	Grey Power Howick Pakuranga and Districts Association Inc	peter.bankers@allianceit.co.nz	Amend the extent of the Special Character Areas Overlay to include areas shown on map in submission. These areas include residential zoned sites and Stockade Hill. See map in submission.
8	8.6	Grey Power Howick Pakuranga and Districts Association Inc	peter.bankers@allianceit.co.nz	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."
8	8.7	Grey Power Howick Pakuranga and Districts Association Inc	peter.bankers@allianceit.co.nz	Reject plan change if amendments in submission are not made.
9	9.1	Gayleen Mackereth	mackereth.g@gmail.com	Accept the plan modification because the proposed Howick Special Character Business Area is appropriate for Howick and will bring Howick in line with other Special Character Areas in the Auckland Unitary Plan, thus affording some protection for Howick's unique character and streetscape.
10	10.1	Matthew Brajkovich	nestforlife@gmail.com	Amend the plan modification if it is not declined.

**Plan Change 34 - Special Character Statement for Special Character Areas overlay – Howick Business**

**Summary of Decisions Requested**

Sub #	Sub Point	Submitter Name	Email	Summary
10	10.2	Matthew Brajkovich	nestforlife@gmail.com	Expand the Special Character Overlay to cover the areas identified on map attached to submission. These areas include Stockade Hill and other open spaces, residential zoned sites and Howick Beach. These areas need to be considered as part of the business character as without them there would be no Howick. See maps in submission.
10	10.3	Matthew Brajkovich	nestforlife@gmail.com	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."
10	10.4	Matthew Brajkovich	nestforlife@gmail.com	Incorporate the issues regarding failed infrastructure into the plan change.
11	11.1	Bea Buys	bea.buysnz@gmail.com	Accept the plan modification with amendments.
11	11.2	Bea Buys	bea.buysnz@gmail.com	Seeks that this plan change and Plan Change 26 address concerns that "...the environmental management of stormwater through parts of Howick affected by this plan change and adjacent to the plan change area, are at the point of infrastructural collapse".
11	11.3	Bea Buys	bea.buysnz@gmail.com	Seeks the withdrawal of the letter (relating to scope of submissions) attached to the public notice of the plan change to ensure the public notification contains open and accurate information the public can rely on.
11	11.4	Bea Buys	bea.buysnz@gmail.com	Oppose the plan change "... to the extent it has failed to include relevant areas adjacent to the Howick Village that have special character and are part of the historical context of Howick and Stockade Hill."
11	11.5	Bea Buys	bea.buysnz@gmail.com	Amend the extent of the Special Character Areas Overlay to include areas shown on map in submission. This includes Stockade Hill and residential zoned sites relevant to the protection of Stockade Hill. See map in submission.



**Plan Change 34 - Special Character Statement for Special Character Areas overlay – Howick Business**

**Summary of Decisions Requested**

Sub #	Sub Point	Submitter Name	Email	Summary
11	11.6	Bea Buys	bea.buysnz@gmail.com	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."
11	11.7	Bea Buys	bea.buysnz@gmail.com	Amend the text of the plan change to include the additions set out in the attachment. [attachment is a map]
11	11.8	Bea Buys	bea.buysnz@gmail.com	Reject plan change if amendments in submission are not made.
12	12.1	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	matthewboomer49@gmail.com	Accept the plan modification with amendments.
12	12.2	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	matthewboomer49@gmail.com	Seeks more rules and planning restriction for Howick so as not to degrade the natural heritage [refers to flooding issues]. See maps in submission.
12	12.3	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	matthewboomer49@gmail.com	Supports "...the inclusion of some as built forms ie the All Saints Church is good and meets the intention of PC34."
12	12.4	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	matthewboomer49@gmail.com	Request that "...Stockade Hill be included in all 360 Degrees of the land around it" because this "...forms part of the Heritage and Character of the historical village and the current location and the forms the vista as an integral part of the Howick village character, as are the land forms and all natural, streams and the beaches of the bay that are within the Catchment Plan of the Hauraki Gulf Marine Park Act 2000." See maps in submission.
12	12.5	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	matthewboomer49@gmail.com	Seeks that the plan change address concerns relating to "...heritage, natural heritage, protecting the beaches from activities in the business zone and lack of definitions on the adjacent housing and the relationship and character these houses add to the business zone."

**Plan Change 34 - Special Character Statement for Special Character Areas overlay – Howick Business**

**Summary of Decisions Requested**

Sub #	Sub Point	Submitter Name	Email	Summary
13	13.1	Claire Thompson	claire@clairethompson.co.nz	Decline the plan modification.
13	13.2	Claire Thompson	claire@clairethompson.co.nz	Seeks the withdrawal of the letter (relating to scope of submissions) attached to the public notice of the plan change to ensure the public notification contains transparent and accurate information the public can rely on.
13	13.3	Claire Thompson	claire@clairethompson.co.nz	Seeks that this plan change and/or Plan Change 26 address "...the urgent public infrastructural management issue..." relating to stormwater infrastructure through parts of Howick which are "...at the point on infrastructural collapse."
13	13.4	Claire Thompson	claire@clairethompson.co.nz	Amend the extent of the Special Character Areas Overlay as shown on map in submission. This includes residential sites and Stockade Hill.
13	13.5	Claire Thompson	claire@clairethompson.co.nz	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."
13	13.6	Claire Thompson	claire@clairethompson.co.nz	Amend text of plan change to "... include additions set out in attachment (here you must insert the tracked change version of PC34 that Andrew has amended)." [unclear what the amendments are]
13	13.7	Claire Thompson	claire@clairethompson.co.nz	Reject plan change if amendments in submission are not made.
14	14.1	Kāinga Ora – Homes and Communities attn: Dr Claire Kirman attn: Alex Devine	ckirman@ellisgould.co.nz adevine@ellisgould.co.nz	Support plan change as notified, including that "...'residential' zoned sites should not be included within the identified overlay extent."
15	15.1	Catherine Linton	cmlinton16@gmail.com	Accept the plan modification with amendments.

**Plan Change 34 - Special Character Statement for Special Character Areas overlay – Howick Business**

**Summary of Decisions Requested**

Sub #	Sub Point	Submitter Name	Email	Summary
15	15.2	Catherine Linton	cmlinton16@gmail.com	Seeks that this plan change and/or Plan Change 26 address concerns that "...the environmental management of stormwater in parts of Howick affected by this plan change and adjacent to the plan change area, are at the point of infrastructural collapse."
15	15.3	Catherine Linton	cmlinton16@gmail.com	Seeks the withdrawal of the letter (relating to scope of submissions) attached to the public notice of the plan change to ensure the public notification contains open and accurate information the public can rely on.
15	15.4	Catherine Linton	cmlinton16@gmail.com	Oppose the plan change "... to the extent that it has failed to include relevant areas adjacent to the Howick Village that have special character and are part of the historical context of Howick and Stockade Hill."
15	15.5	Catherine Linton	cmlinton16@gmail.com	Amend the extent of the Special Character Areas Overlay to include areas shown on map in submission. This includes residential sites and Stockade Hill.
15	15.6	Catherine Linton	cmlinton16@gmail.com	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."
15	15.7	Catherine Linton	cmlinton16@gmail.com	Reject plan change if amendments in submission are not made.

## **Submissions**

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Andrew David Miller

Organisation name:

Agent's full name:

Email address: [millerstheyounger@gmail.com](mailto:millerstheyounger@gmail.com)

Contact phone number:

Postal address:  
56A Moore Street  
Howick  
Auckland 2014

## Submission details

### This is a submission to:

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas overlay – Howick Business

### My submission relates to

Rule or rules:  
Rule D18.4.1(A3) and the plan change broadly.

Property address: 115 Picton Street, 28 Picton Street and Road Reserve located outside 60 Picton Street

Map or maps: 15.1.6.1.1

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I support the inclusions and modifications proposed by council in large part. However, I wish to propose the following changes/inclusions: Council extend the SCAB overlay area into the road reserve outside 60 Picton Street to include the band rotunda and add the rotunda as a place or site with character defining building on it. The rotunda is mentioned in the proposed character statement and is not then included in the overlay. That the bus stop located at 115 Picton Street be noted as a character defining building not just the main information centre buildings. The bus stop is not mentioned explicitly in the proposed character statement but is noted in the discussion on street furniture. Upgrade the proposed character supporting status of 28 Picton Street to Character defining. This is one of the initial buildings viewed when entering Howick from the North and sets the scene for the village. Rule D18.4.1(A3) excludes accessory buildings from demolition controls. Council should

1.2  
1.3  
1.4

include a modification to this rule or exemption so that the bus stop and band rotunda structures can remain so that they can continue to contribute to the special character of Howick. It is unclear if these buildings/structures would be captured by the existing rules in D18. | 1.5

I or we seek the following decision by council: Accept the plan modification | 1.1

Submission date: 24 October 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Fiona Moran

Organisation name:

Agent's full name:

Email address: [Fiona@moran.kiwi.nz](mailto:Fiona@moran.kiwi.nz)

Contact phone number: 021711898

Postal address:

[Fiona@moran.kiwi.nz](mailto:Fiona@moran.kiwi.nz)

Cockle Bay

Auckland 2014

### Submission details

**This is a submission to:**

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas overlay – Howick Business

**My submission relates to**

Rule or rules:

Property address: 9 Selwyn road,33-37 Uxbridge Road, 115 Picton Street, 127 Picton street (Macs Corner), 28 Picton street

Map or maps:

Other provisions:

The two storey character of the main street.

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Howick has always been a village, we are a community, in part separated from the city by distance, we have developed a sense of community that is important. I was viewing planning documents from London where they specifically reinstated borders between areas as it helped develop local community sense and this decreased crime through a sense of supporting your local community. I love driving into Howick, as you drive by Stockade Hill and look out over Crawford Reserve you see the familiar harbour great you , rounding the corner there is a simple view down the main street that is little changed from when I was a child here in 1980, and looking back through photos it is similar to the 1950's. New Zealand is young and our heritage is not old but it is our heritage and it is important to us. Very few suburbs still have their true suburban character and existing buildings, the view from Stockade hill down the main street to the Anglican church is virtually unchanged from the earliest

days and is such an important part of our history, see Alan La Roche's book of photo's and history to show this. Howick show be retained as a Village, a unique part of the City a benefit in being different, showing our history while also allowing a slower life, Not all suburbs must be intensive, the Unitary plan looks to provide variation across the city to allow for differences in lifestyle and scope.

I or we seek the following decision by council: Accept the plan modification

| 2.1

Submission date: 27 October 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Adam Muncey

Organisation name:

Agent's full name:

Email address: [adammuncey@hotmail.com](mailto:adammuncey@hotmail.com)

Contact phone number:

Postal address:  
20 Reydon place  
Cockle Bay  
Auckland 2014

### Submission details

#### This is a submission to:

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas overlay – Howick Business

#### My submission relates to

Rule or rules:

Property address:

Map or maps: Howick business

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:  
Agree with additional content.

I or we seek the following decision by council: Accept the plan modification

Submission date: 28 October 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Janet Dickson

Organisation name:

Agent's full name:

Email address: [janet@dickson.co.nz](mailto:janet@dickson.co.nz)

Contact phone number: 021765408

Postal address:

Cockle Bay  
Auckland 2014

### Submission details

#### This is a submission to:

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas overlay – Howick Business

#### My submission relates to

Rule or rules:

Attempting to limit the scope of submissions by means of a covering letter from Plans and Places

Property address:

Map or maps:

Other provisions:

This attempt is ultra vires and the letter must be withdrawn at once, with an apology to the public.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The letter is intended to bully the public into letting the restricted scope of PC34 proceed unchallenged. The decision I seek from Council is to withdraw the covering letter from Plans and Places and modify PC34 to include Residential zone properties.

