

I hereby give notice that a hearing by commissioners will be held on:

Date: Wednesday 27 and Thursday 28 May 2020
Time: 9.30am
Meeting Room: Council Chamber
Venue: Ground Floor, Auckland Town Hall
301-303 Queen Street, Auckland

HEARING REPORT

Plan Change 34

Special Character Statement for Special Character Areas Overlay – Howick Business

COMMISSIONERS

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Commissioners	Richard Knott
	Cherie Lane

Bevan Donovan
HEARINGS ADVISOR

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WHAT HAPPENS AT A HEARING

At the start of the hearing, the Chairperson will introduce the commissioners and council staff and will briefly outline the procedure. The Chairperson may then call upon the parties present to introduce themselves to the panel. The Chairperson is addressed as Mr Chairman or Madam Chair.

Any party intending to give written or spoken evidence in Māori or speak in sign language should advise the hearings advisor at least five working days before the hearing so that a qualified interpreter can be provided.

Catering is not provided at the hearing. Please note that the hearing may be audio recorded.

Scheduling submitters to be heard

A timetable will be prepared approximately one week before the hearing for all submitters who have returned their hearing appearance form. Please note that during the course of the hearing changing circumstances may mean the proposed timetable is delayed or brought forward. Submitters wishing to be heard are requested to ensure they are available to attend the hearing and present their evidence when required. The hearings advisor will advise submitters of any changes to the timetable at the earliest possible opportunity.

The Hearing Procedure

The usual hearing procedure (as specified in the Resource Management Act) is:

- The reporting officer may be asked to provide a brief overview of the plan change.
- Submitters (for and against the application) are then called upon to speak. Submitters may also be represented by legal counsel or consultants and may call witnesses on their behalf. The hearing panel may then question each speaker. The council officer's report will identify any submissions received outside of the submission period. At the hearing, late submitters may be asked to address the panel on why their submission should be accepted. Late submitters can speak only if the hearing panel accepts the late submission.
- Should you wish to present written information (evidence) in support of your application or your submission please ensure you provide the number of copies indicated in the notification letter.
- Only members of the hearing panel can ask questions about submissions or evidence. Attendees may suggest questions for the panel to ask but it does not have to ask them. No cross-examination - either by the applicant or by those who have lodged submissions – is permitted at the hearing.
- After the applicant and submitters have presented their cases, the chairperson may call upon council officers to comment on any matters of fact or clarification.
- The chairperson then generally closes the hearing and the applicant, submitters and their representatives leave the room. The hearing panel will then deliberate "in committee" and make its decision by way of formal resolution. You will be informed in writing of the decision and the reasons for it.

**A NOTIFIED PLAN MODIFICATION TO THE AUCKLAND COUNCIL UNITARY
PLAN BY AUCKLAND COUNCIL**

TABLE OF CONTENTS		PAGE NO.
Reporting officer's report		5 - 74
Appendix 1	Proposed Plan Change	75 - 94
Appendix 2	Evaluation Report	95 - 178
Appendix 3	Recommended Amendments	179 - 198
Appendix 4	Urban Design Specialist Report	199 - 206
Appendix 5	Chapter B5 and Chapter D18	207 - 248
Appendix 6	Submissions and Further Submissions	249 - 418
Appendix 7	Summary of Decisions Requested with Recommendations	419 - 428

Reporting officer, Katrina David

Reporting on proposed Plan Modification 34 - Special Character Statement for Special Character Areas Overlay – Howick Business. This Council-initiated plan change proposes to add a special character statement to Schedule 15 of the AUP for the existing Howick Business special character statement. Plan change also seeks to add four sites to the Howick Business special character area because of the contribution buildings on the sites make to the special character values of the area. The reporting officer is recommending, that subject to the recommended amendments to the text of the AUP as set out in **Appendix 3** to this report, PC34 should be **adopted**.

APPLICANT: AUCKLAND COUNCIL

SUBMITTERS:	
Page 251	Andrew David Miller
Page 253	Fiona Moran
Page 255	Adam Muncey
Page 257	Janet Dickson
Page 265	Stevie Robertson-Bickers
Page 267	Jeff Doyle
Page 269	Heritage New Zealand Pouhere Taonga attn: Susan Andrews
Page 275	Grey Power Howick Pakuranga and Districts Association Inc

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

Date: WEDNESDAY 27 MAY 2020

Page 279	Gayleen Mackereth
Page 281	Matthew Brajkovich
Page 293	Bea Buys
Page 297	The Howick Ratepayers and Residents Association Inc
Page 305	Claire Thompson
Page 309	Kāinga Ora – Homes and Communities
Page 313	Catherine Linton

FURTHER SUBMITTERS:

Page 317	Janet Elizabeth Dickson
Page 325	Kainga Ora Homes and Communities
Page 341	Howick Ratepayers and Residents
Page 370	Matthew Brajkovich
Page 408	Grey Power Howick Pakuranga and Districts Association Inc
Page 412	Andrew and Ariana Miller



Hearing Report for Proposed Plan Change 34: Special Character Statement for Special Character Areas Overlay – Howick Business to the Auckland Unitary Plan (Operative in part)

Section 42A Hearing Report under the Resource Management Act 1991

Report to: Hearing Commissioners

Hearing Dates: 27 and 28 May 2020

File No:

File Reference

Report Author Katrina David, Principal Planner, Central/South Planning, Plans and Places

Report Approvers Craig Cairncross, Team Leader, Central/South Planning, Plans and Places

Report produced 24 April 2020

Summary of Proposed Plan Change 34: Special Character Statement for Special Character Areas Overlay – Howick Business to the Auckland Unitary Plan

Plan subject to change	Auckland Unitary Plan (Operative in part) 2016
Number and name of change	Proposed Plan Change 34 – Special Character Statement for Special Character Areas Overlay – Howick Business to the Auckland Unitary Plan
Status of Plan	Operative in part
Type of change	Council-initiated proposed plan change.
Committee date of approval (or adoption) for notification	6 August 2019
Parts of the Auckland Unitary Plan affected by the proposed plan change	<ul style="list-style-type: none"> • Chapter D18 Special Character Areas Overlay – Residential and Business, D18.1 Background • Chapter L Schedules, Schedule 15 Special Character Schedule, Statements and Maps, 15.1.6.1 Special Character Areas Overlay – Business: Howick • GIS Viewer / Planning maps – extent of Special Character Areas Overlay
Date draft proposed plan change was sent to iwi for feedback	2 July 2019
Date of notification of the proposed plan change and whether it was publicly notified or limited notified	24 October 2019 Full public notification
Plan development process used – collaborative, streamlined or normal	Normal
Submissions received (excluding withdrawals)	15
Date summary of submissions notified	23 January 2020
Number of further submissions received (numbers)	7
Legal Effect at Notification	None of the proposed changes were considered to require immediate legal effect under Section 86B of the Resource Management Act 1991 (RMA).

Main issues or topics emerging from all submissions

- General support or opposition
- Support for the four sites proposed to be added to the Special Character Areas Overlay in Howick
- Amendments to text of special character statement
- Amendments to extend the extent of the Special Character Areas Overlay in Howick
- Amendments to the identification of character supporting and character defining buildings
- Infrastructure issues in wider Howick residential area
- Plan change process.

Contents

EXECUTIVE SUMMARY	7
1. Introduction	9
2. BACKGROUND	9
3. EXISTING PLAN PROVISIONS	10
4. PROPOSED PLAN CHANGE PROVISIONS	11
5. HEARINGS AND DECISION-MAKING CONSIDERATIONS	15
6. STATUTORY AND POLICY FRAMEWORK	15
6.1. Resource Management Act 1991	16
6.1.1. Plan change matters – regional and district plans	16
6.1.2. Resource Management Act 1991- Regional matters	18
6.1.3. Resource Management Act 1991 - District matters	18
6.2. National policy statements and New Zealand Coastal Policy Statement	18
6.3. National environmental standards or regulations	19
6.4. Auckland Unitary Plan.....	20
6.5. Other relevant legislation	23
6.6. Management plans and strategies under other Acts	23
6.6.1. Auckland Plan.....	23
6.6.2. The Howick Local Board Plan 2017	23
6.6.3. Howick Village Centre Plan 2017	24
6.7. New Zealand Heritage List / Rārangī Kōrero	25
6.8. Iwi authority planning documents	25
7. CONSULTATION	25
8. NOTIFICATION AND SUBMISSIONS.....	27
8.1. Notification details.....	27
9. LOCAL BOARD VIEWS.....	28
10. ANALYSIS OF SUBMISSIONS AND FURTHER SUBMISSIONS	28
10.1. Out of scope submissions or submission points	29
10.1.1. Schedule 14 Historic Heritage	30
10.1.2. Activity Table D18.4.1(A3) in the SCA Overlay	31
10.1.3. Infrastructure and protection of natural environment.....	32
10.1.4. Extend the Howick Business SCA to include residential zoned sites and rename the overlay area	35
10.1.5. Letter the council sent to directly affected parties when PC34 was notified	40
10.2. General support or opposition to PC34.....	42
10.2.1. General support	43
10.2.2. General opposition	45
10.3. Support for the inclusion of the four sites proposed to be included in the Howick Business SCA	47
10.4. Amendments to text of the special character statement.....	51

10.5.	Amendments to the identification of ‘character defining’ and ‘character supporting’ buildings.....	55
10.6.	Amendments to include Stockade Hill in the SCA Overlay	59
10.7.	Miscellaneous	66
11.	SECTION 32AA EVALUATION	67
12.	CONCLUSIONS.....	67
13.	RECOMMENDATIONS	68
14.	SIGNATORIES.....	68

Table 1: Abbreviations in this report include:

Abbreviation	Meaning
AUP	Auckland Unitary Plan (Operative in part)
Chapter B5	AUP Chapter B5 Ngā rawa tuku iho me te āhua - Historic heritage and special character
Chapter B5.3	AUP Chapter B5.3 Special character
Chapter D18	AUP Chapter D18 Special Character Areas Overlay – Residential and Business
Heritage New Zealand	Heritage New Zealand Pouhere Taonga
Howick Business SCA	Howick Business special character area
IHP	Auckland Unitary Plan Independent Hearings Panel
IMP	iwi management plan
Manukau District Plan	Auckland Council District Plan - Operative Manukau Section 2002
NPS	national policy statement
NZCPS	New Zealand Coastal Policy Statement
NZHL/RK	New Zealand Heritage List/Rārangi Kōrero
PC34	Proposed Plan Change 34: Special Character Statement for Special Character Areas Overlay – Howick Business
RMA	Resource Management Act 1991
RPS	regional policy statement
SCA Overlay	Special Character Areas Overlay – Residential and Business
Schedule 15	AUP Chapter L, Schedule 15 Special Character Schedule, Statements and Maps

Table 2: Appendices in this report

Appendices	
Appendix 1	PC34 (Special Character Statement for Special Character Areas Overlay – Howick Business) as notified
Appendix 2	Section 32 Evaluation of PC34
Appendix 3	Recommended changes to PC34
Appendix 4	Urban Design Specialist Report - Lisa Mein
Appendix 5	AUP Chapter B5 and Chapter D18
Appendix 6	Submissions and further submissions received on PC34
Appendix 7	Summary of decisions requested, further submissions and hearing report recommendations

EXECUTIVE SUMMARY

1. Proposed Plan Change 34 (PC34) is a council-initiated plan change. PC34 as notified is attached at Appendix 1. PC34 seeks to add a special character statement for the existing Howick Business Special Character Area (Howick Business SCA) to Schedule 15 of the Auckland Unitary Plan (Operative in part) (AUP). The Howick Business special character area (Howick Business SCA) is the only special character area in the AUP that does not have a special character statement. The purpose of PC34 is to fix this 'gap' in the AUP.
 2. PC34 also seeks to amend the extent of the existing Howick Business SCA to include four additional sites. This is because of the contribution that buildings on those sites make to the special character values of the Howick Business SCA. PC34 identifies these buildings as either character defining or character supporting.
 3. The Special Character Areas Overlay – Residential and Business (SCA Overlay) manages development within the overlay so that identified special character values of each area are maintained and enhanced. Special character statements play an important role in the implementation of the provisions of the SCA Overlay.
 4. PC34 does not seek to amend any of the existing SCA Overlay objectives, policies, activity tables, standards or assessment criteria contained in Chapter D18 of the AUP.
 5. PC34 only applies to the Howick town centre (which features business and open space zones). It does not apply to any residential zoned sites.
 6. The normal plan change process set out in Schedule 1 of the Resource Management Act 1991 (RMA) was followed in developing PC34
 7. PC34 was publicly notified on 24 October 2019. The submission period closed on 22 November 2019. The summary of decisions requested was notified and the further submission period started on 23 January 2020. The further submission period closed on 7 February 2020.
 8. Fifteen primary submissions were received. There were no late submissions. Seven further submissions were received, one of which was late.
 9. The main issues that were raised in these submissions relate to:
 - general support or opposition to PC34
 - support for the four sites proposed to be added to the Howick Business SCA
 - amendments to the proposed special character statement
 - amendments to extend the extent of the SCA Overlay in Howick to include residential sites, Stockade Hill and a part of the road reserve
 - amendments to the identification of specific character defining and character supporting buildings in the Howick Business SCA
 - infrastructure in the wider Howick residential areas
 - the plan change process.
- Some of these matters are considered to be outside the scope of this plan change.
10. In preparing for the hearing for PC34, this hearing report has been prepared in accordance with section 42A of the RMA.

