

Addendum to Section 42A Hearing Report, Plan Change 34

20 May 2020

To: Greg Hill (Chairperson), Cherie Lane and Richard Knott (Hearing Commissioners)
cc: Bevan Donovan (Hearings Advisor) Democracy Services; Craig Cairncross, Team Leader, Central/South Planning, Plans and Places, Auckland Council
From: Katrina David (reporting planner to Plan Change 34), Principal Planner, Plans and Places department, Auckland Council

Subject: Recommended amendment to Plan Change 34 resulting from submitter evidence

Purpose:

This is an addendum to the Section 42A Hearing Report for Plan Change 34 (PC34) in response to evidence provided by submitters to date. I reserve my right to further amend the Section 42A Hearing Report pending any further expert evidence provided by submitters.

Response:

Kāinga Ora (submitter 14, FS2)

I acknowledge the evidence provided by Matthew Lindenberg and John McCall on behalf of Kāinga Ora. This evidence supports the overall intent and purpose of PC34, and the amendments recommended by the council's reporting officer in response to submission points 7.5 - 7.7. This evidence also supports the council's "...position to retain the extent of the Special Character Overlay to only those sites notified, and share the view of the Reporting Officer insofar as expanding the Overlay to the properties that did not form part of PC34 are out of scope...".

Andrew David Miller (submitter 1, FS6)

I acknowledge the evidence provided by Mr Miller that overall supports the plan change being approved as recommended by the council planner.

Mr Miller also suggests a further amendment to the proposed special character statement to improve accuracy. Mr Miller states:

At paragraph 241 the planner agrees in part to my submission of adding the bus shelter on Picton Street to the proposed character statement. The planner suggests the words 'Market Place' be used to identify its location.

I would like to suggest to the commissioners that this wording be substituted with 'adjacent to the information centre' for more accuracy. Market Place isn't associated with a place in Howick that I am aware of. I would be open to other wordings too if the commissioners were of that mind.

In my opinion Mr Miller raises a valid point in regard to the accuracy of the proposed special character statement. The intention of adding "Market Place" to the special character statement

was to identify which bus shelter in the Howick town centre was being referred to. If Market Place is not commonly associated with the Howick town centre this could cause unintended confusion.

The proposed special character statement generally refers to the “information centre” as the “Howick War Memorial Community Centre (Information Centre)”. I recommend that this full name be used for consistency, rather than just “information centre” as Mr Miller has suggested. However like Mr Miller I am open to other wording if the Hearing Commissioners prefer.

In my opinion this is a minor amendment that would improve the accuracy of the proposed special character statement.

Recommendation:

In my opinion the proposed special character statement for the Howick Business special character area should be further amended in response to the evidence of Mr Miller. The **red text highlighted in yellow** shows these recommended further amendments as follows:


15.1.6.1.3. Description of physical and visual qualities

...

Major features and buildings

...

Other contributing features include the bluestone kerbs, lampposts, street furniture, **the bus shelter at Market Place adjacent to the Howick War Memorial Community Centre (Information Centre)**, the band rotunda, street trees, and the remnants of the old concrete road which add to the distinctive local amenity of Picton Street.

Signed	Dated
Katrina David 	20 May 2020