I or we seek the following decision by council: Accept the plan modification

4.1

Submission date: 18 November 2019

### Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Janet Dickson

Organisation name:

Agent's full name:

Email address: [janet@dickson.co.nz](mailto:janet@dickson.co.nz)

Contact phone number: 021765408

Postal address:  
2/24 Selwyn Road  
Cockle Bay  
Auckland 2014

## Submission details

### This is a submission to:

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas overlay – Howick Business

### My submission relates to

#### Rule or rules:

This submission relates to PC34 in its entirety. The submission is concerned with the following matters: a). Following my earlier submission opposing PC26, it is clear that Council has accepted part of that submission, namely that PC34 contains a description of a SCA Overlay for the Howick Business Area. b). However this acknowledgement of part of my original submission to PC26 stops short of my request to extend the Howick SCA to include vital residential properties as outlined on the Plan attached to that submission – a further copy of that Plan is attached. c). Regarding the fundamental process of PC34: Council Plans and Places has not fulfilled its democratic duty under the Local Government Act 1974 to consult fully with important stakeholders and the public at large. One unadvertised meeting was held with invited stakeholders only but was also attended by 3 uninvited members of the public. A second meeting was promised but was not held, and without warning the process was brought to a premature end. Therefore the interests and views of stakeholders and the public at large have not been fully gathered, assessed and included through PC34. d). Of equal concern is the letter which accompanied the public announcement of PC34, signed by the Head of Plans and Places. It contains a list of things the public may not address in their submissions. This arbitrary attempt to limit the scope of all submissions and pervert the democratic process is clearly beyond the powers of this Council officer. Most of the matters of intense public concern in this submission would be muzzled if these directions were to be upheld. It must be loudly and publicly withdrawn – now – and extra time must be given for submissions to be lodged e). My two submissions – this and an earlier one to PC26 – inevitably include land zoned both Business and Residential, as Howick's Special Character intrinsically involves both zones. In particular are the properties adjoining Council's proposed Special Character Area, whose current Heritage 7 profiles protect the views to, from and around the very core of Howick's special character: Stockade Hill itself. See the attached plan. This matter is therefore entirely and inseparably within the scope of any attempt to identify Howick Village's special character but has been deliberately sidestepped in PC34. It is also urgent, because Council Plans and Places have stated in public [Celia Davison at HLB meeting of 17 June 2019] that the MHU zone can in actual fact rise to at least 18m and possibly to

21m. This therefore increases the required area of protection of vital character and is reflected in the attached Plan. f). Since my last submission, it has become apparent that the management of stormwater and sewage in and around the whole Howick and Bays area, including and surrounding the area affected by this Plan Change, is of great and rising concern. Urgent remedial work is required to avoid infrastructural collapse, and PC26 and / or PC34 cannot bypass addressing this serious matter. Any Plan Change from now on – and every single Resource Consent - must make sure existing properties are defended, protected and restored, and that no further pressure or load is applied to already weakened soil / substrata and existing infrastructure. This vital information, well known to Council, must inform all discussion of PC34.

4.3

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I oppose PC34 to the extent that it has failed to include relevant areas adjacent to the Howick Village which have special character and are part of the historical context of Howick and Stockade Hill. The reason for my submission is: (a) The historical context of Howick is well known and unfortunately has been limited in the mapping for PC34. My submission addresses the omitted areas for inclusion. (b) My concerns can be met firstly by expanding the Special Character Overlay to cover the areas identified on the attached map and amending the name of the Overlay to Special Character Area – Howick Business and Residential, but secondly by fully incorporating into PC34 the inextricable issues regarding failed infrastructure. (c) Unless these requests are agreed, the Plan Change should be rejected, because it does not meet the purposes of the Act, particularly Part 2. Note: the 4 choices offered below are confusing. Accept etc what plan modification? If it means what the submitter is proposing, then the other 3 are ridiculous distractors. If a submitter chooses the "wrong" one, is that a reason to ignore the submission in its entirety?

4.4

4.5

4.6

4.7

I or we seek the following decision by council: Accept the plan modification

Submission date: 20 November 2019

Supporting documents

Expanded SCA Howick - Residential and Business Overlay.pdf

### Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

### Declaration

Could you gain an advantage in trade competition through this submission? No

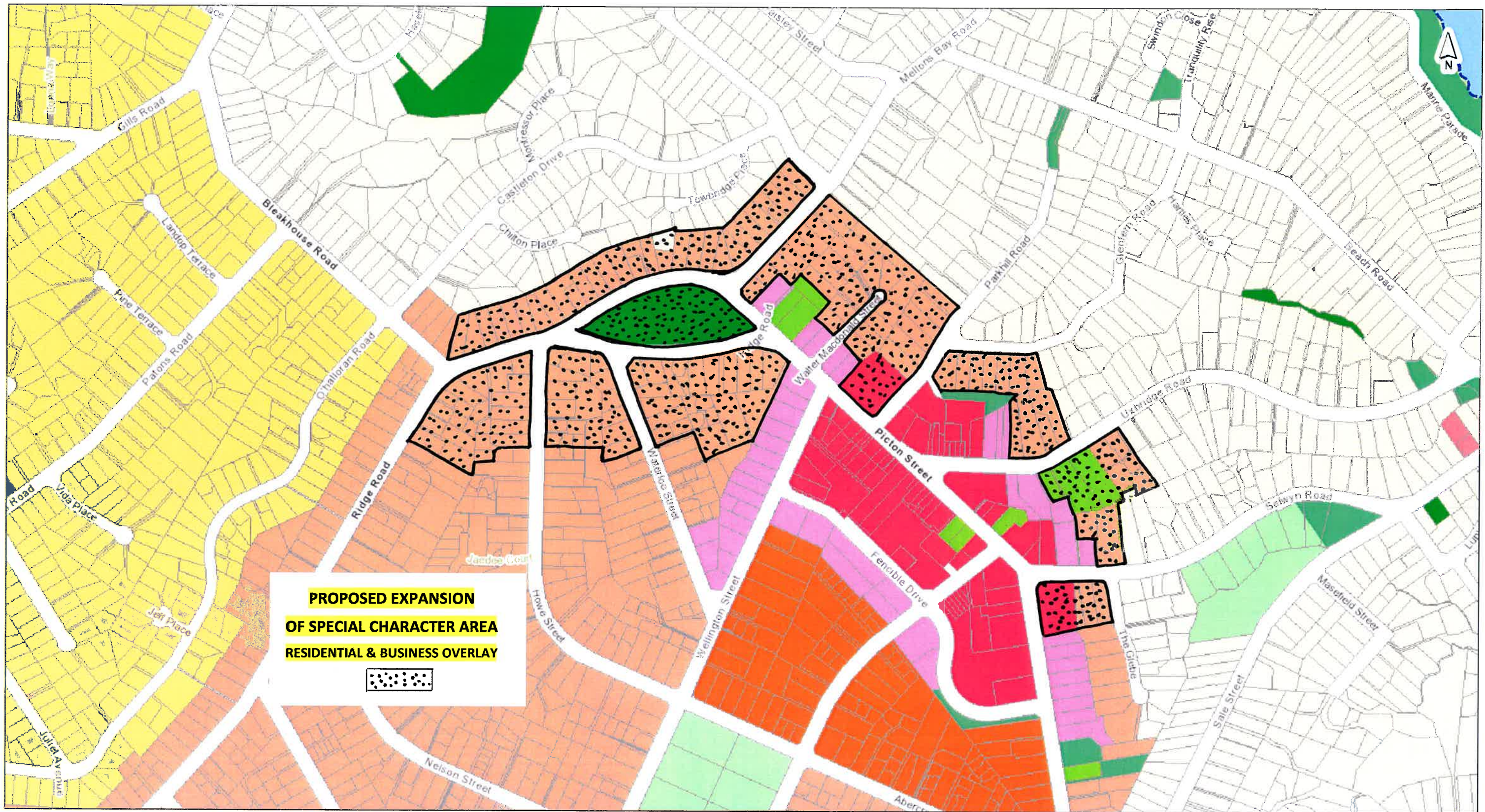
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



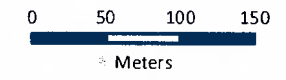


**PROPOSED EXPANSION  
OF SPECIAL CHARACTER AREA  
RESIDENTIAL & BUSINESS OVERLAY**

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**Expanded SCA - Residential & Business Overlay**



Scale @ A3  
= 1:5,000

Date Printed:  
15/11/2019





The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Stevie Robertson-Bickers

Organisation name:

Agent's full name:

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Contact phone number:

Postal address:

[sjclutterbuck@windowslive.com](mailto:sjclutterbuck@windowslive.com)

Auckland

Auckland 2014

### Submission details

#### This is a submission to:

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas overlay – Howick Business

#### My submission relates to

Rule or rules:

Areas of character

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The views are a significant special aspect of howick!

I or we seek the following decision by council: Amend the plan modification if it is not declined

5.1

Details of amendments: Several other areas should be included, Especially the preservation of Stockade Hill and its views!

5.2

Submission date: 19 November 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Jeff Doyle

Organisation name:

Agent's full name:

Email address: [flash1956@gmail.com](mailto:flash1956@gmail.com)

Contact phone number:

Postal address:  
39 Charles Dickens Drive  
Mellons Bay  
Auckland 2014

## Submission details

### This is a submission to:

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas overlay – Howick Business

### My submission relates to

Rule or rules:  
PC 34 Special Character Statement for Special Character Areas Overlay – Howick Business

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The provision does not mention Stockade Hill to ensure the preservation of it for future generations. The photograph on your website for the PC34 submission shows the view from Stockade Hill and this is very important to Businesses and resident as it is one of the elements of the area that defines the village as unique in Auckland.

I or we seek the following decision by council: Amend the plan modification if it is not declined

6.1

Details of amendments: Add Stockade Hill as having a Special Character, which helps define both the people of Howick and the Business community which benefits from the unique landscape the hill gives to the community

6.2

Submission date: 20 November 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Heritage New Zealand Pouhere Taonga

Organisation name: Heritage New Zealand Pouhere Taonga

Agent's full name:

Email address: [sandrews@heritage.org.nz](mailto:sandrews@heritage.org.nz)

Contact phone number: 09 307 9920

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas overlay – Howick Business

#### My submission relates to

Rule or rules:

The entire plan change.

Property address: Proposed Howick Special Character Area

Map or maps: Special Character Areas Overlay

Other provisions:

Please see attached submission.

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Please see attached submission.

I or we seek the following decision by council: Accept the plan modification with amendments

7.1

Details of amendments: Please see attached submission.

Submission date: 21 November 2019

Supporting documents

HNZPT Submission PC34 - Special Character Statement for Special Character Area Overlay - Howick Business 21 11 19.pdf

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



21<sup>st</sup> November 2019

Auckland Council  
Unitary Plan  
Private Bag 92300  
Auckland 1142  
Attention: Planning Technician

Dear Sir or Madam

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA**

**PROPOSED PLAN CHANGE 34: SPECIAL CHARACTER STATEMENT FOR SPECIAL CHARACTER AREAS OVERLAY – HOWICK BUSINESS**

**To:** Auckland Council

**Name of submitter:** Heritage New Zealand Pouhere Taonga

**1. This is a submission on the following proposed change to the Auckland Unitary Plan (Operative in Part) (the proposal):**

Proposed Plan Change 34: Special Character Statement for Special Character Areas Overlay – Howick Business: to amend Schedule 15 to add a special character statement for the existing Howick Business special character area; amend the mapped Special Character Areas Overlay to add four new sites to the existing Howick Business special character area; and make consequential amendments to the introduction of Chapter D18 Special Character Areas Overlay to remove the references/wording that the Howick area does not have a character statement.