11. In preparing this report, consideration was given to the issues raised by submissions and further submissions on PC34. The discussion and recommendations in this report are intended to assist the Hearing Commissioners, and those persons or organisations that lodged submissions on PC34. The recommendations contained within this report are not the decisions of the Hearing Commissioners.
12. A report in accordance with section 32 of the RMA was prepared in support of the proposed plan change, for the purpose of considering the appropriateness of the proposed provisions, as well as the benefits and costs of any policies, rules or other methods proposed. This is attached at Appendix 2. The Section 32 evaluation and associated documentation related to PC34 should be considered in making decisions on PC34.
13. This section 42A report also forms part of council's ongoing obligations under section 32 (which is to consider the appropriateness of the proposed provisions, as well as the benefits and costs of any policies, rules or other methods) as well as the consideration of issues raised by submissions on PC34.
14. I recommend that PC34 be approved, albeit with amendments to the proposed special character statement wording in response to matters raised in submissions. The revised wording for the amended special character statement is provided at Appendix 3. I consider the amendments proposed are required to improve the accuracy of the special character statement and better describe the special character values of the Howick Business SCA.
15. No further amendments are recommended as being required.

1. Introduction

16. This report is prepared in accordance with section 42A of the RMA. In preparing this report, consideration was given to the issues raised by submissions and further submissions on PC34. The discussion and recommendations in this report are intended to assist the Hearing Commissioners, and those persons or organisations that lodged submissions on PC34.
17. This report has been prepared by Katrina David. I am a Principal Planner for Auckland Council.¹ I hold a Master of Planning Practice (first class honours) from the University of Auckland. I am also an intermediate member of the New Zealand Planning Institute.
18. I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this report is within my area of expertise, except where I state that I am relying on the expertise of Ms Mein.
19. Lisa Mein (Consultant Principal Specialist Urban Designer) identified the potential character defining and character supporting buildings and prepared the special character statement proposed in PC34. Ms Mein has now provided a specialist report to address specific matters raised in submissions. Ms Mein's specialist report is provided in Appendix 4.

2. BACKGROUND

20. PC34 is a council-initiated plan change that affects the Howick Business SCA contained within the SCA Overlay. The purpose of PC34 is to fix a 'gap' in the AUP in relation to the existing Howick Business SCA.
21. The Howick Business SCA is an existing business special character area in the AUP and is applied to the Howick town centre. It does not apply to any residential zoned sites.
22. The extent of the Howick Business SCA is based on the 'Howick Special Character Business Area' that was in the legacy Auckland Council District Plan - Operative Manukau Section 2002 (Manukau District Plan).
23. When the Howick Business SCA was translated into the proposed AUP, no special character statement was included. This is because, unlike the legacy Auckland City District Plan – Operative Auckland City – Isthmus Section 1999, the legacy Manukau District Plan did not include such a statement. It is the only special character area that does not have a special character statement in the AUP. This is a 'gap' in the AUP.
24. In its recommendation report to the council on the proposed AUP, the Auckland Unitary Plan Independent Hearings Panel (IHP) recommended that the council prepare a special character statement for the Howick Business SCA in conjunction with the Howick community.

¹ Employment at Auckland Council: June 2012 - August 2019, Planner, Plans and Places. August 2019 - present, Principal Planner, Plans and Places.

25. Auckland Council started the preparation of a draft special character statement for the Howick Business SCA after the appeal² to the special character provisions in the proposed AUP Regional Policy Statement (RPS) (Chapter B5.3) were resolved and that part of the AUP was made operative.³ Consultant Principal Specialist Urban Designer Lisa Mein, was engaged by council to prepare the draft special character statement. The methodology used to develop PC34 is discussed at paragraphs 92-100 of the Section 32 evaluation (see Appendix 2).
26. Special character statements sit in Schedule 15 of the AUP. They identify the special character values of each special character area. For business special character areas this includes identifying 'character defining' and 'character supporting' buildings. These are buildings that make a 'considerable' or 'moderate' contribution to these special character values. The criteria for character defining and character supporting buildings is set out within Policy 9 of the SCA Overlay.⁴
27. Special character statements play an important role in the implementation of the provisions of the SCA Overlay, because they assist both applicants and decision makers to understand the special character values of an area and the type and degree to which development and change may be appropriate within the area.
28. While identifying the special character values of the Howick Business SCA, four buildings, not currently within the extent of the SCA Overlay, were identified as potential 'character defining' or 'character supporting' buildings. Given the contribution these buildings make to the special character values of the Howick Business SCA, the plan change proposes to include them within the Howick Business SCA. Each of these buildings are identified as either character defining or character supporting buildings in the proposed special character statement.

3. EXISTING PLAN PROVISIONS

29. The AUP contains provisions relating to special character in multiple chapters. The main locations of these provisions are:
 - Chapter B5.3 Special character (RPS)⁵
 - Chapter D18 Special Character Areas Overlay – Residential and Business (Chapter D18)⁶
 - Chapter L, Schedule 15
 - GIS Viewer/planning maps.
30. In addition to this Chapter E Auckland-wide contains some provisions as they relate to the SCA Overlay e.g. Chapter E26 Infrastructure, Chapter E27 Transport, Chapter E38 Subdivision – Urban.

² ENV-2016-AKL-0000238 – Housing New Zealand Corporation appeal to RPS B5

³ ENV-2016-AKL-0000238 third and decision 30 October 2018

⁴ Chapter D18.3

⁵ Chapter B5 is provided in Appendix 5.

⁶ Chapter D18 is provided in Appendix 5.

31. Only the SCA Overlay provisions that are affected by PC34 are described below. The SCA Overlay provisions are also outlined in the Section 32 evaluation (paragraphs 122 to 130).

Chapter D18

32. Chapter D18 of the AUP contains the SCA Overlay objectives, policies, notification rules, activity table, standards, matters for assessment and assessment criteria. The objectives and notification rules apply to all special character areas, but the rest of the SCA Overlay provisions are set out separately for residential and business special character areas. Appendix 5 contains a full copy of Chapter D18.
33. Only one part of Chapter D18 is affected by PC34, that being D18.1 Background. D18.1 Background contains a description about what the SCA Overlay seeks to achieve. It states that all special character areas, other than Howick, are supported by a special character statement. It then broadly describes the purpose of special character statements and what they contain.
34. D18.1 Background also contains three tables. The first table identifies all the special character areas and whether they are a residential, business or general special character area. This table identifies Howick as a business special character area.
35. The second table identifies which special character areas have maps located in Schedule 15. The Howick Business SCA is not included in this table.
36. The third table identifies which special character areas only have maps provided in the planning maps. The Howick Business SCA is identified in this table.
37. Between the first and second tables a note is included that states that there is no special character statement for the Howick Business SCA.

Schedule 15

38. The beginning of Schedule 15 contains a brief overview of the development of Auckland's early business and residential areas. This includes an overview of the special character of traditional centres and a guide to residential types evident in Auckland's residential special character areas. It notes this overview should be read in conjunction with the special character statements prepared for the individual geographic special character areas.
39. The bulk of Schedule 15 comprises the individual special character statements for each special character area, including any maps where provided.
40. Schedule 15 contains a heading for the Howick Business SCA at 15.1.6.1 Special Character Areas Overlay – Business: Howick. The content within this section indicates that no special character statement has been prepared for the Howick Business SCA and that the extent of the special character area can be found in the planning maps. Therefore the AUP does not identify the special character values of the Howick Business SCA. Appendix 1 contains PC34 as notified.

4. PROPOSED PLAN CHANGE PROVISIONS

41. PC34 seeks to amend the following parts of the AUP:
 - Chapter D18

- Schedule 15
- GIS Viewer/planning maps.

Chapter D18

42. The amendments proposed to Chapter D18 are a consequence of the amendments proposed to Schedule 15 which are discussed in detail at paragraphs 45 to 51. Amendments are only proposed to Chapter D18.1 Background in order to remove the references/wording that the Howick area does not have a character statement. Amendments are also proposed to the second and third tables in D18.1 to clarify that maps for the Howick Business SCA are included in Schedule 15 and the planning maps.
43. PC34 does not propose amendments to any other parts of Chapter D18.
44. The amendments proposed to Chapter D18.1 are shown in Appendix 1.

Schedule 15

45. PC34 proposes to amend 15.1.6.1 Special Character Areas Overlay – Business: Howick. The existing sub-headings (15.1.6.1.1 Extent of area and 15.1.6.1.2 Summary of special character values) are proposed to be retained, but the content under these sub-headings is proposed to be amended. These amendments propose to add a special character statement that sets out the identified special character values of the Howick Business SCA.
46. As a consequence of adding a special character statement for Howick, all references to there being no special character statement need to be deleted.
47. The proposed special character statement has the same structure and sub-headings, and a similar level of detail as the other special character statements for business areas. This means that three sub-headings are proposed to be added as shown below with underlining.
- 15.1.6.1.1 Extent of area
 - 15.1.6.1.2 Summary of special character values
 - 15.1.6.1.3 Description of physical and visual qualities
 - 15.1.6.1.4 Architectural values
 - 15.1.6.1.5 Urban structure.
48. Under 15.1.6.1.1, a map is proposed to be included that shows the sites with character defining and character supporting buildings. See Figure 1. These buildings are also listed as follows:

Character defining

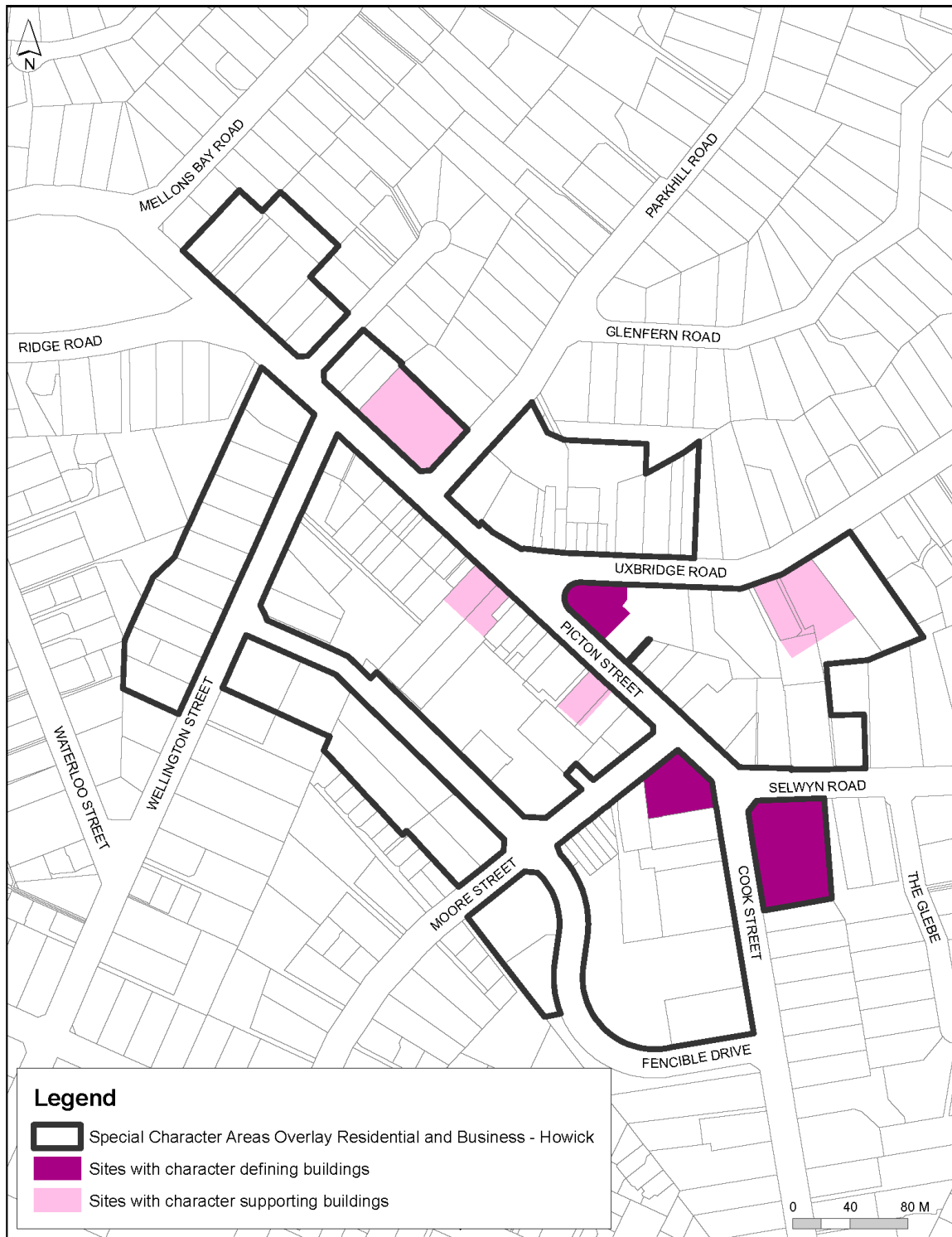
- 78 Picton Street – Good Home (Marine Hotel (former)/Prospect of Howick Hotel)
- 127 Picton Street – McInness Building (Mac's Corner)
- 9 Selwyn Road - All Saints Church (Selwyn Church) and graveyard.

Character supporting

- 28 Picton Street – Our Lady Star of the Sea Roman Catholic Church and graveyard

- 65 Picton Street – Bells Butchery and Rices Bakery
- 115 Picton Street – Howick War Memorial Community Centre (information centre)
- 35 Uxbridge Road - Uxbridge Arts & Culture Centre.

Figure 1: Proposed character defining and character supporting buildings⁷



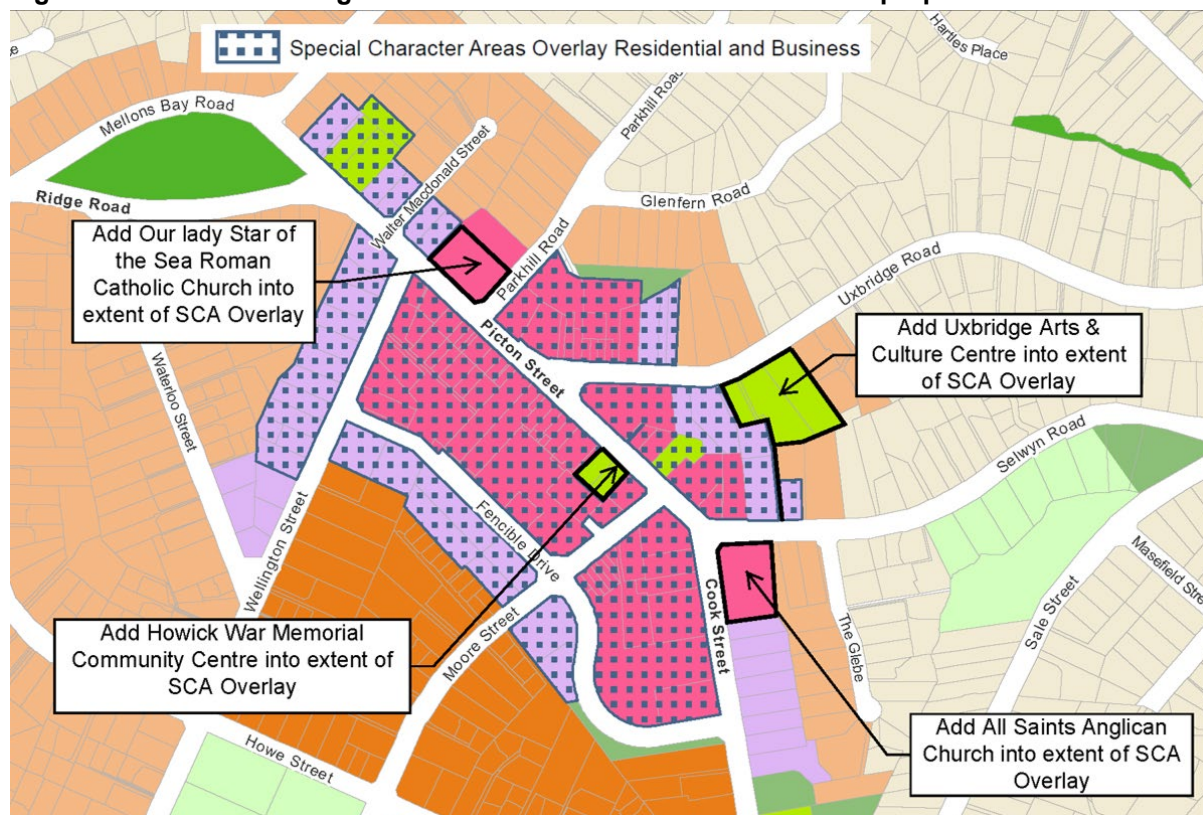
49. Appendix 1 includes the full marked up special character statement as notified in PC34.

⁷ Proposed Schedule 15.1.6.1.1. Extent of area

Extent of SCA Overlay in GIS Viewer/planning maps

50. PC34 proposes to add four sites to the extent of the Howick Business SCA. The extent of the existing Howick Business SCA and the four additional sites are shown on Figure 2 below.

Figure 2: Extent of existing Howick Business SCA and the four sites proposed to be added



Source: Base map from AUP GIS Viewer showing underlying zones and existing extent of SCA Overlay.

51. The four additional sites are also listed below:

- 28 Picton Street⁸ (Our Lady Star of the Sea Roman Catholic Church and graveyard)
 - Part of LOT 5 DP 48322
- 115 Picton Street (Howick War Memorial Community Centre)
 - PT LOT 2 DP 31428, PT LOT 3 DP 31428
- 9 Selwyn Road (All Saints Anglican Church and graveyard)
 - PT ALLOT 1 SEC 7 SMALL LOTS NEAR VILLAGE OF HOWICK
- 33/35/37R Uxbridge Road (Uxbridge Art & Culture Centre)

⁸ Note PC34 only proposes to add part of this site, being the part that has the church and graveyard. There are two houses located along the north-eastern side of the site. These houses are not proposed to be added to the Howick Business SCA.

- PT LOT 1 DP 8807, PT LOT 4 DP 47633, PT LOT 3 DP 47633, LOT 20 DP 3545, Part Allot 31 Sec 2 TN OF Howick

5. HEARINGS AND DECISION-MAKING CONSIDERATIONS

52. Clause 8B of Schedule 1 of RMA requires that a local authority shall hold hearings into submissions on its proposed plan.
53. Section 34 of the RMA provides for a local authority to delegate its functions, powers or duties under the RMA.
54. The council's Regulatory Committee has delegated its authority to three independent hearing commissions to hear and make decisions on PC34.⁹ These hearing commissioners will not be recommending a decision to the council but will be issuing the decision directly.
55. This report summarises and discusses submissions received on PC34. It makes recommendations on whether to accept, in full or in part; or reject, in full or in part; each submission. This report also recommends what amendments can be made to address matters raised in submissions. Any conclusions or recommendations in this report are not binding to the hearing commissioners.
56. This report also includes views of the Howick Local Board on the content of PC34.
57. The hearing commissioners will consider all the information in submissions together with evidence presented at the hearing.
58. This report has been prepared by the following author and draws on specialist advice provided by the following specialist expert:

Author	Katrina David
Specialist expert – Consultant Principal Specialist Urban Designer	Lisa Mein

6. STATUTORY AND POLICY FRAMEWORK

59. The RMA requires councils to consider a number of statutory and policy matters when developing proposed plan changes. There are slightly different statutory considerations if the plan change affects a regional plan or district plan matter.
60. PC34 affects district plan matters within the AUP and seeks amendments to the following parts of the AUP:
 - Chapter D18 Special Character Areas Overlay – Residential and Business (Chapter D18)
 - Chapter L, Schedule 15 Special Character Schedule, Statements and Maps (Schedule 15)

⁹ Regulatory Committee meeting 18 February 2020.

- Extent of SCA Overlay in the GIS Viewer (maps).

61. PC34 was developed under the relevant statutory matters. The submissions on PC34 will also be considered under the relevant statutory matters. The following sections summarise the statutory and policy framework, relevant to PC34. The Section 32 evaluation (section 7) provides further information on the statutory and policy framework.

6.1. Resource Management Act 1991

6.1.1. Plan change matters – regional and district plans

62. In the development of a proposed plan change to a regional and/or district plan, the RMA sets out mandatory requirements in the preparation and process of the proposed plan change. Table 3 below summarises matters for plan changes to regional and district plan matters.

Table 3: Plan change matters relevant to both regional and district plans

Relevant Act / Policy / Plan	Section	Matters
RMA	Part 2	Purpose and intent of the RMA
RMA	Section 32	Requirements preparing and publishing evaluation report. This section requires council to consider the alternatives, costs and benefits of the proposal.
RMA	Section 80	Enables a 'combined' regional and district document. The Auckland Unitary Plan is in part a regional plan and district plan to assist Council to carry out its functions as a regional council and as a territorial authority
RMA	Schedule 1	Sets out the process for preparation and change of policy statements and plans by local authorities

63. The mandatory requirements for plan preparation are comprehensively summarised by Environment Court in *Long Bay-Okura Great Park Society Incorporated and Others v North Shore City Council* (Decision A078/2008)¹⁰, where the Court set out the following measures for evaluating objectives, policies, rules and other methods. This is outlined in Box 1.

Box 1: Summary of mandatory requirements for plan preparation

A. General requirements

1. A district plan (change) should be designed to accord with, and assist the territorial authority to carry out its functions so as to achieve, the purpose of the Act.
2. When preparing its district plan (change) the territorial authority must give effect to any national policy statement or New Zealand Coastal Policy Statement.
3. When preparing its district plan (change) the territorial authority shall:
 - (a) have regard to any proposed regional policy statement;

¹⁰ Subsequent cases have updated the Long Bay summary, including *Colonial Vineyard v Marlborough District Council* [2014] NZEnvC 55.

(b) *not be inconsistent with any operative regional policy statement.*

4. *In relation to regional plans:*

(a) *the district plan (change) must not be inconsistent with an operative regional plan for any matter specified in section 30(1) [or a water conservation order]; and*

(b) *must have regard to any proposed regional plan on any matter of regional significance etc.;*

5. *When preparing its district plan (change) the territorial authority must also:*

- *have regard to any relevant management plans and strategies under other Acts, and to any relevant entry in the Historic Places Register and to various fisheries regulations; and to consistency with plans and proposed plans of adjacent territorial authorities;*
- *take into account any relevant planning document recognised by an iwi authority; and*
- *not have regard to trade competition;*

6. *The district plan (change) must be prepared in accordance with any regulation (there are none at present);*

7. *The formal requirement that a district plan (change) must also state its objectives, policies and the rules (if any) and may state other matters.*

B. Objectives [the section 32 test for objectives]

8. *Each proposed objective in a district plan (change) is to be evaluated by the extent to which it is the most appropriate way to achieve the purpose of the Act.*

C. Policies and methods (including rules) [the section 32 test for policies and rules]

9. *The policies are to implement the objectives, and the rules (if any) are to implement the policies;*

10. *Each proposed policy or method (including each rule) is to be examined, having regard to its efficiency and effectiveness, as to whether it is the most appropriate method for achieving the objectives of the district plan taking into account:*

- a) *the benefits and costs of the proposed policies and methods (including rules); and*
- b) *the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.*

D. Rules

11. *In making a rule the territorial authority must have regard to the actual or potential effect of activities on the environment.*

E. Other statutes:

12. *Finally territorial authorities may be required to comply with other statutes. Within the Auckland Region they are subject to:*

- *the Hauraki Gulf Maritime Park Act 2000;*
- *the Local Government (Auckland) Amendment Act 2004.*

6.1.2. Resource Management Act 1991- Regional matters

64. PC34 does not seek to amend the RPS, regional coastal plan or regional plan matters in the AUP.

6.1.3. Resource Management Act 1991 - District matters

65. There are mandatory considerations in the development of a proposed plan change to district plans and rules. Table 4 below summarises district plan matters under the RMA, relevant to PC34.

Table 4: Plan change – district plan matters under the RMA

Relevant Act/ Policy/ Plan	Section	Matters
RMA	Part 2	Purpose and intent of the RMA
RMA	Section 31	Functions of territorial authorities in giving effect to the RMA
RMA	Section 73	Sets out Schedule 1 of the RMA as the process to prepare or change a district plan
RMA	Section 74	Matters to be considered by a territorial authority when preparing a change to its district plan. This includes its functions under section 31, Part 2 of the RMA, national policy statement, other regulations and other matter
RMA	Section 75	Outlines the requirements in the contents of a district plan
RMA	Section 76	Outlines the purpose of district rules, which is to carry out the functions of the RMA and achieve the objective and policies set out in the district plan. A district rule also requires the territorial authority to have regard to the actual or potential effect (including adverse effects), of activities in the proposal, on the environment

6.2. National policy statements and New Zealand Coastal Policy Statement

66. National policy statements (NPS) are instruments issued under section 52(2) of the RMA and state objectives and policies for matters of national significance. Section 75(3) of the RMA requires that a district plan must give effect to any NPS or the New Zealand Coastal Policy Statement (NZCPS).