**2. Heritage New Zealand could not gain an advantage in trade competition through this submission.**

**3. The specific provisions of the proposal that Heritage New Zealand's submission relates to are:**

The entire proposed plan change.

**4. Heritage New Zealand's submission is:**

- 4.1. Heritage New Zealand is an autonomous Crown Entity with statutory responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.
- 4.2. Heritage New Zealand supports the plan change and the inclusion of a Special Character Statement for the Howick Special Character Area – Business within Chapter L Schedule 15 – Special Character Schedule, Statements and Maps of the Auckland Unitary Plan (Operative in Part). This will fill a current 'gap', and provide for greater clarity and effectiveness in the assessment of resource consents and the achievement of the objectives for this Special Character Area.
- 4.3. Further we support the proposed amendment of the physical extent of the Howick Special Character Area Overlay to include four new sites and their inclusion in the statement as 'character defining' or 'character supporting' buildings as follows:

7.2

- All Saints Anglican church and graveyard, 9 Selwyn Road – character defining;
- Our Lady Star of the Sea Roman Catholic church and graveyard, 28 Picton Street – character supporting;
- Howick War Memorial Community Centre (Information Centre) in Market Plaza, 115 Picton Street – character supporting; and
- Uxbridge Arts and Cultural Centre, 33-35 Uxbridge Road – character supporting.

#### Our Lady Star of the Sea Church and Graveyard

4.4. Heritage New Zealand acknowledges the rationale for evaluating Our Lady Star of the Sea Church and graveyard, as ‘character supporting’ as opposed to ‘character defining’. However this is not to understate the significance of the church, intact with its associated graveyard, located on the main street, together with All Saints Church located in close proximity (likewise with its graveyard intact and on the main street). This is a rare surviving feature amongst all of the south Auckland Fencible settlements and representative of a key feature of medieval and post-medieval British villages. While the present Our Lady Star of the Sea is not the original church, its continued association with the original graveyard, on the main street and in proximity to All Saints Church and graveyard, nonetheless assigns the building considerable importance.

#### Crawford House

- 4.5. The s32 report notes at 7.4 paragraph 82. that ‘the council is required to have regard to any relevant entry on the New Zealand Heritage List / Rārangī Kōrero (NZHL/RK) when preparing its district plan, under section 74(2)(b)(iia) of the RMA’. Further the report notes at paragraph 83. that ‘two places within the proposed revised extent of the Howick Business SCA are included in the NZHL/RK – namely ‘Crawford House’, List No. 5260, Category 2 at 4 Picton Street, and ‘Old All Saints Church (Anglican) & Churchyard (Including Grave Monuments & Markers)’, List No. 11, Category 1 at 9 Selwyn Road’.
- 4.6. While Old All Saints Church (Anglican) & Churchyard, is now proposed for inclusion within the Special Character Area and as a ‘character defining’ building; Crawford House which was already included within the SCA extent, is not recognised as either defining nor contributing to the character and identity of Howick Village.
- 4.7. Reference is made at 8.3 paragraph 118. to Heritage New Zealand’s suggestion, that consideration be given to identifying Crawford House as a ‘character supporting’ building but no further commentary is offered as to why this may or may not be accepted as an appropriate amendment as part of the plan change process.
- 4.8. Heritage New Zealand therefore seeks that Council evaluate and clarify whether Crawford House, which has business associations with a creamery originally located to the rear of the house, and given the significance of the place as established by its inclusion in the NZHL/RK as a Category 2 Historic Place, should be denoted as a ‘character supporting’ building. 7.3
- 4.9. Further, while potentially beyond the scope of this plan change, Heritage New Zealand seeks to clarify whether Crawford House is to be considered for inclusion in the AUP Schedule 14.1 Schedule of Historic Heritage, in light of the above and given that certain considerations are afforded to scheduled historic heritage places within the Special Character Overlay – Residential and Business provisions. 7.4



Stockade Hill

- 4.10. With regard to our previous feedback suggesting Stockade Hill should be included within the extent of the Howick SCA. Heritage New Zealand acknowledges the rationale provided in the s32 report regarding existing 'fit-for-purpose' regulatory measures that are in place which seek to ensure Stockade Hill and its relationship with buildings within the SCA will be provided for and protected from inappropriate subdivision, use or development, as compared with any protections afforded should Stockade Hill be included within the SCA.
- 4.11. Heritage New Zealand however suggests inclusion also of a reference to 'views from Stockade Hill' within the third paragraph of the proposed statement under '15.1.6.1.3 Description of physical and visual qualities; Built Form; Period of development', so that the sentence reads: *'It is the early street layout of Picton Street and its cross streets, subdivision pattern, open spaces, views on entry into the village towards All Saints Church, views to and from Stockade Hill and views from Picton Street to the Tamaki Strait that lends Howick its character'*. 7.5
- 4.12. It should also be noted that the redoubt of Stockade Hill was built subsequent to the disbanding of the Fencibles, and while Stockade Hill as a landscape feature was integral to the initial Fencible settlement the redoubt was not present in these initial phase of settlement. This also relates to point 4.14 as below.

Other

- 4.13. Heritage New Zealand suggests that Council considers amending all references to 'English' village to 'British' village for consistency, in accordance with our previous consultation feedback. This noted that Fencible settlements such as Howick were influenced by ideas that emanated from Britain not just England, and that Fencible settlers included many non-English individuals (e.g. from Ireland), and as is further signalled with the Presbyterian Church originating from Scotland. 7.6
- 4.14. It is not clear as to whether Council have sought a review of the proposed special character statement by an independent professional historian as similarly occurred for previous special character statements, as per our previous feedback. Heritage New Zealand continues with this view if such a review has not been undertaken, with regard to verifying the historical accuracy of the statement, including for example whether Howick was in fact the 'first' of the Fencible settlements to the south of Auckland to be established; and whether it is correct to attribute All Saints Church as being the 'oldest surviving intact church in Auckland'. 7.7

**5. The reasons for Heritage New Zealand's position are as follows:**

- 5.1. Heritage New Zealand supports the inclusion of a Special Character Statement for the Howick Special Character Area – Business in order to fill current 'gap', and provide for greater clarity and effectiveness in the assessment of resource consents and the achievement of the objectives for this Special Character Area.
- 5.2. Heritage New Zealand's view that consideration should be given to the identification of Crawford House as a 'character supporting' building, given its identified significance as a listed historic place, that much of the original character of the building remains, and the contribution therefore that this makes to the special character of the wider area.
- 5.3. Heritage New Zealand considers further that additional amendments as raised above, will improve the accuracy of the proposed special character area statement and values attributed to Howick Village, and will ensure future development and modifications of buildings respond

appropriately when assessed against the statement and values identified, and ultimately effectively achieve the objectives sought for the area.

**6. Heritage New Zealand seeks the following decision from the local authority:**

That the plan change be approved with amendments as necessary to give effect to the relief sought in this submission.

**7. Heritage New Zealand wishes to be heard in support of our submission.**

Yours sincerely



Sherry Reynolds  
Director Northern Region

Address for Service:  
Susan Andrews  
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[sandrews@heritage.org.nz](mailto:sandrews@heritage.org.nz)

The following customer has submitted a Unitary Plan online submission.

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Organisation name: Grey Power Howick Pakuranga and Districts Association Inc

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Auckland 2145

## Submission details

**This is a submission to:**

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas overlay – Howick Business

**My submission relates to**

Rule or rules:

This submission relates to PC34 in its entirety. The submission is concerned with the following matters: a. Grey Power submitted against PC26, and we accept that Council has agreed with part of our submission, in that PC34 contains a Special Character Area Overlay for a so-called Howick Business Area. b. This satisfies part of our intention regarding PC26 but fails to include any reference to the Residential aspect we require - see copy of previously attached plan. c. The consultation process for PC34 has been seriously flawed. Plans and Places held one meeting with an invited group of stakeholders, which was also attended by 3 non-invited members of the public. A second meeting was promised, but without any notification the process was terminated. Therefore no genuine attempt was made to correct, assess or implement the views of the public in PC34, which is in breach the Local Government Act 1974. d. A letter was attached to the public announcement of PC34, in which Plans and Places listed issues which were declared out of scope for submissions. This letter must be withdrawn immediately and the public allowed their full democratic right to express their will. e. Both of our submissions require both Business zoned land and Residential zoned land. Therefore the Special Character Area Overlay must be renamed to include both business and residential zones. f. We have recently become aware that the parts of Howick affected by this plan change and adjacent to it are facing imminent infrastructural collapse. This urgent matter must be an integral part of PC26 and PC34, in order to protect existing homes and businesses.

8.2

8.3

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

1 We oppose PC34 because it does not include important areas contiguous to Howick Village, which are of special character and are inseparably and historically connected to Howick including Stockade Hill. 2 Howick's historic value is legendary, but PC34 maps only the business area. The attached map shows what must be included. 3 We are convinced that the Special Character Area Overlay must be extended to cover the areas on the attached map and be called SPECIAL CHARACTER AREA - HOWICK BUSINESS AND RESIDENTIAL. Secondly PC34 must be revised to cover the huge issue of failed infrastructure. 4 Unless these requests are agreed, the Plan Change should be rejected, because it does not meet the purposes of the Act, in particular Part 2. 5 The following list of options does not make sense: does "Plan" mean PC34 or the Map? We want to choose an option that does not appear viz: "Accept the plan modification with our amendments". As we cannot do that we choose the nearest i.e. the second option "Accept the plan modification with amendments".

I or we seek the following decision by council: Accept the plan modification with amendments 8.1

Details of amendments: See above amendments

Submission date: 21 November 2019

Supporting documents

PC34 Proposed Special Character Area Overlay - Howick Business and Residential.pdf

### Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

### Declaration

Could you gain an advantage in trade competition through this submission? No

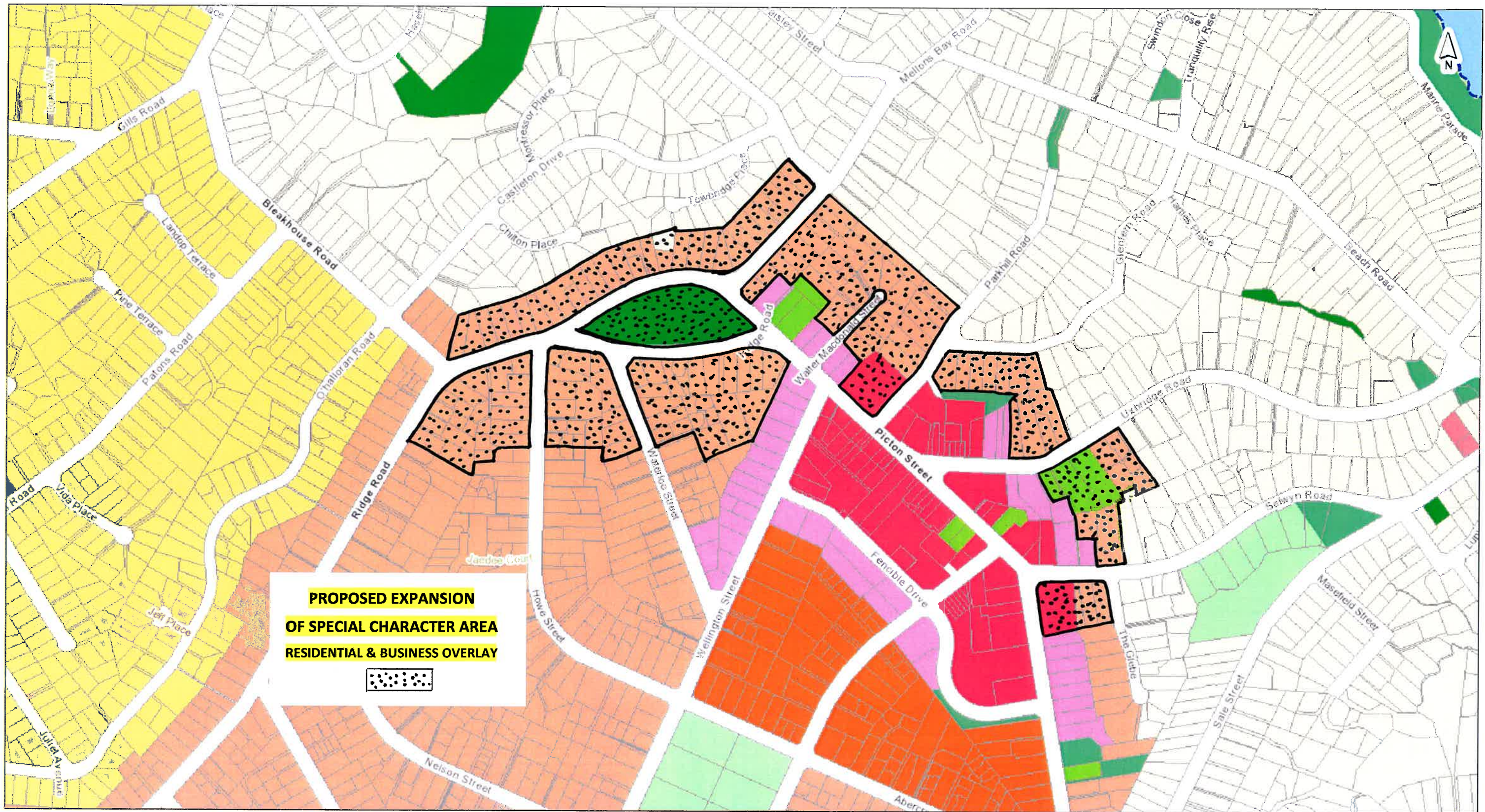
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.