67. The Section 32 evaluation (Appendix 2, paragraphs 62-73) contains an evaluation of which NPS are relevant to PC34 and how PC34 aligns with any relevant NPS. Table 5 below summarises which NPS are relevant to PC34 and how PC34 aligns with these.

Table 5: NZCPS and national policy statements relevant to PC34

NPS	Relevance to PC34 and Matters

National Policy Statement on Urban Development Capacity	<p>The Auckland region is identified as a high growth area in this NPS. The Auckland Plan 2050 sets out the long-term vision for how Auckland will grow and how challenges of how population growth will be met.</p> <p>Within the Auckland Plan, the Development Strategy serves as Auckland's future development strategy as required under this NPS.</p> <p>The Howick town centre is not identified as a growth area in the Auckland Plan. PC34 does not seek to amend any provisions in the AUP relating to subdivision or change the underlying zone of sites within the Howick Business SCA.</p> <p>Of the four sites proposed to be added to the SCA Overlay in Howick, two are zoned open space and the other two are historic churches and graveyards that are included in the AUP Historic Heritage Overlay. Therefore the addition of the SCA Overlay to these sites is unlikely to alter the capacity of these sites already anticipated by the AUP.</p> <p>Therefore PC34 is not considered to be in conflict with this NPS.</p>
National Policy Statement on Freshwater Management	Not relevant
National Policy Statement on Renewable Energy Generation	Not relevant
National Policy Statement on Electricity Transmission	Not relevant
New Zealand Coastal Policy Statement	<p>The SCA Overlay manages development in specific areas so that the identified special character values of the area are maintained and enhanced. For Business special character areas the overlay does this through the control of the demolition, design and appearance of buildings. Other provisions in the AUP manage the coastal environment.</p> <p>PC34 does not propose to amend the SCA Overlay objectives, policies or rules and as such does not seek to alter the current policy direction of the SCA Overlay provisions. Therefore PC34 as notified, or any amendments recommended in this report, will not alter how the AUP gives effect to the NZCPS.</p>

6.3. National environmental standards or regulations

68. Under section 44A of the RMA, local authorities must observe national environmental standards in its district/region. No rule or provision may be a duplicate or in conflict with a national environmental standard or regulation.
69. There are no national environmental standards or regulations relevant to this plan change. PC34 has a narrow purpose in identifying the special character values of a small geographic area and will not change the overall policy direction of the AUP. This is addressed in the Section 32 evaluation (paragraphs 74-75).

6.4. Auckland Unitary Plan

70. For a plan change, the relevant policy statement and plans must be considered in the preparation of the plan change and in the consideration of submissions. The provisions relevant to the preparation of PC34 and the consideration of matters raised in the submissions are listed Table 6 below. Appendix 5 contains the special character provisions in Chapter B5 and Chapter D18.

Table 6: Relevant regional policy statement and district provisions of AUP

Relevant Act/ Policy/ Plan	Section	Matters
AUP – Regional Policy Statement	B5 Ngā rawa tuku iho me te āhua – Historic heritage and special character	<p>B5.1 Issues (3)</p> <p>B5.3 Special character</p> <ul style="list-style-type: none"> • B5.3.1 Objective (2) • B5.3.2 Policies (1) to (4) <p>B5.4 Explanation and principal reasons for adoption</p>
AUP – district provisions	Chapter D18 Special Character Areas Overlay - Residential and Business	<p>D18.1 Background</p> <p>D18.2 Objectives (1) to (3)</p> <p>D18.3 Policies (8) to (14) (Special Character Areas Overlay - Business)</p> <p>D18.4.2 Activity table (Special Character Areas Overlay - Business)</p> <p>D18.5 Notification</p> <p>D18.6.2 Standards for buildings (Special Character Areas Overlay - Business)</p> <p>D18.8.1.2 Matters of discretion (Special Character Areas Overlay - Business)</p> <p>D18.8.2.2 Assessment criteria (Special Character Areas Overlay - Business)</p>
AUP – district provisions	Chapter L Schedules - Schedule 15 Special Character Schedule, Statements and Maps	<p>15.1.1 Background</p> <p>15.1.2 Introduction</p> <p>15.1.3 Historical context</p> <p>15.1.4 Character of traditional town centres</p> <p>15.1.6 Special Character Areas Overlay - Business: Howick</p>
AUP – district provisions	Chapter H10 Business - Town Centre Zone	<p>H10.3 Policies, Policy (14) in particular</p> <p>H10.6 standards, in particular H10.6.1 Building height</p> <p>H10.8.1(6) and H10.8.2(6) matters of discretion and assessment criteria for infringement of standards</p>
AUP – district provisions	Chapter H13	H13.3 Policies, Policy (14) in particular

Relevant Act/ Policy/ Plan	Section	Matters
	Business - Mixed Use Zone	H13.6 standards, in particular H13.6.1 Building height H13.8.1(7) and H13.8.2(7) matters of discretion and assessment criteria for infringement of standards
AUP – district provisions	Chapter H7.8 Open Space - Community Zone	H7.8.2 Objective H7.8.3 Policies H7.11 Standards
AUP - district provisions	Chapter C - General rules	C1.9 Infringement of standards
AUP – district provisions	Chapter H7.4 Open Space - Conservation Zone	H7.4.2 Objectives, in particular Objective (1) H7.4.3 Policies H7.9.1 Activity table H7.10 Notification H7.11 Standards H7.13 Assessment - restricted discretionary activities
AUP - district provisions	Chapter D17 Historic Heritage Overlay	D17.2 Objectives D17.3 Policies Activity tables D17.4.1 and D17.4.2 D17.5 Notification D17.6 Standards D17.8. Assessment - restricted discretionary activities Note: Chapter E also contains relevant Historic Heritage provisions e.g. E12 Land disturbance - District, in particular E12.3 Policy (1), Activity table E12.4.2 - overlays, E12.6 Standards, E12.8 Assessment - restricted discretionary activities.
AUP - district provisions	Chapter D20 Stockade Hill Viewshaft Overlay	All
AUP - regional and/or district provisions	Chapter E Auckland-wide (Natural resources and Infrastructure)	Note only the chapters most relevant to the submissions relating to natural resources and infrastructure are listed here as examples. This list is not exhaustive. E1 Water quality and integrated management E4 Other discharges of contaminants E6 Wastewater network management

Relevant Act/ Policy/ Plan	Section	Matters
		E8 Stormwater - Discharge and diversion E9 Stormwater quality - High contaminant generating car parks and high use roads E26 Infrastructure

71. Section 75(3) of the RMA requires that a district plan must give effect to the RPS. Chapter B5.3 Special character provides the policy framework for the SCA Overlay. The overarching objective is that the character and amenity values of identified special character values is maintained and enhanced.¹¹ This is supported by four policies. These policies:

- require the identification of special character areas to maintain and enhance character and amenity values that reflect patterns of settlement, development, building style and/or streetscape quality over time¹²
- set out the criteria for identifying special character areas based on physical and visual qualities and legacy including historical¹³
- require that special character areas are included in Schedule 15¹⁴
- require the maintenance and enhancement of the character and amenity of identified special character areas by managing new buildings, and demolition, alterations and additions to existing buildings; recognising the relationship between the built form, streetscape, vegetation, landscape and open space; and avoiding, remedying or mitigating the cumulative effect of the loss or degradation of identified special character values.¹⁵

72. In my opinion PC34 (with the amendments I recommend), is consistent with the special character provisions in the RPS. PC34 does not seek to amend the policy framework for special character. Rather it seeks to fix a 'gap' in the AUP.

73. Central to ensuring that the character and amenity values of the Howick Business SCA can be maintained and enhanced is the identification of those values in a special character statement. Adding a special character statement for the Howick Business SCA will guide the assessment of effects of any proposed development such as new buildings, additions and alterations, or demolition of existing buildings. This will make it easier to implement the SCA Overlay provisions for the Howick Business SCA.

74. Issues relating to infrastructure and natural resources, historic heritage and the Open Space - Conservation Zone are also discussed in response to submission points raised by submitters, in section 10 of this report.

¹¹ B5.3.1 Objective (2)

¹² B5.3.2 Policy (1)

¹³ B5.3.2 Policy (2)

¹⁴ B5.3.2 Policy (3)

¹⁵ B5.3.2 Policy (4)

75. In my opinion PC34 (with the amendments I recommend), is consistent with, and will effectively and efficiently achieve the SCA Overlay objectives and policies. This is discussed in more detail in the Section 32 evaluation and section 11 of this report. PC34 does not seek to amend the policy framework for special character. Rather it seeks to fix a 'gap' in the AUP.

6.5. Other relevant legislation

76. In considering a plan change, a territorial authority must consider any regulation that is relevant to a regional or district plan change.¹⁶ There is no other legislation considered relevant to PC34.

6.6. Management plans and strategies under other Acts

77. In considering a plan change, a territorial authority must have regard to plans and strategies prepared under other Acts.¹⁷

6.6.1. Auckland Plan

78. The Auckland Plan is prepared under section 79 of the Local Government (Auckland Council) Act 2009.

79. The development of the AUP, including the SCA Overlay, was informed by the first Auckland Plan (2012). The Auckland Plan was reviewed in 2018 and the Auckland Plan 2050 is now available. The Auckland Plan 2050 sets out three key challenges Auckland will face over the next 30 years – high population growth and its various impacts, sharing prosperity across all Aucklanders' and reducing environmental degradation.

80. PC34 does not change the way in which the AUP implements the strategic direction of the Auckland Plan 2012 or the Auckland Plan 2050. In my opinion PC34 is not inconsistent with the Auckland Plan.

6.6.2. The Howick Local Board Plan 2017¹⁸

81. The Howick Local Board Plan 2017 is a strategic three-year plan for the Howick Local Board. Local board plans are developed with the community and guides the local board's activity, funding and investment decisions.

82. The 2017 Howick Local Board Plan does not specifically refer to the Howick Business SCA. However there are two objectives under Outcome 4 (A treasured environment), that are broadly relevant. These are:

- Our natural and built environment is well-managed
- Identify, preserve and protect natural features, historic places, property and relics (including cultural, written, oral and visual traditions).

83. While the SCA Overlay does not manage Historic Heritage as an RMA section 6 matter, the RPS clarifies that historic heritage values may underlie the identification of special

¹⁶ RMA section 74(1)(f)

¹⁷ RMA section 74(2)(i)

¹⁸ The Howick Local Board Plan 2017 is available at the following link:

<https://www.aucklandcouncil.govt.nz/about-auckland-council/how-auckland-council-works/local-boards/all-local-boards/Documents/howick-local-board-plan-2017.pdf>

character areas and may make a contribution to the character and amenity values of the areas.¹⁹

84. In my opinion PC34 is not inconsistent with the Howick Local Board Plan 2017.

6.6.3. Howick Village Centre Plan 2017²⁰

85. The Howick Village Centre Plan is a non-statutory plan that sets out a 30-year vision for Howick. It does not contain any specific rules controlling development. This vision is “An attractive, lively and walkable village that celebrates its history and provides a strong sense of identity and community”.

86. The area that the centre plan applies to is much larger than the Howick Business SCA and encompasses residential, open space and business zoned properties and Howick Beach. The centre plan area map is shown in Figure 3.

Figure 3: Aerial view of centre plan area with the village centre indicated



Source: Howick Village Centre Plan, page 8

87. The centre plan is based on four interlinked key concepts which are supported by identified actions. The four key concepts are:

- a character village
- a community village
- an accessible village
- a green village.

88. The area within the Howick Business SCA contributes to the overall “village atmosphere and local character” envisaged in the centre plan.

¹⁹ AUP B5.4 Explanation and principal reasons for adoption

²⁰ The Howick Village Centre Plan is available and the following link:

<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/place-based-plans/Documents/howick-village-centre-plan.pdf>

89. In my opinion PC34 is not inconsistent with the Howick Village Centre Plan. The identification of the special character values of the Howick Business SCA through PC34 will help to maintain and enhance those special character values.

6.7. New Zealand Heritage List / Rārangi Kōrero

90. A territorial authority is required to have regard to any relevant entry on the New Zealand Heritage List / Rārangi Kōrero (NZHL/RK) when preparing its district plan.²¹ The NZHL/RK is maintained by Heritage New Zealand Pouhere Taonga (Heritage New Zealand) and includes historic places, historic areas, wāhi tupuna, wāhi tapu, and wāhi tapu areas. The NZHL/RK is primarily an advocacy tool and the inclusion of a place on it does not in itself protect the place.

91. There are two places/sites within the proposed revised extent of the Howick Business SCA that are included in the NZHL/RK.²² Inclusion of these places/sites within the Howick Business SCA is not incompatible with the NZHL/RK. Further discussion about one of these sites, Crawford House, is included in section 10.5 of this report.

6.8. Iwi authority planning documents

92. An iwi management plan (IMP) is a term commonly applied to a resource management plan prepared by an iwi, iwi authority, rūnanga or hapū. IMPs must be taken into account when preparing or changing a district plan.²³ IMPs are a written statement identifying important issues regarding the use of natural and physical resources in their area.

93. The Section 32 evaluation contains a list of iwi authorities that have an IMP lodged with the council.

94. In my opinion the amendments proposed by PC34 (including the additional recommended amendments) are minor and will have little bearing on the IMPs. PC34 does not seek to alter the current policy direction in the AUP, and therefore does not change the degree to which the AUP addresses matters in an IMP.

95. I note that through the Schedule 1 process Ngāti Whātua Ōrākei responded that PC34 was outside their area of primary interest, and Ngāti Tamaoho responded that they deferred to Ngāi Tai Ki Tāmaki. No other iwi provided feedback or a submission on PC34.

7. CONSULTATION

96. Schedule 1 of the RMA sets out the consultation requirements for the preparation of a proposed policy statement of plan. In particular a local authority is required to consult with:

- a) the Minister for the Environment; and

²¹ RMA section 74(2)(11a)

²² "Crawford House" No. 5260, Category 2 at 4 Picton Street. "Old All Saints Church (Anglican) & Churchyard (Including Grave Monuments & Markers)" No. 11, Category 1 at 9 Selwyn Road.

²³ RMA section 74(2A)

- b) those other Ministers of the Crown who may be affected by the policy statement or plan; and local authorities who may be so affected; and
- c) the tangata whenua of the area who may be so affected, through iwi authorities; and
- d) any customary marine title group in the area.²⁴

97. A local authority is also able to consult with anyone else during the preparation of a policy statement or plan.²⁵

98. PC34 is a council-initiated plan change and has been prepared in accordance with these requirements. A summary of consultation undertaken in the preparation of PC34 is provided in the Section 32 evaluation report (section 8.3). This is briefly summarised below:

- Howick Local Board
 - Beginning of March 2019 memorandum sent to local board outlining that character statement was being prepared and a workshop was proposed
 - Some members²⁶ attended the workshop on 25 March 2019, along with Howick Ward Counsellor Sharon Stewart and representatives of several community groups to discuss the draft special character statement prepared by Ms Mein. Feedback received was incorporated into the revised special character statement where appropriate.
 - 28 May 2019 local board updated and provided with a revised draft of special character statement
 - 16 March 2020 local board updated on PC34 and submissions received. Local board provided formal local board views on PC34.
- Community groups
 - Representatives from several community groups²⁷ attended the workshop together with three local board members and Councillor Stewart (25 March 2019) to discuss the draft special character statement. Feedback received was incorporated into the revised special character statement where appropriate. Two individuals also attended, Alan La Roche (local historian) and Janet Dickson.
 - Revised draft of special character statement circulated to the workshop attendees on 11 June 2019
- Landowners of sites proposed to be added to Howick Business SCA
 - Roman Catholic Diocese and Anglican Diocese were contacted in early June 2019 informing them of the proposal to include their sites. Meeting held with Roman Catholic Diocese later in June 2019.

²⁴ RMA, Schedule 1, clause 3(1)

²⁵ RMA, Schedule 1, clause 3(2)

²⁶ David Collings (Chair), Jim Donald, John Spiller, Adele White

²⁷ Howick Ratepayers and Residents Association, Cockle Bay Residents and Ratepayers Association, Howick Historical Village, Howick Village Business Association.

- Meeting held with staff from Auckland Council’s Community Facilities Department to discuss proposal to include two of their sites.
- Crown
 - Letter sent to Ministry for the Environment (MfE) and Heritage New Zealand seeking feedback on draft plan change. Feedback provided by Heritage New Zealand incorporated into proposed special character statement where appropriate.
 - Statutory bodies notified when PC34 publicly notified. Submissions received from Heritage New Zealand and Kāinga Ora
- Mana whenua
 - Potentially affected iwi sent a letter and copy of the draft plan change in July 2019. Ngāti Tamaoho responded that they deferred to Ngāi Tai Ki Tāmaki. No other iwi provided feedback at that stage.
 - All iwi in the Auckland region were notified when PC34 was publicly notified. Ngāti Whātua Ōrākei responded that while PC34 was within their rohe, it is outside their area of primary interest. Therefore they did not wish to be involved in this instance. No other iwi provided feedback or a submission.

8. NOTIFICATION AND SUBMISSIONS

8.1. Notification details

99. Details of the notification timeframes and number of submissions received is outlined in Table 7 below.

Table 7: Notification details of PC34

Date of public notification for submissions	24 October 2019
Closing date for submissions	22 November 2019
Number of submissions received	15
Date of public notification for further submissions	23 January 2020
Closing date for further submissions	7 February 2020
Number of further submissions received	7 in total (one was late, received on 17 February 2020)

100. There were no late submissions received, but there was one late further submission, received on 17 February 2020. Copies of the submissions and further submissions are attached as Appendix 6 to this report.

9. LOCAL BOARD VIEWS

101. Section 12(3) of the Local Government (Auckland Council) Act 2009 (LGACA) states that local boards do not have separate legal standing from Auckland Council. This means that a local board cannot formally submit through a public process on PC34.
102. However the LGACA also requires that the decision makers on PC34 (i.e. independent hearing commissioners) must consider the views and preferences expressed by a local board if the decision does, or may, affect the responsibilities or operation of the local board, or the well-being of communities within its area. In this case PC34 falls within the Howick Local Board area.
103. Section 6 of this report provides details of consultation undertaken with the Howick Local Board before PC34 was publicly notified.
104. After the Regulatory Committee delegated its decision-making powers on PC34 to the three independent hearings commissioners on 18 February 2020, a report to the Howick Local Board was prepared to formally seek the local board's views on PC34.
105. At their 16 March 2020 business meeting the Howick Local Board passed a resolution that they supported PC34 as notified.²⁸

10. ANALYSIS OF SUBMISSIONS AND FURTHER SUBMISSIONS

106. The following sections address the submissions received on PC34. It discusses the relief sought in the submissions and makes recommendations to the Hearing Commissioners.
107. Submissions that address the same issues have been grouped together in this report under the following themes:
- Out of scope of PC34
 - General support or opposition to PC34
 - Support for the inclusion of the four sites proposed to be included in the Howick Business SCA
 - Amendments to the text of the special character statement
 - Amendments to the identification of “character defining” and “character supporting” buildings
 - Amendments to include Stockade Hill in the SCA Overlay
 - Miscellaneous.
108. Some submission points raise more than one issue and are therefore addressed under more than one theme. This means that in these instances I make more than one recommendation per submission point. Where this is the case, my recommendation under any one theme only relates to the issue raised under that theme.

²⁸ The Howick Local Board resolution is available at the following link:

https://infocouncil.aucklandcouncil.govt.nz/Open/2020/03/HW_20200316_MIN_9710.PDF

109. Under each theme I have included a table that contains the relevant submission points (as per the summary of decisions requested), the corresponding further submission numbers and my recommendation on each submission point in relation to that theme. For clarity I have also compiled a ‘master’ table of all the submission points with my recommendations. This is provided at Appendix 7.

110. Where I recommend an amendment to the text of the proposed special character statement this is shown as follows:

- red underlined text is recommended to be inserted
- red ~~underlined~~ text was proposed to be inserted by PC34 but is now recommended to be deleted.

111. Where I have relied on the expertise of Ms Mein in the consideration of these submissions, please see Appendix 4 for Ms Mein’s specialist report.

112. A copy of all submissions and further submissions is provided at Appendix 6.

10.1. Out of scope submissions or submission points

When is a submission ‘on’ a plan change?

113. The right to lodge a submission in relation to a plan change is governed by the requirement to make that submission ‘on’ the plan change.²⁹

114. The council’s approach to jurisdiction is outlined below, adopting the approach taken by the High Court in *Clearwater Resort Ltd v Christchurch City Council*,³⁰ and *Palmerston North City Council v Motor Machinists Ltd*.³¹ In *Motor Machinists* the High Court referred to its earlier decision in *Clearwater* and confirmed that a two limbed test must be satisfied.

1. The submission must address the proposed plan change itself, that is it must address the extent of the alteration to the status quo which the change entails; and
2. The council must consider whether there is a real risk that any person who may be directly or potentially directly affected by the decision sought in the submission has been denied an effective opportunity to respond to what the submission seeks.

115. In *Motor Machinists* the High Court described the first limb as the “dominant consideration”, involving consideration of both “the breadth of alteration to the status quo entailed in the proposed plan change, and whether the submission then addresses that alteration.” The Court noted two potential ways of analysing this. One way is to ask whether the submission raises matters that should have been addressed in the Section 32 evaluation. If so, the submission is unlikely to fall within the ambit of the plan change. Another way is to ask whether the management regime is altered by the plan change. If

²⁹ RMA, Schedule 1, clause 6(1)

³⁰ *Clearwater Resort Ltd v Christchurch City Council* HC Christchurch AP34/02, 14 March 2003, at [66]

³¹ *Palmerston North City Council v Motor Machinists Ltd* [2013] NZHC 1290, at [80] - [82]

it is not then a submission seeking a new management regime for that resource is unlikely to be 'on' the plan change.

116. In relation to the second limb the Court noted that overriding the reasonable interests of people and communities "...by a submissional side-wind would not be robust, sustainable management of natural resources." Given the other options available, which include seeking resource consent, seeking a further public plan change, or seeking a private plan change, the Court determined that a "precautionary approach to jurisdiction imposes no unreasonable hardship." The Court however noted that there is less risk of offending the second limb in the event that a change is merely consequential or incidental, and adequately assessed in the existing Section 32 evaluation. If the effect of regarding a submission as 'on' a variation would be to permit a planning instrument to be appreciably amended without a real opportunity for participation by those potentially affected, this is a powerful consideration against any argument that the submission is truly 'on' the variation.

117. An analysis of the extent to which the submissions received are 'on' the plan change (i.e. are in scope) has been undertaken based on the *Clearwater* and *Motor Machinists* test.

118. There are five issues raised by submissions that I consider to be out of scope i.e. not 'on' PC34. These submission points relate to:

- a possible addition to Schedule 14 Historic Heritage
- amendment to Activity Table D18.4.1(A3) in the SCA Overlay
- concerns about infrastructure, in particular stormwater, flooding and sewerage
- an extension of the SCA Overlay to include surrounding residential zones, and renaming the special character area in Howick from 'business' to 'business and residential'
- the letter sent to directly affected parties when PC34 was notified.

119. Some of these submission points raise more than one issue and in some cases I do not consider all of the issues in any one submission point to be out of scope. Where this is the case, I only address the issue that I consider to be out of scope in this section of this report. All other issues within the submission points that I consider to be within the scope of PC34 I discuss and make my recommendations in sections 10.3 and 10.6 of this report.

10.1.1. Schedule 14 Historic Heritage

Table 8: Submission and further submissions

Sub. No.	Submitter	Summary of decision requested	Further submissions	Planners recommendation
7.4	Heritage New Zealand Pouhere Taonga	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	FS3 - Support FS4 - Support FS5 - Support FS6 - Support FS7 - Support	Reject

Sub. No.	Submitter	Summary of decision requested	Further submissions	Planners recommendation
		Plan, recognising this is potentially beyond the scope of the plan change.		

120. This submission point relates to the possible inclusion of Crawford House within the Historic Heritage Overlay in the AUP. This building is within the existing extent of the Howick Business SCA.

Discussion

121. The submission point recognises that the decision sought may be out of scope of the plan change. In my opinion submission point 7.4 is outside the scope of PC34 because it is not 'on' the plan change. The Historic Heritage Overlay and Schedule 14.1 are not considered by PC34, and the public notice and letter sent to directly affected parties reflects this.

122. Adding Crawford House to the Historic Heritage Overlay and Schedule 14.1 would change the management regime for that building and site and the Section 32 evaluation does not address this. Furthermore there is a risk that anyone potentially affected, in particular the owners of Crawford House, would not have had the opportunity to respond to this submission. Given the limited scope of PC34 any person reading the public notice and considering the Section 32 evaluation is unlikely to anticipate that Crawford House could be included in the Historic Heritage Overlay.

123. If Heritage New Zealand consider that Crawford House warrants inclusion in the Historic Heritage Overlay then other options are available that are more appropriate e.g. seeking a further public or private plan change on that matter.