No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



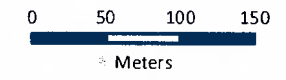


**PROPOSED EXPANSION  
OF SPECIAL CHARACTER AREA  
RESIDENTIAL & BUSINESS OVERLAY**



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**Expanded SCA - Residential & Business Overlay**



Scale @ A3  
= 1:5,000

Date Printed:  
15/11/2019





The following customer has submitted a Unitary Plan online submission.

### Contact details

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Organisation name:

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Auckland

Auckland 2014

### Submission details

#### This is a submission to:

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas overlay – Howick Business

#### My submission relates to

Rule or rules:

Add a special character statement for the Howick Business Special Character Area. Make consequential amendments to Chapter D18 Special Character Areas Overlay – Residential and Business. Add four new sites

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I believe that the proposed Howick Special Character Business Area is appropriate for Howick and will it last bring Howick in line with other Special Character Areas in the Unitary Plan, thus affording some protection for Howick's unique character and streetscape.

I or we seek the following decision by council: Accept the plan modification

Submission date: 21 November 2019

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: matthew brajkovich

Organisation name: self

Agent's full name: matthew brajkovich

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Contact phone number: 0279093555

Postal address:  
[nestforlife@gmail.com](mailto:nestforlife@gmail.com)  
Auckland  
Auckland 2014

### Submission details

#### This is a submission to:

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas overlay – Howick Business

#### My submission relates to

Rule or rules:

Property address: stockade hill

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

That the total concept of the derived values of the business area, being the character have not been fully considered (ie: if residential is removed from the equation), that is the houses or residential built form would not exist and therefore not affected in any way the value of the business character. STOCKADE HILL would then form part of the Business VALUE and character, as would the beaches, views, and waterways, people do not come to Howick to look at the built form of the village, but realise on the natural environment for the attraction to the area, this value of the UNDER PINNED reason and character that is being missed in this PLAN CHANGE 34.

I or we seek the following decision by council: Amend the plan modification if it is not declined

10.1

Details of amendments: see attached file



Submission date: 21 November 2019

Supporting documents  
PC 34 Matthew pdf.pdf

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Plan Change 34 submission from Matthew Brajkovich.

### 3. Issues and purpose of plan change

The AUP became operative in part on 15 November 2016. The AUP identifies special character areas through the Special Character Areas Overlay – Residential and Business (SCA Overlay). Special character areas have “...collective and cohesive values, importance, relevance and interest to the communities within the locality and wider Auckland region. ... These values set out and identify the overall notable or distinctive aesthetic, physical and visual qualities of the area and community associations.”<sup>2</sup>

Comment: “I do not see how PC34 addresses these issues in a cohesive form”.

18.

The SCA Overlay is contained in Chapter D18 Special Character Areas Overlay – Residential and Business (Chapter D18) of the AUP. The SCA Overlay objectives seek to maintain and enhance the character values<sup>3</sup> of identified residential and business special character areas throughout parts of Auckland. This includes retaining the physical attributes that define, contribute to, or support the special character of an area.<sup>4</sup> The SCA Overlay also seeks to avoid, remedy or mitigate adverse effects of subdivision, use and development on the identified special character values of an area.<sup>5</sup> The activities that the SCA Overlay manages in Business areas are demolition of buildings, alterations and additions to existing buildings and new buildings. Attachment B contains the SCA Overlay objectives, policies, rules, standards and assessment criteria.

Comment: I do not believe or see how in any for this is highlighted is addresses in part or full in PC34.

22.

The purpose of this proposed plan change is to rectify this “gap” in the AUP by introducing a special character statement for the Howick Business SCA into Schedule 15 of the AUP. This will identify the special character values of the Howick Business SCA, which means that the objectives of the SCA Overlay will be more achievable in relation to this specific special character area.

Comment: If Stockade hill is excluded and PC34 will FAIL to provide protection to the Business integrity and character as a whole of Howick, its environment and it people of the community.

23.

This “gap” in the AUP affects a small geographic area<sup>9</sup>, and as such does not affect a large number of people. However introducing a special character statement for the Howick Business SCA will provide more clarity for land owners, developers, and decision makers when considering future development within the Howick Business SCA. It will also provide greater clarity to the community about what the special character values are that the overlay seeks to manage in this area.

Comment: this PC34 does not address in connection with future works or zone changes or plan changes of any adjacent property that is not current business zone, I find this total unacceptable, as this totally under mines the whole point of PC34. Solution, that at least a comment of if a zone change is made to business or other such the character statement will apply. As the adjacent residential zone also adds character and value to the village business zone.

26.

While considering these two options, a third option emerged. This is the same as in paragraph 25b) above, but in addition to also amend the physical extent of the SCA Overlay by including four new sites into the Howick Business SCA. Each of these four new sites contain either “character defining” or “character supporting” buildings

Comment: please see comment in reference to 23, as this shows the adjacent zones also add character and if changed will adversely affect the business overlay.

From chart

Environmental benefits and costs (i.e. environmental effects that are anticipated from implementation of PC34)

Note: The “environment” is broadly defined in the Act and includes, but is not limited to, all physical resources and amenity values. These are central to the SCA Overlay. “Amenity values” is defined as “those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”.

Comment: this item detail from the Council info and chart confirms the linkage to the adjacent zone, and the other amenities such as the beaches, Stockade Hill, and residential area. All need to be considered as part of the business character as without them there would be NO HOWICK.

Social and cultural benefits and costs

(i.e. social and cultural effects that are anticipated from implementation of PC34)

Note: The physical attributes that define, contribute or support special character values are evident in the physical environment and the amenity values that contribute to **people’s appreciation of the area**. Ensuring these special character and amenity values are maintained and enhanced will enable the Howick communities to provide for their **social and cultural well-being, and thus help achieve the purpose of the Act**.

Comment: I do not believe that PC 34 is complete or address the actual true value of the Howick area when you read the above guide as per council documents. Sorry to be picky but this needs to be correct.

## 6 Statutory Evaluation under the Act

The purpose of the Act is “to promote the sustainable management of natural and physical resources” as defined in Part 2, section 5(1) of the Act. Part 2 also sets out that in achieving the purpose of the Act, all persons exercising functions and power under the Act: • “shall recognise and provide for...” (section 6 Matters of national importance) • “shall have particular regard to...” (section 7 Other matters) • “shall take into account...” (section 8 Treaty of Waitangi). Of particular relevance to PC34 is: • Section 7(c) the maintenance and enhancement of amenity values: • Section 7(f) maintenance and enhancement of the quality of the environment: • Section 8 the principles of the Treaty of Waitangi. As part of an appeal to the council’s decisions version of the Proposed Auckland Unitary Plan, a recent Environment Court case<sup>12</sup> considered whether the purpose of the SCA Overlay was to “protect” historic heritage as a matter of national importance (section 6(f)), or “the maintenance and enhancement of amenity values” and “the maintenance and enhancement of the quality of the environment” as a section 7 matter<sup>13</sup>. That appeal resulted in amendments to the AUP regional policy statement Chapter B5.3 relating to special character, to clarify that the policy framework was one of “maintenance and enhancement” rather than “protection of historic heritage” as a section 6(f) matter. In particular those amendments deleted Objective 1 “Historic heritage values of identified special character areas are protected from inappropriate subdivision, use and development.” Additional text was also added to B5.4 Explanation and principal reasons for adoption to clarify that while “...historic heritage values may underlie the identification of special character areas and make a contribution to the character and amenity values of such areas...the special character areas are dealt with differently from significant historic heritage identified and protected in terms of the separate policy framework for identifying and protecting Historic Heritage in B5.2. The attributes of the character and amenity values and the environmental quality of a special character area, including buildings and streetscape, might be derived from its historical legacy without being historic heritage.”

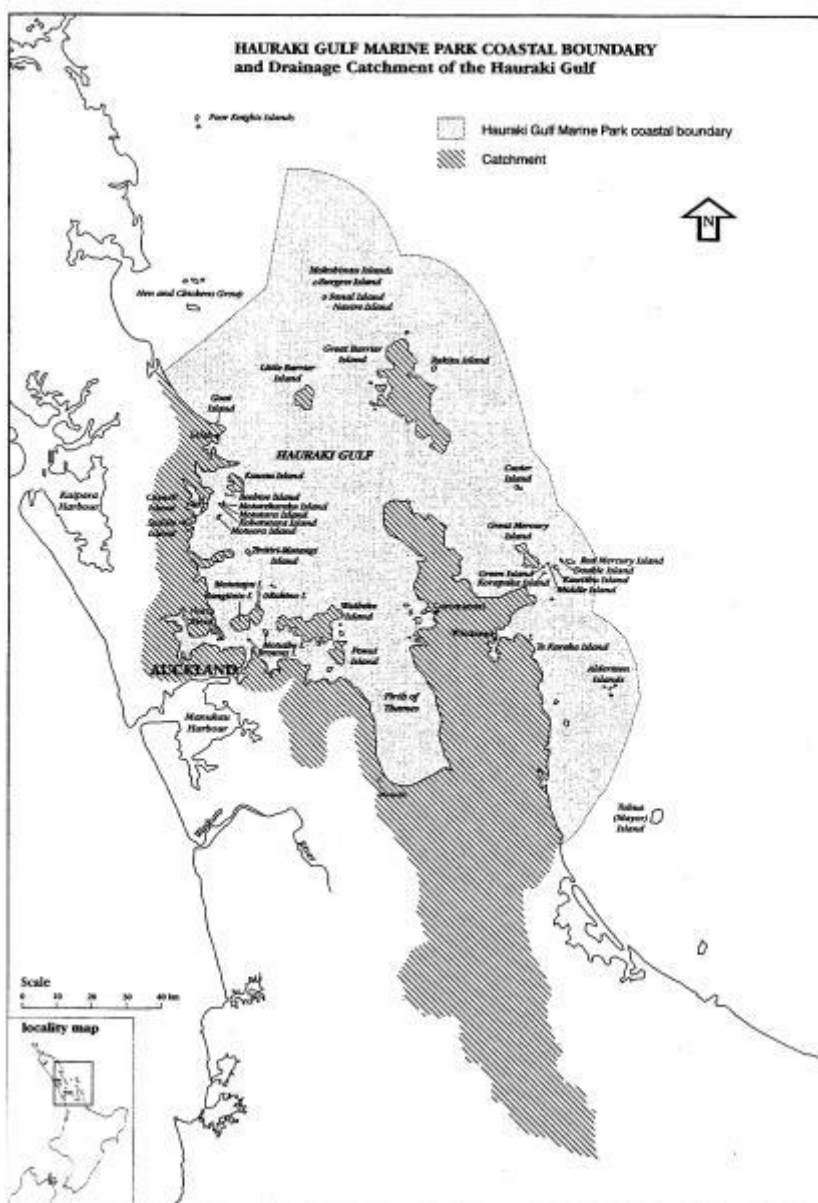
New Zealand Coastal Policy Statement 2010 The NZCPS guides local authorities in the day to day management of the coastal environment. Objectives in the NZCPS seek to safeguard the integrity, form, functioning and resilience of the coastal environment, and to sustain its ecosystems;<sup>16</sup> preserve the natural character of the coastal environment and protect natural features and landscape values;<sup>17</sup> and to take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in the management of the coastal environment.<sup>18</sup> Other objectives seek to maintain and enhance public open space qualities and recreation opportunities of the coastal environment;<sup>19</sup> ensure that coastal hazard risks are managed (taking climate change into account);<sup>20</sup> enabling people and communities to provide for their social, economic and cultural wellbeing and their health and safety through subdivision use and development;<sup>21</sup> and ensuring that the management of the coastal environment recognises and provides for New Zealand’s international obligations regarding the coastal environment.<sup>22</sup> The Howick Business SCA is not within the coastal environment of Auckland. Therefore PC34 is not proposing a shift to the way in which the coastal environment is managed, and the NZCPS is not relevant to PC34.

Comment to RED as per above: Plan Change 34 DOES not protect the “natural and physical resources” as listed above.

Comment to highlighted yellow and RED: That Howick, IS IN the coastal environment, both in the Hauraki Gulf Act 2000 and in the definition in the building act and code. Please NOTE: that the catchments are protected in the act and are listed in the Auckland Unitary Plan section see below.

- B1.2. Relationship with other statutory documents
- The Auckland Plan, being the spatial plan required to be prepared and adopted under sections 79 and 80 of the Local Government (Auckland Council) Act 2009 as a comprehensive and effective long-term (20- to 30-year) strategy for Auckland's growth and development, is a relevant statutory planning document for the preparation of the regional policy statement.
- The regional policy statement must give effect to any national policy statement and to the New Zealand coastal policy statement. It must not be inconsistent with any water conservation order. It must not conflict with sections 7 and 8 of the Hauraki Gulf Marine Park Act 2000 and treat those provisions as a New Zealand coastal policy statement. It must give effect to the purpose of the Waitakere Ranges Heritage Area Act 2008 and the objectives of the heritage area.
- The other provisions of the Unitary Plan (the regional (including coastal) and district objectives, policies and rules) must give effect to the regional policy statement. They must also not conflict with sections 7 and 8 of the Hauraki Gulf Marine Park Act 2000 and treat those provisions as a New Zealand coastal policy statement. They must also give effect to the purpose of the Waitākere Ranges Heritage Area Act 2008 and the objectives of the heritage area.

### Schedule 3 Map to indicate Hauraki Gulf



Conclusion: from Matthew Brajkovich

That the total concept of the derived PC34 is not complete. The perceived as built values of the Howick business area, being the character have not been fully considered (ie: if residential is removed from the equation as outlined), that is the houses or residential built form would not exist and therefore not affected in any way the value of the business character. STOCKADE HILL (in full) will then form part of the Business VALUE and character, as would the beaches, views, and waterways, people do not come to Howick to look at the built form of the village, but rely on the natural environment for the attraction to the area, this value of the UNDER PINNED reason and character that is being missed in this PLAN CHANGE 34. Taking into account the work Sharon Stewart has done to this year 2019 with myself and planning to assist in getting work done to address the link with planners between the heritage and the natural environment I would expect that now that link has been agreed that this PC34 can be addressed in full to AID council in achieving good and full outcomes as per the AUP and all laws, Acts, that the community for which the council serves needs these protections.

The reason for my submission are:

(a) The historical context of Howick is well known and unfortunately has been limited in the mapping for PC34. My submission addresses the omitted areas for inclusion.

(b) My concerns can be met firstly by expanding the Special Character Overlay to cover the areas identified on the attached map and amending the name of the Overlay to Special Character Area – Howick Business and Residential, but secondly by fully incorporating into PC34 the inextricable issues regarding failed infrastructure. | 10.2  
| 10.3  
| 10.4

(c) Unless these requests are agreed now, the Plan Change should be accepted and then modified in all of my identified deficient areas. Because it does not meet the purposes of the Act, particularly Part 2.

Note: the 4 choices offered are confusing and make for lots of work that will have errors, I suggest proposed preferred option be accepted and then reviewed thru proper consultation or you adopt the all items and concerns and I am willing to assist in person with these if needed. This plan change offer is poorly presented but is better than nothing, but not good enough to allow certainty for the general community that steps have been taken to address concerns and place protections that are needed for Howick Business and the community.

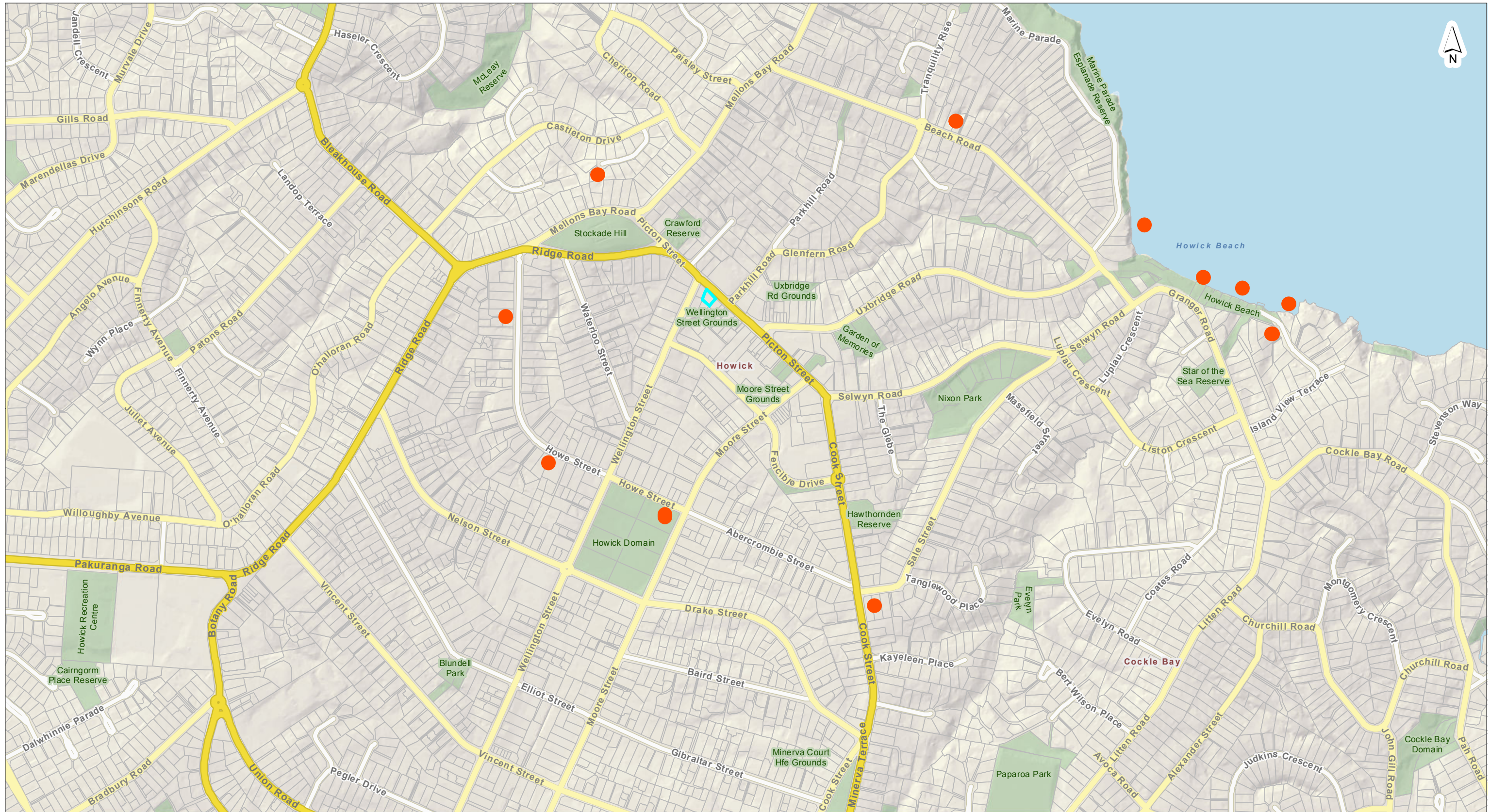
I seek the following decision by council: Accept the plan modification, I want Council to accept MY suggestion.

Matthew Brajkovich

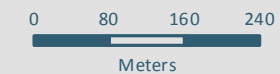
Personal presentation

0279093555





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Date Printed:  
 25/11/2019





**Place Name (25,000)**

Place Name (25,000)

**Rail Stations (8,000)**



Rail Stations (8,000)

**Railway (25,000)**

Railway (25,000)

**Auckland Council Boundary**

Auckland Council Boundary

**Roads (8,000)**

**ROADCODE, STATUS**

Motorway

Motorway Under Construction

Secondary Arterial Road

Secondary Arterial Road Under Construction

Primary Arterial Road

Primary Arterial Road Under Construction

Collector Road

Collector Road Under Construction

Local Road

Local Road Under Construction

**Parcels**

Parcels

**Base Region (CRS)**

Land Outside

Water

**Region Cache Public Open Space Extent**

Region Cache Public Open Space Extent

**Legend**

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Date Printed:  
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# HOWICK VILLAGE CENTRE PLAN

Aerial view of centre plan area with the village centre indicated





The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Bea Buys

Organisation name:

Agent's full name:

Email address: [bea.buysnz@gmail.com](mailto:bea.buysnz@gmail.com)

Contact phone number:

Postal address:  
68A Mirrabooka Avenue  
Botany Downs  
Auckland 2010

## Submission details

### This is a submission to:

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas overlay – Howick Business

### My submission relates to

Rule or rules:

This submission relates to PC34 in its entirety. The submission is concerned with the following matters: (a) A similar submission was lodged opposing PC26. It is accepted that the Council has agreed with part of our submission on PC26 to the extent that it has provided a specific description for the Special Character Area Overlay for the Howick Business area. (b) This action satisfies parts of our original submission on PC26 but has not addressed the request to extend the Special Character Overlay Area as identified on the Plan attached to our submission on PC26. A further copy of that Plan is attached to this submission. (c) Because this submission and the previous submission involve both Business zoned land and Residential zoned land, the Special Character Area Overlay nomenclature needs to ensure that it reflects the Howick Business Centre and adjoining residential land relevant to the protection of Stockade Hill. (d) There is concern that the environmental management of stormwater through parts of Howick affected by this plan change and adjacent to the plan change area, are at the point of infrastructural collapse. This urgent public infrastructural management issue must be addressed through PC26 and/or PC34 to ensure that a sustainable management outcome for development in this area is available. (e) Consultation on PC34 has been neglected. One stakeholder meeting was arranged with follow-up meetings to occur. The follow-up meetings were never held and important stakeholder interests and the views of the public towards the Council's proposal for PC34 have not been collected, assessed and implemented through PC34. This is a significant omission in terms of the expectation of public consultation required under the Local Government Act 1974. (f) A letter circulated with public notice of PC34 contains ultra vires information and direction to the public of Auckland. The contents of this letter covering issues such as the scope of submissions must be withdrawn immediately in order to ensure that the public notification contains open and accurate information upon which the public can rely.