Recommendation

124. In my opinion **submission point 7.4. should be rejected** because it is not 'on' PC34 and therefore is out of scope of the notified plan change. Accordingly, the further submissions received that relate to these submission points fall away.

10.1.2. Activity Table D18.4.1(A3) in the SCA Overlay

Table 9: Submission and further submissions

Sub. No.	Submitter	Summary of decision requested	Further submissions	Planners recommendation
1.5	Andrew David Miller	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.	FS3 - Support FS4 - Support FS5 - Support	Reject

125. This submission point seeks that Activity table D18.4.1(A3) be amended so that the bus stop and band rotunda structures are included in the rule. The submitter comments that the rule excludes accessory buildings and it is unclear if the band rotunda and bus

stop would be captured by this rule. The submitter appears to be primarily concerned that the two structures remain so that they can continue to contribute to the special character of Howick.

126. Rule D18.4.1(A3) applies to the total or substantial demolition of buildings in residential special character areas.

Discussion

127. In my opinion submission point 1.5 is outside the scope of PC34 because it is not 'on' the plan change. The plan change clearly states that it does not propose to amend any of the rules³² of the SCA Overlay in Chapter D18 and the Section 32 evaluation does not consider any such changes.

128. I note that this submitter has other submission points (1.2 and 1.3) that relate to the band rotunda and the bus stop which seek that these structures be identified as character defining buildings. In my opinion those submission points are within scope of the plan change and provide the appropriate opportunity to address the submitters concern about the management of those structures. I discuss submission points 1.2 and 1.3 in section 10.5 of this report.

Recommendation

129. In my opinion **submission point 1.5 should be rejected** because it is not 'on' PC34 and therefore is out of scope of the notified plan change. Accordingly, the further submissions received that relate to this submission point fall away.

10.1.3. Infrastructure and protection of natural environment

Table 10: Submissions and further submissions

Sub. No.	Submitter	Summary of decision requested	Further submissions	Planners recommendation
4.3	Janet Dickson	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Oppose	Reject
8.3	Grey Power Howick Pakuranga and Districts Association Inc	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".	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Oppose	Reject
10.4	Matthew Brajkovich	Incorporate the issues regarding failed infrastructure into the plan change.	FS1 - Support FS3 - Support FS4 - Support	Reject

³² Including activity table, notification, matters for assessment or assessment criteria.

Sub. No.	Submitter	Summary of decision requested	Further submissions	Planners recommendation
			FS5 - Support FS2 - Oppose	
11.2	Bea Buys	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".	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Oppose	Reject
12.2	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	Seeks more rules and planning restriction for Howick so as not to degrade the natural heritage [refers to flooding issues]. See maps in submission.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject
12.4	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject
13.3	Claire Thompson	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."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject
15.2	Catherine Linton	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."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject

130. There are seven submission points that raise concerns about infrastructure. These submitters are generally concerned that infrastructure in the wider Howick area has or will 'fail' or 'collapse'. These submission points are broad in nature and do not identify specific amendments sought to the AUP although some of the submission points refer to stormwater, sewerage and flooding.
131. There is one submission point (12.4) that raises concerns about the natural environment such as streams, beaches and the coastal environment, in particular as it relates to the Hauraki Gulf Marine Park Act 2000.

Discussion

132. In my opinion **submission points 4.3, 8.3, 10.4, 11.2, 12.2, 13.3, 15.2 and part of 12.4** are out of scope, i.e. are not 'on' the plan change, because they fail against both limbs of the *Motor Machinist* and *Clearwater* test referenced earlier in this report.
133. Infrastructure such as stormwater or wastewater are matters that are not considered by PC34. Protection of the natural environment, in particular the coastal environment are also not matters considered by PC34. As such the Section 32 evaluation does not consider the matters raised in these submission points. Furthermore, these submission points relate to a much wider geographic area than the Howick Business SCA.
134. The purpose of PC34 is narrow in that it only seeks to add a special character statement for the existing Howick Business SCA and to include four additional sites within the extent of that special character area. It is not about infrastructure. The plan change does not propose to amend any of the rules³³ of the SCA Overlay in Chapter D18.
135. Chapter E Auckland-wide contains provisions that relate to natural resources such as water quality, wastewater network, stormwater, land disturbance and the coastal environment. Chapter E also includes provisions relating to infrastructure. Where Chapter E contains provisions relating to the SCA Overlay (e.g. E26 Infrastructure) these are to manage adverse effects of infrastructure on special character values rather than to manage the efficient and effective supply, operation or maintenance of infrastructure such as pipes and stormwater management devices
136. I consider that there is a risk that those who may be directly affected by the decisions sought in these submission points would not have had the opportunity to, respond to what the submissions seek. Given the limited scope of PC34 any person reading the public notice and considering the Section 32 evaluation is unlikely to anticipate that the Auckland-wide provisions for Howick could be amended through the plan change.

Recommendations

137. In my opinion **submission points 4.3, 8.3, 10.4, 11.2, 12.2, 13.3 and 15.2 should be rejected** because they are not 'on' PC34 and therefore are out of scope of the notified plan change.
138. In my opinion part of **submission point 12.4 should be rejected** because it is not 'on' PC34 and therefore is out of scope of the notified plan change. The 'part' of this submission point I recommend being rejected is that relating to protecting the natural environment. I consider and make my recommendations on the other 'parts' of this submission point in sections 10.1.4, 10.3 and 10.6 of this report.

³³ Including activity table, notification, matters for assessment or assessment criteria.

139. Accordingly, the further submissions received that relate to these submission points fall away.

10.1.4. Extend the Howick Business SCA to include residential zoned sites and rename the overlay area

Table 11: Submissions and further submissions

Sub. No.	Submitter	Summary of decision requested	Further submissions	Planners recommendation
4.4	Janet Dickson	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject
4.5	Janet Dickson	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject
5.2	Stevie Robertson-Bickers	Seeks that several other areas are included, especially the preservation of Stockade Hill and its views.	FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject
8.4	Grey Power Howick Pakuranga and Districts Association Inc	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."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject
8.5	Grey Power Howick Pakuranga and Districts Association Inc	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject
10.2	Matthew Brajkovich	Expand the Special Character Overlay to cover the areas identified on map attached to submission. These areas	FS1 - Support FS3 - Support FS4 - Support FS5 - Support	Reject

Sub. No.	Submitter	Summary of decision requested	Further submissions	Planners recommendation
		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.	FS2 - Oppose FS6 - Oppose	
11.4	Bea Buys	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."	FS1- Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject
11.5	Bea Buys	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject
12.4	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject
12.5	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	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."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject
13.4	Claire	Amend the extent of the Special	FS1- Support	Reject

Sub. No.	Submitter	Summary of decision requested	Further submissions	Planners recommendation
	Thompson	Character Areas Overlay as shown on map in submission. This includes residential sites and Stockade Hill.	FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	
15.4	Catherine Linton	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."	FS1- Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject
15.5	Catherine Linton	Amend the extent of the Special Character Areas Overlay to include areas shown on map in submission. This includes residential sites and Stockade Hill.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject
4.6	Janet Dickson	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject
8.6	Grey Power Howick Pakuranga and Districts Association Inc	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject
10.3	Matthew Brajkovich	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject
11.6	Bea Buys	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject
13.5	Claire Thompson	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject
15.6	Catherine Linton	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject

140. Some of the submission points that seek to extend the extent of the SCA Overlay are specific in the exact sites they want to be added to the SCA Overlay and provide marked up maps. These maps are shown in Figure 4 and Figure 5 below. Other submission points are more general in their request.

Figure 4: Extract of submission points 4.5, 8.5, 11.5, 13.4 and 15.5 showing extent of area requested to be included in SCA Overlay

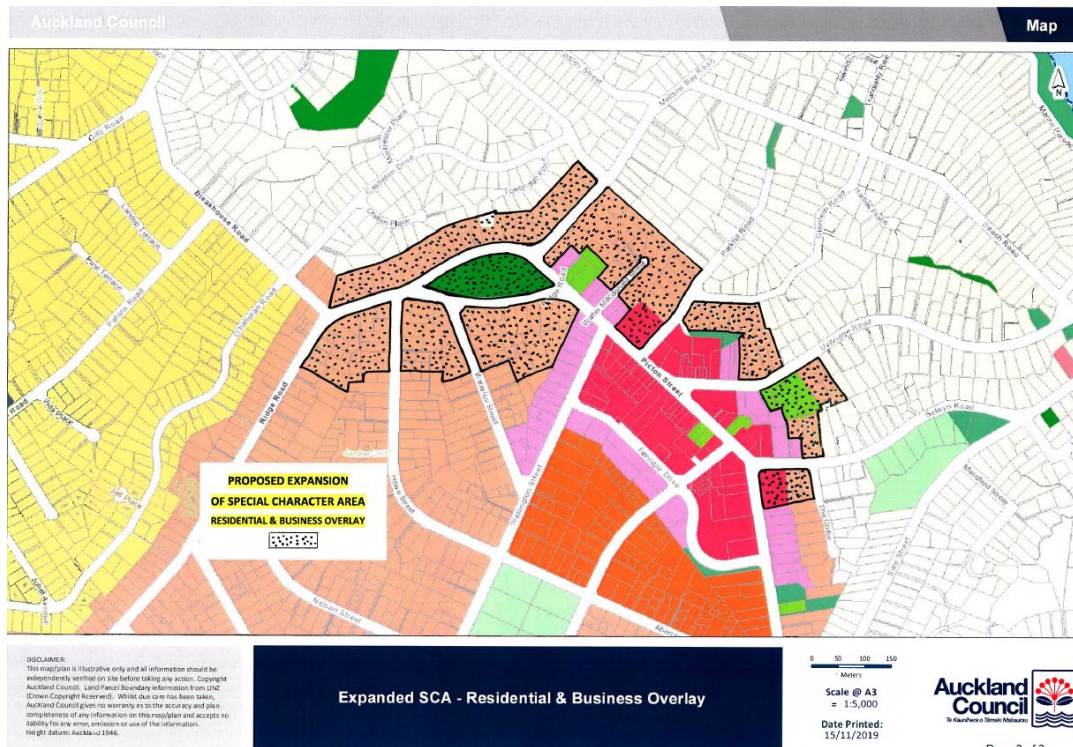
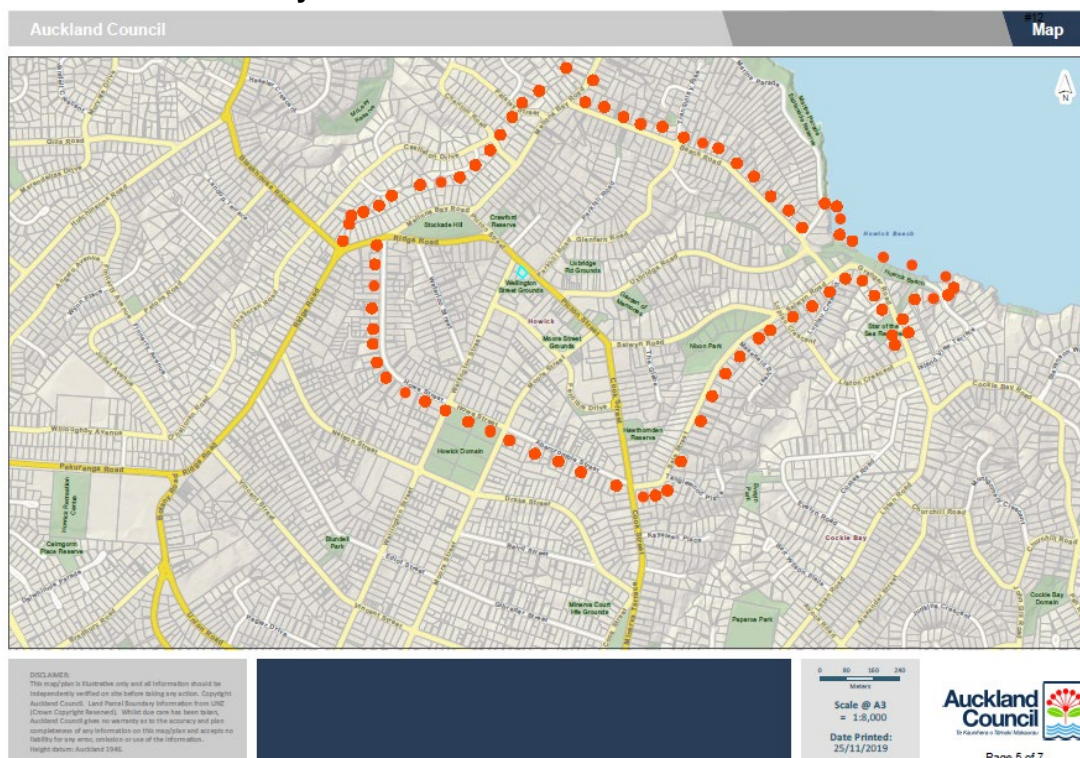