11.2

11.3

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We oppose PC34 to the extent that it has failed to include relevant areas adjacent to the Howick Village that have special character and are part of the historical context of Howick and Stockade Hill. | 11.4

(a) The historical context of Howick is well known and unfortunately has been limited in the mapping for PC34. Our submission addresses the omitted areas for inclusion. (b) Our concerns can be met by expanding the Special Character Overlay to cover the areas identified on the attached map and amending the name of the Overlay to Special Character Area – Howick Business and Residential. (c) | 11.5

The text of PC34 requires amendment to include the additions set out in the attachment. (d) Unless these requests are agreed the Plan Change should be rejected because it does not meet the | 11.6

purposes of the Act, particularly Part 2. PLEASE NOTE I HAVE CHOSEN OPTION 2 BELOW, BUT I | 11.7

MEAN WITH MY ABOVE-MENTIONED AMENDMENTS, NO ONE ELSE'S. | 11.8

I or we seek the following decision by council: Accept the plan modification with amendments | 11.1

Details of amendments: As above

Submission date: 22 November 2019

Supporting documents

Proposed Expansion for Howick's Special Character Area.pdf

**Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

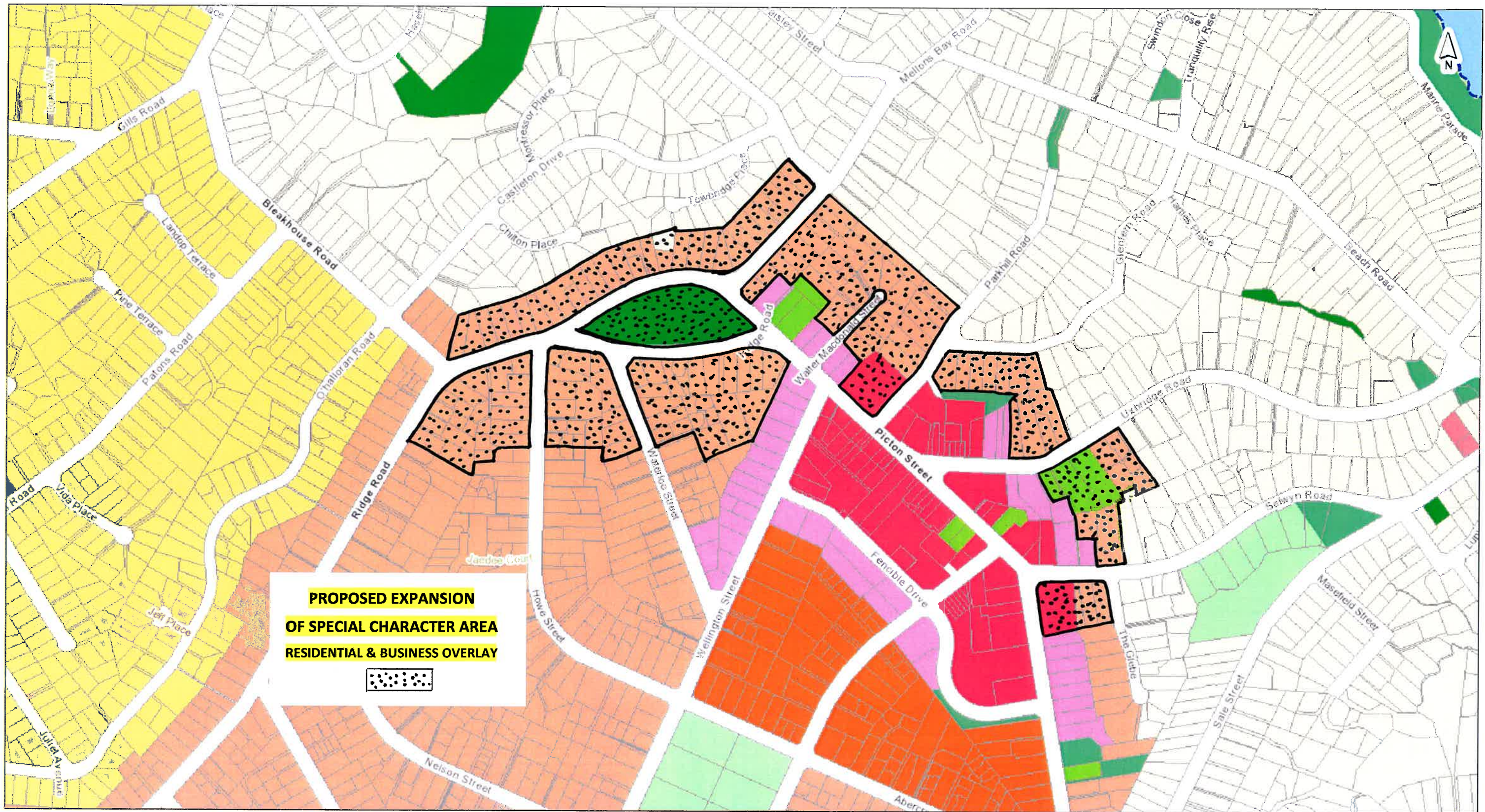
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



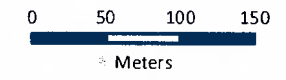


**PROPOSED EXPANSION  
OF SPECIAL CHARACTER AREA  
RESIDENTIAL & BUSINESS OVERLAY**

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**Expanded SCA - Residential & Business Overlay**



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= 1:5,000

Date Printed:  
15/11/2019





The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Matthew Brajkovich as CHAIR

Organisation name: The Howick Ratepayers and Residents Association Inc

Agent's full name: matthew brajkovich

Email address: [matthewboomer49@gmail.com](mailto:matthewboomer49@gmail.com)

Contact phone number: 0279093555

Postal address:

[matthewboomer49@gmail.com](mailto:matthewboomer49@gmail.com)

Cockle Bay

Auckland 2014

### Submission details

**This is a submission to:**

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas overlay – Howick Business

**My submission relates to**

Rule or rules:

see attached info

Property address: see attached info

Map or maps: see attached

Other provisions:

Please note: considering Healthy waters are looking into a special project for Howick due to the flooding issues and the HH7 old status, Howick needs more rules and planning restriction so as not to degrade the natural heritage. see attached info

12.2

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

that the PC34 is lacking and not complete.

I or we seek the following decision by council: Accept the plan modification with amendments

12.1

Details of amendments: see attached

Submission date: 22 November 2019

Supporting documents  
Submission PC34 final PDF.pdf

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? Yes

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



***Submission by  
The Howick Ratepayers & Residents  
Association (Incorporated)  
P.O. Box 38-370, Howick, Auckland, 2145***



21st November 2019

Submission for Plan Change 34:

Dear planning committee and Auckland Council,

The Howick Ratepayers and Residents Association Inc committee, has discussed at length the proposed plan change and the intentions of it and the scope. The options presented are somewhat misleading confusing, not all areas are cover and jeopardize the intended outcome for PC34.

We the committee voted to say:

“the lack of inclusion of all land affecting the business character has not been included and does not cover in full the intentions of PC34”

12.3 | “that the inclusion of some as built forms ie the All Saints Church is good and meets the intention of PC34.

12.4 | “that the exclusion of Stockade Hill and the 360degree view zone round it is within scope of PC34 and has been left out”. We the committee request that Stockade Hill be included in all 360 Degrees of the land around it” reason being, this forms part of the Heritage and Character of the historical village and the current location and the forms the vista as an integral part of the Howick village character, as are the land forms and all the natural, streams and the beaches of the bay that are within the Catchment Plan of the Hauraki Gulf Marine Park Act 2000.

12.5 | We the committee: agree there that the intention of PC34 has not been meet all the criteria as per the acts in which it is to cover, falling short in many areas, such as heritage, natural heritage, protecting the beaches from activities in the business zone and lack of definitions on the adjacent housing and the relationship and character these houses add to the business zone. This lack of attention to this detail breaches the intent and function of such a plan change.

Please include the items listed above in the plan change. See evidence re above attached.

Our committee are open to discuss in detail our community concerns and await your invite.

Signed:

Matthew Brajkovich  
HRRA chair

Appendix info from Council PC34 process.

### 3. Issues and purpose of plan change

The AUP became operative in part on 15 November 2016. The AUP identifies special character areas through the Special Character Areas Overlay – Residential and Business (SCA Overlay). Special character areas have “...collective and cohesive values, importance, relevance and interest to the communities within the locality and wider Auckland region. ... These values set out and identify the overall notable or distinctive aesthetic, physical and visual qualities of the area and community associations.”<sup>2</sup>

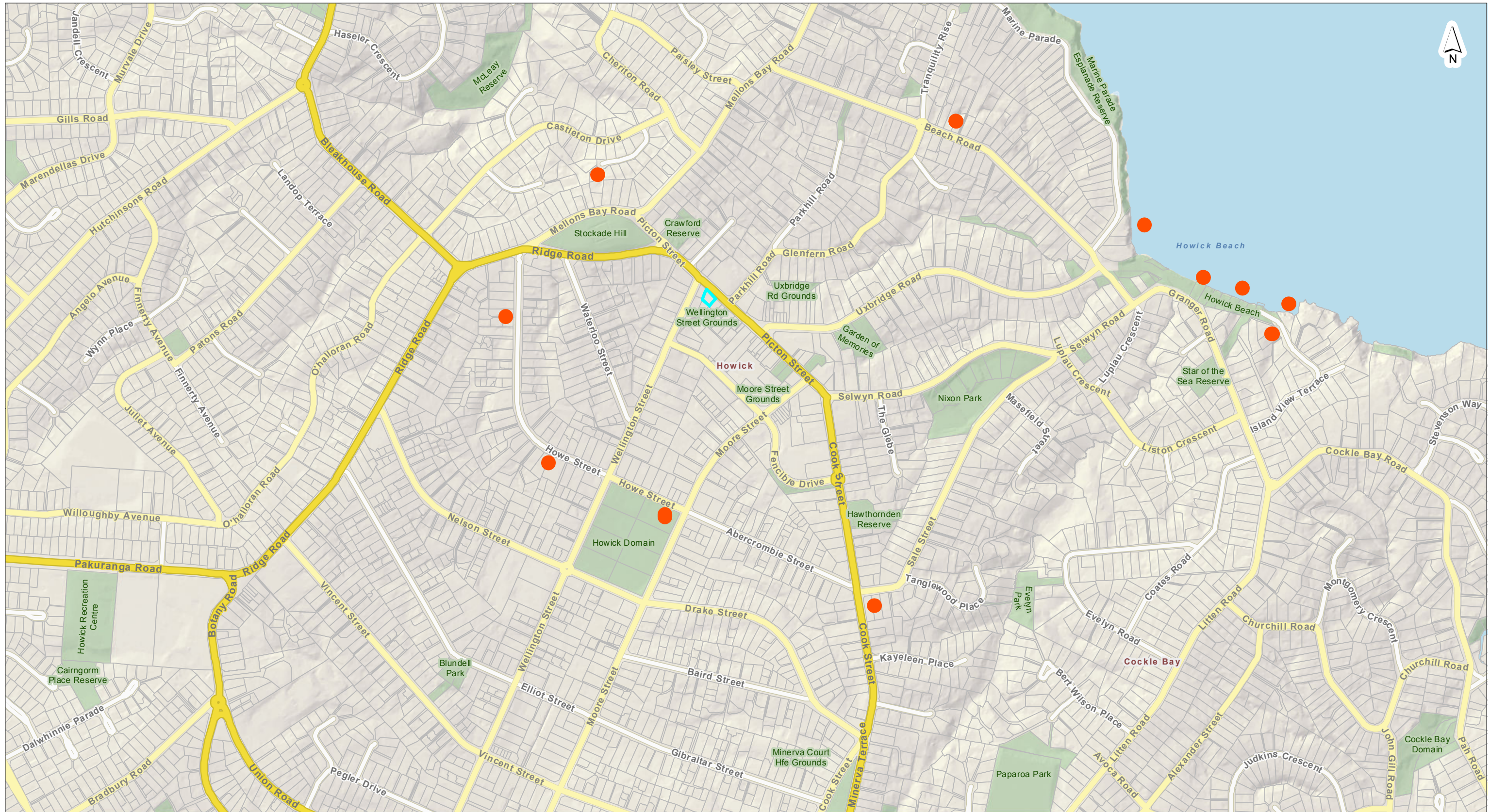
Comment: “I do not see how PC34 addresses these issues in a cohesive form”.

18.

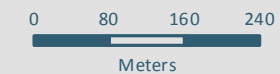
The SCA Overlay is contained in Chapter D18 Special Character Areas Overlay – Residential and Business (Chapter D18) of the AUP. The SCA Overlay objectives seek to maintain and enhance the character values<sup>3</sup> of identified residential and business special character areas throughout parts of Auckland. This includes retaining the physical attributes that define, contribute to, or support the special character of an area.<sup>4</sup> The SCA Overlay also seeks to avoid, remedy or mitigate adverse effects of subdivision, use and development on the identified special character values of an area.<sup>5</sup> The activities that the SCA Overlay manages in Business areas are demolition of buildings, alterations and additions to existing buildings and new buildings. Attachment B contains the SCA Overlay objectives, policies, rules, standards and assessment criteria.

Comment: I do not believe or see how in any form this highlighted area is addresses in part or in full in PC34.





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**Place Name (25,000)**

Place Name (25,000)

**Rail Stations (8,000)**



Rail Stations (8,000)

**Railway (25,000)**

Railway (25,000)

**Auckland Council Boundary**

Auckland Council Boundary

**Roads (8,000)**

**ROADCODE, STATUS**

Motorway

Motorway Under Construction

Secondary Arterial Road

Secondary Arterial Road Under Construction

Primary Arterial Road

Primary Arterial Road Under Construction

Collector Road

Collector Road Under Construction

Local Road

Local Road Under Construction

**Parcels**

Parcels

**Base Region (CRS)**

Land Outside

Water

**Region Cache Public Open Space Extent**

Region Cache Public Open Space Extent

**Legend**

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# HOWICK VILLAGE CENTRE PLAN

Aerial view of centre plan area with the village centre indicated





The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Claire Thompson

Organisation name:

Agent's full name:

Email address: [claire@clairethompson.co.nz](mailto:claire@clairethompson.co.nz)

Contact phone number: 09 2129828

Postal address:  
20c Howe Street  
Howick  
Auckland 2014

## Submission details

### This is a submission to:

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas overlay – Howick Business

### My submission relates to

Rule or rules:

This submission relates to the whole of PC34. The submission is concerned with the following matters: 1. The letter circulated with public notice of PC34 contains ultra vires information. The contents of the letter covering the issues such as the scope of submissions should be withdrawn promptly to ensure that the public notification contains transparent and accurate information upon which the public can rely. 2. A similar submission was lodged opposing PC26. It is accepted that the Council has agreed with part of the submission on PC26 to the extent that it has provided a specific description for the Special Character Area Overlay for the Howick Business area. 3. This meets parts of my original submission on PC26 but has not addressed the request to extend the Special Character Overlay Area as identified on the Plan attached to our submission on PC26. 4. Because this submission and the previous submission involve both Business zoned land and Residential zoned land, the Special Character Area Overlay name must ensure that it reflects the Howick Business Centre and adjoining residential land relevant to the protection of Stockade Hill. 5. There is high concern that the stormwater infrastructure through parts of Howick is significantly affected by this plan change, and adjacent to the plan change area, which are at the point of infrastructural collapse. This urgent public infrastructural management issue should be addressed through PC26 and/or PC34. 6. Consultation on PC34 has been maladministered. One stakeholder meeting was arranged with a follow-up meeting to occur. The follow-up meeting was never occurred leading to important stakeholder interests and the views of the public towards the Council's proposal for PC34 were not been collected, reviewed or implemented through PC34. This is a significant omission in terms of the expectation of public consultation required under the Local Government Act 1974. 7. Stockade Hill is Howick Village. It is the place where we as a community come together. We hold our annual Christmas celebration on Stockade Hill, including lighting of the Christmas tree. The lights can be seen from many parts of East Auckland. Furthermore, it is the oldest Christmas tree in NZ. We also hold our village Christmas Carole service on Stockade Hill. Additionally, the village holds its First and Second World War, ANZAC Day and Remembrance Day, services at the war memorial on Stockade Hill. Views from the business district of Howick Village to Stockade Hill are what brings locals, visitors

13.2

13.3

and tourists to Howick. Furthermore, the business district of Howick would not be enticing to businesses and shoppers alike if it weren't for the key feature of Stockade Hill and its views to and from. Howick Village Business district is built on the middle slopes of Stockade Hill and must have an extended Special Character Overlay.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

(a) The historical context of Howick is well known and unfortunately has been limited in the mapping for PC34. Our submission addresses the omitted areas for inclusion.	13.4
(b) Our concerns can be met by expanding the Special Character Overlay to cover the areas identified on the attached map and amending the name of the Overlay to Special Character Area – Howick Business and Residential.	13.5
(c) The text of PC34 requires amendment to include the additions set out in the attachment (here you must insert the tracked change version of PC34 that Andrew has amended).	13.6
(d) Unless these requests are agreed the Plan Change should be rejected because it does not meet the purposes of the Act, particularly Part 2.	13.7

I or we seek the following decision by council: Decline the plan modification 13.1

Submission date: 22 November 2019

Supporting documents

Expanded Howick SCA - Residential and Business Overlay\_20191122131348.486.pdf

### Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### Declaration

Could you gain an advantage in trade competition through this submission? No

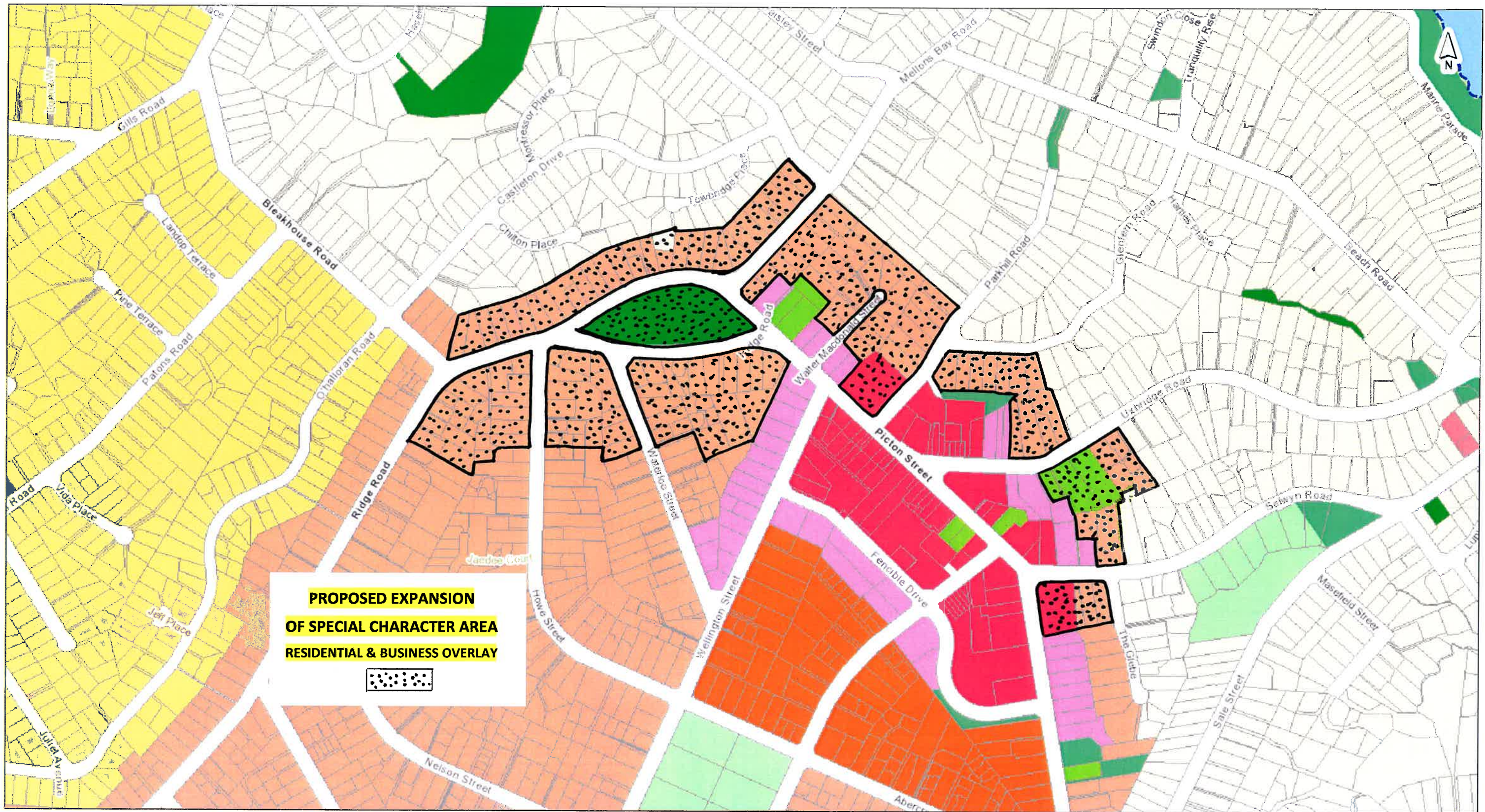
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



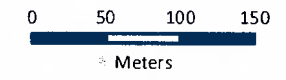


**PROPOSED EXPANSION  
OF SPECIAL CHARACTER AREA  
RESIDENTIAL & BUSINESS OVERLAY**

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**Expanded SCA - Residential & Business Overlay**



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**SUBMISSION ON PLAN CHANGE 34 (SPECIAL CHARACTER) – AUCKLAND UNITARY  
PLAN BY KĀINGA ORA HOMES AND COMMUNITIES**

**TO:** Auckland Council  
Private Bag 92300  
Victoria Street West  
Auckland 1010  
unitaryplan@aucklandcouncil.govt.nz

**KĀINGA ORA HOMES AND COMMUNITIES** (“**Kāinga Ora**”) at the address for service set out below makes the following submission on Plan Change 34 (Special Character) (“**PC34**”) to the Auckland Unitary Plan Operative in Part (“**AUP:OP**”).

**Background**

1. Kāinga Ora was established in 2019 as a statutory entity established under the Kāinga Ora-Home and Communities Act 2019. Under the Crown Entities Act 2004, Kāinga Ora is listed as a Crown agent and is required to give effect to Government policies.
2. Kāinga Ora consolidates Housing New Zealand Corporation, HLC (2017) Ltd and parts of the KiwiBuild Unit and is the Government’s delivery agency for housing and urban development. Kāinga Ora has two core roles:
  - (a) being a world class public housing landlord; and
  - (b) leading and co-ordinating urban development projects
3. Kāinga Ora’s statutory objective requires it to contribute to sustainable, inclusive, and thriving communities that:
  - (a) provide people with good quality, affordable housing choices that meet diverse needs; and
  - (b) support good access to jobs, amenities and services; and
  - (c) otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations
4. Public Housing is owned or leased by Kāinga Ora and Community Housing Providers and is tenanted by people who are eligible for public housing. Public housing covers both state and community housing.