Figure 5: Extract of submissions 10.2 and 12.4 showing extent of area requested to be included in SCA Overlay



Discussion

141. **Submission points 4.5, 8.5, 11.5, 13.4 and 15.5** seek the extension of the SCA Overlay to include specific residential zoned sites surrounding the existing Howick Business SCA. See Figure 4.
142. **Submission point 10.2** also seeks the addition of residential zoned sites to the SCA Overlay, but over a much wider area in Howick. See Figure 5.
143. **Submission points 4.6, 8.5, 10.3, 11.6, 13.5 and 15.6** seek that the SCA Overlay that applies to the Howick town centre be renamed from “Howick Business” to “Howick Business and Residential”. This directly relates to the submitter’s requests to extend the overlay over residential zoned sites.
144. **Submission points 4.4, 8.4, 11.4 and 15.4** oppose PC34 to the extent that it does not include the relevant/important adjacent to the Howick Village. These submitters state that these areas have special character and are part of the historical context of the Howick village and Stockade Hill.
145. **Submission point 5.2** seeks the extension of the SCA Overlay to include “several other areas”, especially the preservation of Stockade Hill and its views. This submission does not specify where these “several other areas” are. But noting the concern about preserving Stockade Hill’s views it is possible the submitter is referring to residential zoned sites surrounding Stockade Hill. The submitter may wish to further clarify their position in relation to this submission point.
146. **Submission point 12.4** is broader in its request and seeks that PC34 be amended to address a range of concerns. It seeks that “... Stockade Hill be included in all 360 Degrees of the land around it.” The reasons given for this is that it “...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.” The submitter also states that this is also the case for “... 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.” A primary concern of this submission point appears to be related to the 360 degrees views around Stockade Hill. See Figure 5.
147. **Submission point 12.5** is also very broad in its request. It seeks the plan change address a range of 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.” While it is not entirely clear, it appears that this submitter seeks that the SCA Overlay be applied to residential zoned sites in Howick. The submitter may wish to further clarify their position in relation to this submission point.
148. In my opinion where any of these 19 submission points seek to include the surrounding residential zoned sites within the SCA Overlay are out of scope because they are not ‘on’ the plan change. In my opinion they fail against both limbs of the *Motor Machinist* and *Clearwater* test. For clarity I do not consider other matters raised by these submission points to be out of scope and discuss these in sections 10.3 and 10.6 of this report.³⁴

³⁴ i.e. matters relating to the inclusion of Stockade Hill, or the four sites proposed to be added to the Howick Business SCA by PC34.

149. The purpose of PC34 is narrow in that it only seeks to add a special character statement for the existing Howick Business SCA and to include four additional sites within the extent of that special character area.
150. Applying the SCA Overlay to residential zoned sites in Howick, either as an extension to the existing Howick Business SCA, or as a combined Business and Residential special character area is not something that is considered in the Section 32 evaluation.
151. Generally these submission points relate to a much wider geographic area than the Howick Business SCA and applying the SCA Overlay to residential zoned sites could significantly change the management regime for those sites. For example the SCA Overlay requires resource consent for demolition of a building for at least some, if not all sites within each special character area.
152. Furthermore changing the Howick Business SCA to a combined “Business and Residential” special character area is also not something that is considered in the Section 32 evaluation. The AUP does not have a special character area that includes both residential zoned sites and a town centre. Currently where Residential special character areas contain any business zoned sites, there is only a limited number of business zoned sites. These are generally individual sites or small groups of shops/commercial buildings.
153. If the Howick Business SCA was to become a combined Business and Residential special character area the SCA Overlay provisions may need to be amended. This could result in a change to the management regime for the sites currently within the Howick Business SCA which is not addressed in the Section 32 evaluation.
154. I consider that there is a significant risk that those who may be directly affected by the decisions sought in these submission points would not have had the opportunity to, respond to what these submissions seek. Given the limited scope of PC34 any person reading the public notice and considering the Section 32 evaluation is unlikely to anticipate that the SCA Overlay could be applied to residential zoned sites in Howick through the plan change.

Recommendations

155. In my opinion part of **submission points 4.4, 4.5, 5.2, 8.4, 8.5, 10.2, 11.4, 11.5, 12.4, 13.4, 15.4 and 15.5 should be rejected** because I consider part of these submission points to be out of scope of PC34. The ‘part’ of these submission points I recommend being rejected is that relating to the inclusion of the residential zoned sites. I consider the other ‘parts’ of these submission points to be in scope and will discuss and make my recommendation on these parts in sections 10.3 and 10.6 of this report.
156. In my opinion **submission points 4.6, 8.6, 10.3, 11.6, 12.5, 13.5 and 15.6 should be rejected** because I consider them to be out of scope of PC34.
157. Accordingly, the further submissions received that relate to these submission points fall away.

10.1.5. Letter the council sent to directly affected parties when PC34 was notified

Table 12: Submissions and further submissions

Sub. No.	Submitter	Summary of decision requested	Further submissions	Planners recommendation
4.2	Janet Dickson	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject
8.2	Grey Power Howick Pakuranga and Districts Association Inc	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject
11.3	Bea Buys	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support	Reject
13.2	Claire Thompson	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject
15.3	Catherine Linton	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS2 - Oppose	Reject

158. Five submission points request that the letter sent by Auckland Council to persons considered to be directly affected by PC34 be withdrawn. The primary concern appears to be that the letter identified what is not included in the proposed plan change (i.e. out of scope) being:

- extension of the existing Howick Business special character area to include any residential zoned sites
- addition of a new special character area for residential areas of Howick
- amendments to the objectives, policies or rules of the SCA Overlay.

Discussion

159. Upon receiving these submission points legal advice was sought before PC34 was notified for further submissions. This advice noted that the affected party letter for PC34 was fair, accurate and not misleading (as the case law suggests is required for notification of directly affected persons under clause 5(1A)(a) of the First Schedule to the RMA). Therefore it did not consider the letter to be defective or ultra vires.
160. In my opinion these submission points are out of scope because they are not 'on' the plan change. The 'directly affected parties' letter is not part of PC34, but rather a requirement under Schedule 1 of the RMA to ensure those considered to likely be directly affected by the plan change are aware of the plan change and have an opportunity to participate in the plan change process. The information included in the letter was intended to help make it clear what was in PC34 and what was not.

Recommendations

161. In my opinion **submission points 4.2, 8.2, 11.3, 13.2 and 15.3 should be rejected** because they are not 'on' PC34 and therefore are out of scope of the notified plan change. Accordingly, the further submissions received that relate to these submission points fall away.

10.2. General support or opposition to PC34

162. Twenty submission points were received that included general statements regarding the submitter's support for or opposition to PC34. These submission points are:
- accept PC34 (1.1, 2.1, 3.1, 4.1, 9.1, 14.1)
 - accept PC34 with amendments (7.1, 8.1, 11.1, 12.1, 15.1)
 - decline PC34 (13.1)
 - amend PC34 if it is not declined (4.7, 5.1, 6.1, 8.7, 10.1, 11.8, 13.7, 15.7)
 - reject PC34 if amendments not made (4.7, 8.7, 11.8, 13.7, 15.7).
163. In this report I recommend that PC34 is accepted but with some amendments in response to submissions. Based on this position and to clarify my recommendations on these general submission points:
- I recommend 'accept' where I agree with all the amendments within the submitter's whole submission.
 - I recommend 'accept in part' where:
 - the submitter seeks 'accept the plan change with amendments' but I do not support all of the amendments they seek in their other submission points, or
 - I cannot fully accept an 'accept the plan change' submission point because I am recommending amendments to PC34.
 - I have recommended 'reject' where the submitter seeks:
 - PC34 be declined, or

- PC34 be rejected if amendments are not made and I do not support all their amendments, or
- PC34 be amended if it is not declined and I do not support all their amendments.

10.2.1. General support

Table 13: Submission points that support PC34

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planners Recommendation
1.1	Andrew David Miller	Accept the plan modification.	FS2 - Support FS3 - Support FS4 - Support FS5 - Oppose	Accept in part
2.1	Fiona Moran	Accept the plan modification, including the two storey character of the main street. Howick should be retained as a village.	FS2 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support	Accept in part
3.1	Adam Muncey	Accept the plan modification.	FS2 - Support FS3 - Oppose FS4 - Oppose FS5 - Oppose	Accept in part
4.1	Janet Dickson	Accept the plan modification.	FS1 - Support FS3 - Support FS4 - Support ³⁵ FS5 - Support	Accept in part
9.1	Gayleen Mackereth	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.	FS2 - Support FS6 - Support FS3 - Oppose FS4 - Oppose FS5 - Oppose	Accept in part
14.1	"Kāinga Ora – Homes and	Support plan change as notified, including that "...residential'	FS6 - Support FS3 - Oppose ³⁶ FS4 - Oppose ³⁷	Accept in part

³⁵ Further submitter supports all of submission 4 (their own submission) but also notes in their further submission that they only accept PC34 if the amendments they seek are made.

³⁶ Further submitter opposes submission point 14.1 but notes they support paragraph 10 of original submission.

	Communities	zoned sites should not be included within the identified overlay extent."	FS5 - Oppose ³⁸	
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Table 14: Submission points that support PC34 with amendments

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planners Recommendation
7.1	Heritage New Zealand Pouhere Taonga	Accept the plan modification with amendments	FS5 - Support FS6 - Support	Accept in part
8.1	Grey Power Howick Pakuranga and Districts Association Inc	Accept the plan modification with amendments	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Accept in part
11.1	Bea Buys	Accept the plan modification with amendments	FS1 - Support FS3 - Support FS4 - Support FS5 - Support	Accept in part
12.1	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	Accept the plan modification with amendments	FS1 - Support FS3 - Support FS4 - Support FS5 - Support	Accept in part
15.1	Catherine Linton	Accept the plan modification with amendments	FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Accept in part

Discussion

164. The submission points listed in Table 13 and Table 14 provide general support for the plan change or support for the plan change with amendments. These submission points do not seek any amendments themselves. However some of the submitters do have other submission points seeking amendments.

165. **Submission points 2.1, 3.1, 9.1 and 14.1** support PC34 without seeking any amendments and these submitters do not have any other submission points.

166. Submitter 2 specifically noted their support for the two-storey character of the main street and that Howick should be retained as a village. Submitter 9 commented that they

³⁷ Further submitter opposes submission point 14.1 but notes they support paragraph 10 of original submission.

³⁸ Further submitter appears to oppose most of submission 14, but also supports one part of submission but it is unclear which part they are supporting. Further submitter may want to clarify their position on this submission at the hearing.

supported the plan change because the proposed Howick Business SCA was appropriate for Howick and will bring it in line with other special character areas in the AUP, thus giving Howick’s unique character and streetscape some protection. Submitter 14 specifically commented that they supported the plan change as notified and that residential zoned sites should not be included in the identified extent of the SCA Overlay.

167. **Submission points 1.1 and 4.1** also support PC34 without seeking any amendments. However I note that both these submitters have other submission points seeking amendments. These submitters may wish to further clarify their position on these submission points.

168. **Submission points 7.1, 8.1, 11.1, 12.1 and 15.1** all support PC34 with amendments. I discuss these amendments in their more specific submission points under the relevant topics.

Recommendations

169. In my opinion **submission points 1.1, 2.1, 3.1, 4.1, 9.1 and 14.1 should be accepted in part.** I acknowledge their support for PC34 however because I recommend amendments to PC34 I cannot fully accept these submission points.

170. In my opinion **submission points 7.1, 8.1, 11.1, 12.1 and 15.1 should be accepted in part.** I acknowledge their support for PC34 however I do not support the amendments they seek in their submissions. My reasons for not supporting those amendments are discussed under the theme relevant to their amendments.

171. There are no amendments associated with these recommendations.

10.2.2. General opposition

Table 15: Submission point that opposes PC34

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planners Recommendation
13.1	Claire Thompson	Decline the plan modification	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject

Table 16: Submission points that seek amendments if PC34 is not declined

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planners Recommendation
5.1	Stevie Robertson-Bickers	Amend the plan modification if it is not declined.	FS2 - Oppose FS5 - Oppose	Reject
6.1	Jeff Doyle	Amend the plan modification if it is not declined.	FS2 - Oppose FS5 - Oppose	Reject
10.1	Matthew Brajkovich	Amend the plan modification if it is not declined.	FS1 - Support FS3 - Support	Reject

			FS4 - Support FS2 - Oppose FS5 - Oppose	
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Table 17: Submission points that oppose PC34 if amendments are not made

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planners Recommendation
4.7	Janet Dickson	Reject plan change if amendments in submission are not made.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject
8.7	Grey Power Howick Pakuranga and Districts Association Inc	Reject plan change if amendments in submission are not made.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject
11.8	Bea Buys	Reject plan change if amendments in submission are not made.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject
13.7	Claire Thompson	Reject plan change if amendments in submission are not made.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject
15.7	Catherine Linton	Reject plan change if amendments in submission are not made.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject

Discussion

172. The submission points listed in Table 15, Table 16 and Table 17 generally oppose PC34, either in its entirety or if the amendments they seek are not made. These submission points do not seek any amendments themselves. However some of the submitters do have other submission points seeking amendments which I address under the relevant theme.