5. In the Auckland region context, the housing portfolio managed by Kāinga Ora comprises approximately 30,100 dwellings. Reconfiguring this housing stock in Auckland overtime will allow Kāinga Ora to provide efficient and effective public housing that is aligned with current and future residential demand in the area, and the country as a whole.
6. In addition, Kāinga Ora has a greater role to play in urban development more generally. The legislative functions of Kāinga Ora illustrate this broadened mandate and outlines two key roles of Kāinga Ora in that regard:<sup>1</sup>
  - (a) Initiating, facilitating and/or undertaking development not just for itself, but in partnership or on behalf of others; and
  - (b) Providing a leadership or coordination role more generally.
7. Notably, Kāinga Ora's functions in relation to urban development extend beyond the development of housing (which includes public housing, affordable housing, homes for first home buyers, and market housing) to the development and renewal of urban environments, as well as the development of related commercial, industrial, community, or other amenities, infrastructure, facilities, services or works<sup>2</sup>.

### **Scope of Submission**

8. The submission relates PC34 as a whole.

### **The Submission is:**

9. Kāinga Ora generally supports PC34 in its notified form, provided the relief set out below is granted:
  - (a) PC34 will be in accordance with the purpose and principles of the Resource Management Act 1991 ("**the Act**") and will be appropriate in terms of section 32 of the Act; and
  - (b) The potential adverse effects that might arise from activities allowed by PC34 will have been addressed appropriately.
10. In the absence of relief sought, PC34:

---

<sup>1</sup> Sections 12(f)-(g) of the Kāinga Ora Act.

<sup>2</sup> Section 12(f) of the Kāinga Ora Act.

- (a) Is contrary to the sustainable management of the natural and physical resources and is otherwise inconsistent with Part 2 of the Act;
  - (b) Will in those circumstances impact significantly and adversely on the ability of people and communities to provide for their social, economic and cultural wellbeing.
11. Kāinga Ora seeks the retention of PC34 in its notified form. Kāinga Ora generally supports the purpose of PC34 to incorporate a Special Character Statement for the Special Character Areas Overlay – Business: Howick, into the AUP: OP. It is acknowledged that this approach is consistent with the existing Special Character Area overlays within the AUP:OP. Kāinga Ora submits that all areas which are identified in the AUP:OP as a 'Special Character Area' Overlay should be supported by a corresponding Special Character statement, which is to be contained in Schedule 15 of the AUP:OP.
12. Kāinga Ora considers that the four sites identified to be included within the Special Character Overlay – Business: Howick are appropriate insofar as the existing buildings on these sites contribute to the special character values of the Howick Business area. Kāinga Ora submits that any sites to be added within the extent of the identified Special Character Overlay – Business: Howick should be sites which are either zoned for a 'business' land use (e.g. 'Town Centre' or 'Mixed Use' zone), or 'open space' (where such open space areas contain buildings which contribute to the identified special character values of the Howick town centre), and that 'residential' zoned sites should not be included within the identified overlay extent.
13. Additionally, Kāinga Ora support the minor editorial amendments to the provisions of Chapter D18 (Special Character Areas Overlay – Residential and Business) of the AUP:OP, which simply seek to amend the existing references within the Chapter D18 provisions which currently state that no special character area statement exists in the AUP:OP in relation to Howick town centre.

### **Relief Sought**

14. Kāinga Ora seeks the following decision from Auckland Council on PC34:
- (a) That PC34 be retained, as notified, and only the four sites identified are included within the Special Character Area – Howick Business overlay.
15. Kāinga Ora wishes to be heard in support of this submission.

16. If others make a similar submission, Kāinga Ora would be willing to consider presenting a joint case with them at hearing.

**Dated** this 22<sup>nd</sup> day of November 2019

**KĀINGA ORA HOMES AND COMMUNITIES** by its solicitors and duly authorised agents Ellis Gould



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**C E Kirman / A Devine**

**ADDRESS FOR SERVICE:** The offices of Ellis Gould Lawyers, Level 17, Vero Centre, 48 Shortland Street, PO Box 1509, Auckland 1140, DX CP22003, Auckland, Telephone: (09) 307-2172, Facsimile: (09) 358-5215. Attention: Dr Claire Kirman / Alex Devine. ckirman@ellisgould.co.nz / adevine@ellisgould.co.nz.

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Attention: Gurv Singh  
Email: gurv.singh@kaingaora.govt.nz

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Catherine Linton

Organisation name:

Agent's full name:

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Contact phone number: 0212746142

Postal address:  
3/24 Selwyn Road  
Cockle Bay  
Auckland 2014

## Submission details

### This is a submission to:

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas overlay – Howick Business

### My submission relates to

Rule or rules:

This submission relates to PC34 in its entirety. The submission is concerned with the following matters: (a) A similar submission was lodged opposing PC26. It is accepted that the Council has agreed with part of my submission on PC26 to the extent that it has provided a specific description for the Special Character Area Overlay for the Howick Business area. (b) This action satisfies parts of my original submission on PC26 but has not addressed the request to extend the Special Character Overlay Area as identified on the Plan attached to my submission on PC26. A further copy of that Plan is attached to this submission. (c) Because this submission and the previous submission involve both Business zoned land and Residential zoned land, the Special Character Area Overlay nomenclature needs to ensure that it reflects the Howick Business Centre and adjoining residential land relevant to the protection of Stockade Hill. (d) There is concern that the environmental management of stormwater through parts of Howick affected by this plan change and adjacent to the plan change area, are at the point of infrastructural collapse. This urgent public infrastructural management issue must be addressed through PC26 and/or PC34 to ensure that a sustainable management outcome for existing buildings and any development in this area is available. (e) Consultation on PC34 has been neglected. One stakeholder meeting was arranged with a follow-up meeting to occur. The follow-up meeting was never held and important stakeholder interests and the views of the public towards the Council's proposal for PC34 have not been collected, assessed or implemented through PC34. This is a significant omission in terms of the expectation of public consultation required under the Local Government Act 1974. (f) A letter circulated with public notice of PC34 contains ultra vires information and direction to the public of Auckland. The contents of this letter covering issues such as the scope of submissions must be withdrawn immediately in order to ensure that the public notification contains open and accurate information upon which the public can rely.

15.2

15.3

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I oppose PC34 to the extent that it has failed to include relevant areas adjacent to the Howick Village that have special character and are part of the historical context of Howick and Stockade Hill. a) The historical context of Howick is well known and unfortunately has been limited in the mapping for PC34. My submission addresses the omitted areas for inclusion. b) My concerns can be met by expanding the Special Character Overlay to cover the areas identified on the attached map and amending the name of the Overlay to Special Character Area – Howick Business and Residential. c) Unless these requests are agreed the Plan Change should be rejected because it does not meet the purposes of the Act, particularly Part 2. NOTE: Not one of the four multichoice items below makes any sense to me. I am therefore choosing point 2, because this is what it should say: Accept my plan modifications with my amendments.

15.4

15.5

15.6

15.7

I or we seek the following decision by council: Accept the plan modification with amendments

15.1

Details of amendments: As above

Submission date: 22 November 2019

Supporting documents

Howick Special Character Area Plan.pdf

### Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

### Declaration

Could you gain an advantage in trade competition through this submission? No

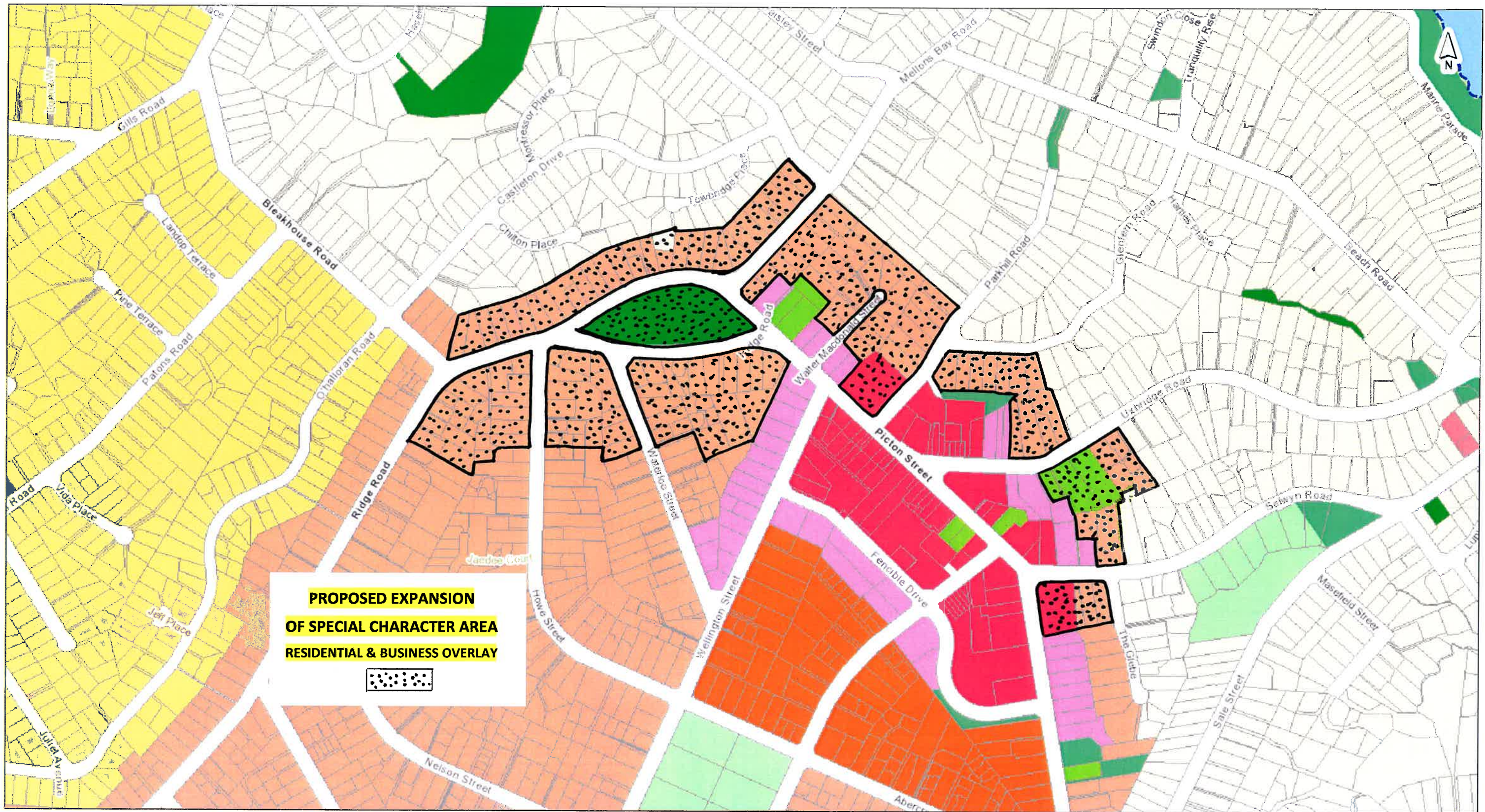
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.


No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



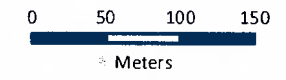


**PROPOSED EXPANSION  
OF SPECIAL CHARACTER AREA  
RESIDENTIAL & BUSINESS OVERLAY**



**DISCLAIMER:**  
This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

**Expanded SCA - Residential & Business Overlay**



Scale @ A3  
= 1:5,000

Date Printed:  
15/11/2019