173. **Submission point 13.1** seeks PC34 be declined. However the submitter does have other submission points that seek amendments to the plan change. The submitter may wish to further clarify their position on this submission point.

174. **Submission points 5.1, 6.1 and 10.1** seek that PC34 be declined, but if it is not then amendments should be made. I discuss these amendments in their more specific submission points under the relevant themes.

175. **Submission points 4.7, 8.7, 11.8, 13.7 and 15.7** seek that PC34 be declined if the amendments they propose are not made. I note that these submitters have other submission points that may not be consistent with these submission points so the submitters may wish to further clarify their position on these submission points.

Recommendations

176. In my opinion **submission points 4.7, 5.1, 6.1, 8.7, 10.1, 11.8, 13.1, 13.7 and 15.7 should be rejected**. I do not agree that PC34 should be declined and I do not support the amendments these submitters seek in their submissions.

177. My reasons for supporting PC34 with minor amendments are discussed under the relevant themes.

10.3. Support for the inclusion of the four sites proposed to be included in the Howick Business SCA

Table 18: Submissions and further submissions

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planners Recommendation
7.2	Heritage New Zealand Pouhere Taonga	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.	FS3 - Support FS4 - Support FS5 - Support FS6 - Support FS7 - Support	Accept
4.5	Janet Dickson	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Accept in part
8.5	Grey Power Howick Pakuranga and Districts Association Inc	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Accept in part
10.2	Matthew Brajkovich	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Accept in part
11.5	Bea Buys	Amend the extent of the Special	FS1 - Support	Accept in part

		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.	FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	
12.3	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	Supports "...the inclusion of some as built forms ie the All Saints Church is good and meets the intention of PC34."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support	Accept
12.4	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Accept in part
13.4	Claire Thompson	Amend the extent of the Special Character Areas Overlay as shown on map in submission. This includes residential sites and Stockade Hill.	FS1- Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Accept in part
15.5	Catherine Linton	Amend the extent of the Special Character Areas Overlay to include areas shown on map in submission. This includes residential sites and Stockade Hill.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Accept in part

Discussion

178. PC34 proposes to amend the extent of the SCA Overlay to include four new sites within the Howick Business SCA. The location of these sites is shown on Figure 2 and the addresses are listed at paragraph 51.

179. **Submission point 7.2** supports these proposed amendments to the physical extent of the Howick Business SCA (i.e. the addition of the four sites). This submission point also supports the identification of buildings on these four sites as character defining or character supporting buildings as follows:

- 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
 - Uxbridge Arts and Cultural Centre, 33-35 Uxbridge Road - character supporting.
180. **Submission point 12.3** appears to support the inclusion of All Saints Church (9 Selwyn Road) within the extent of the SCA Overlay. It is unclear if this submitter supports the addition of the other three sites proposed to be included by PC34. The submitter may wish to further clarify their position on this submission point.
181. The maps included within **submission points 4.5, 8.5, 11.5, 13.4 and 15.5** (see Figure 4) and **submission points 10.2 and 12.4** (see Figure 5) show that these submitters seek the following three sites to be included in the SCA Overlay:
- all of 28 Picton Street (Our Lady Star of the Sea Roman Catholic Church and graveyard and residencies associated with the church)
 - all of 33, 35 and 37R Uxbridge Road (Uxbridge Art and Culture Centre and Garden of Memories)
 - all of 9 Selwyn Road (All Saints Anglican Church and graveyard).
182. The map within **submission points 10.2 and 12.4** also shows that these submitters seek 115 Picton Street (Howick War Memorial Community Centre) to also be included in the SCA Overlay.
183. PC34 proposes to include all of the Uxbridge Road site, 9 Selwyn Road and 115 Picton Street in the Howick Business SCA, therefore this part of these submission points appears to support the inclusion of these sites in the SCA Overlay, albeit will a different name for the overlay in Howick.
184. I acknowledge and support submission points 4.5, 8.5, 11.5, 13.4, 15.5, 10.2 and 12.4 as they relate to 33, 35 and 37R Uxbridge Road and 9 Selwyn Road.
185. I acknowledge and support submission points 10.2 and 12.4 as they relate to 115 Picton Street.
186. PC34 also proposes to include part of 28 Picton Street in the Howick Business SCA. This is the part where Our Lady Star of the Sea Roman Catholic Church and graveyard are located and where the Historic Heritage Overlay applies. PC34 does not propose to add the north-eastern part of the site that contains the two houses associated with the church because they do not contribute to the special character values of the Howick Business SCA.
187. Figure 6 shows an aerial photo of 28 Picton Street. For context the extent of the Historic Heritage Overlay is also shown (in purple hatching) to illustrate the part of the site PC34 proposes to include in the Howick Business SCA.

Figure 6: Aerial view of 28 Picton Street



28 Picton Street is shown outlined in blue. The church and graveyard can be seen fronting onto Picton Street and part way along Parkhill Road. For clarity the Historic Heritage Overlay that also applies to part of this site is shown in the purple hatching - it only covers the church and graveyard. The two buildings on the north-eastern side of the site are houses associated with the church.

Source: AUP GIS Viewer

188. Through the development of the proposed special character statement, including the proposed extension of the Howick Business SCA and the identification of the character defining and character supporting buildings, I have relied on the expertise of Ms Mein.

189. Ms Mein has considered these submission points, and in particular whether the houses behind the church and graveyard at 28 Picton Street contribute to the special character values of the Howick Business SCA. Ms Mein notes that it could be acceptable for the whole of 28 Picton Street to be included within the extent of the Howick Business SCA because the site is zoned Business - Town Centre. However she is clear that in her opinion the two houses do not contribute to the identified special character values of the Howick Business SCA because they are representative of residential architecture. As such they should not be identified as either character defining or character supporting buildings. See Appendix 4 for Ms Mein's specialist report.

190. None of these submission points have specifically referred to the two houses at 28 Picton Street that are associated with the church. Rather the relief sought appears to be within the context of including the wider area around the existing Howick Business SCA.

191. During the preparation of the proposed special character statement I met with representatives from the Roman Catholic Diocese to discuss the potential inclusion of

the church and graveyard within the extent of the Howick Business SCA, and the identification as a character supporting building. One of the matters discussed was that PC34 would not propose to include the two houses within the extent of the Howick Business SCA. I note that the Roman Catholic Diocese did not make a submission on PC34.

192. In the Section 32 evaluation I did not discuss the effect of including the whole of 28 Picton Street within the Howick Business SCA. Instead the evaluation focussed on effects on the church and graveyard, specifically noting that this part of the site is also covered by the Historic Heritage Overlay.
193. I support Ms Mein’s position that the two houses on 28 Picton Street do not contribute to the special character values of the Howick Business SCA. However I remain of the view that the part of 28 Picton Street that contains the two houses does not need to be included within the extent of the Howick Business SCA.
194. In the Section 32 evaluation I discuss the proposed inclusion of these four new sites within the extent of the Howick Business SCA.³⁹ I still retain my opinion that the inclusion of these sites as notified, and the identification of the buildings on them as either character supporting or character defining is an appropriate, efficient and effective way of ensure the special character values of the Howick Business SCA are enhanced and maintained.

Recommendations

195. In my opinion **submission point 7.2 should be accepted** because I support the addition of the four sites within the Howick Business SCA as notified. I also support the identification of the four buildings on these sites as character defining or character supporting as notified.
196. In my opinion **submission point 12.3 should be accepted** because I support the addition of All Saints Church at 9 Selwyn Road to the Howick Business SCA as notified.
197. In my opinion part of **submission points 4.5, 8.5, 10.2, 11.5, 12.4, 13.4 and 15.5 should be accepted in part** because I support the addition of the four sites as notified. I do not support the extension of the Howick Business SCA to include the houses located on part of 28 Picton Street as requested by these submission points for the reasons set out above. For clarity this recommendation to accept in part only applies to the part of these submission points that relate to the addition of the four sites proposed by PC34. The other parts of these submission points are discussed in sections 10.1.4 and 10.6.
198. These recommendations do not propose any further amendments to PC34 in relation to these four sites.

10.4. Amendments to text of the special character statement

Table 19: Submissions and further submissions

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planners Recommendation
7.5	Heritage New	Amend character statement	FS3 - Support	Accept

³⁹ See Section 32 evaluation, section 4.2 and section 9, paragraphs 122-130 and 143-165.

	Zealand Pouhere Taonga	(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> .	FS4 - Support FS5 - Support FS6 - Support FS7 - Support	
7.6	Heritage New Zealand Pouhere Taonga	Consider amending all references in character statement from 'English' village to 'British' village for consistency.	FS3 - Support FS4 - Support FS5 - Support FS6 - Support FS7 - Support	Accept
7.7	Heritage New Zealand Pouhere Taonga	Seeks that the proposed character statement is reviewed by an independent professional historian to verify historical accuracy, if this has not already been undertaken.	FS3 - Support FS4 - Support FS5 - Support FS6 - Support FS7 - Oppose	Accept in part

199. **Submission points 7.5 and 7.6** seek amendments to the text of the proposed special character statement. These amendments apply to three different sections of the character statement and are shown in the table above.

200. **Submission point 7.7** seeks that the proposed character statement is reviewed by an independent professional historian to verify historical accuracy if this has not already been undertaken.

Discussion

201. **Submission point 7.5** seeks that section *15.1.6.1.3 Description of physical and visual qualities* of the character statement be amended to include that it is both views to **and from** Stockade Hill that contribute to Howick's character. This proposed amendment is under the subheadings *Built form* and *Period of development*.

202. **Submission point 7.6** seeks that references to "English" village in the proposed special character statement be replaced with "British" village for consistency. During the preparation of PC34 Heritage NZ provided feedback on the draft proposed plan change. This feedback included that the term 'English' village/settlement should be substituted for 'British'. Ms Mein agreed with this feedback at the time and the draft character statement was amended accordingly.

203. Through the development of the proposed special character statement I have relied on the expertise of Ms Mein to identify the special character values of the Howick Business SCA and to draft the special character statement.

204. Ms Mein has considered **submission point 7.5** and agrees that the two instances of "English village" should be amended to "British village" for consistency.

205. Ms Mein also supports the amendment sought in **submission point 7.6** because it strengthens the significance of Stockade Hill and its relationship to the special character area as one of the bookends of Picton Street.

206. I support Ms Mein in relation to **submission points 7.5 and 7.6**. In my opinion these are minor amendments that would improve the consistency and accuracy of the special character statement.
207. **Submission point 7.7** seeks that the proposed special character statement is reviewed by an independent professional historian to verify historical accuracy if this has not already happened.
208. In my opinion the proposed special character statement has undergone sufficient review during its development and does not require additional review by an independent professional historian. As noted by Ms Mein, Alan La Roche provided input into and reviewed the draft special character statement. Mr La Roche is an independent historian with in-depth local knowledge, having published books on Howick. This was relied on heavily in developing the special character statement. This matter was reiterated by further submitter 7 (Gayleen Mackereth).
209. In addition to this the proposed special character statement was reviewed by Rebecca Freeman (Senior Specialist Historic Heritage) in council's Heritage Unit prior to notification and her feedback was also incorporated into the proposed special character statement.
210. However in response to **submission point 7.7** Ms Mein has undertaken further research and as a result proposes two consequential amendments to the character statement.
211. The first of these amendments is to remove the reference that Howick was the first fencible settlement in Auckland. Ms Mein notes that it appears that Onehunga was the first fencible settlement not Howick.
212. The second of these amendments is in relation to All Saints Church. Ms Mein notes that the information currently available is conflicting on some matters. While it appears definitive that the church was erected in 1847, some sources suggest it is the oldest remaining church in Auckland, while other sources state that it is the second oldest church and the first parish church to be built in Auckland. In light of this Ms Mein recommends the following amendment to 15.1.6.1.2 Summary of special character values: "... All Saints Church, erected in 1847 (the oldest surviving intact church in Auckland the first parish church to be built in the Auckland region and one of the oldest remaining parish churches in New Zealand)."
213. In my opinion these consequential amendments are minor in nature and would improve the accuracy of the special character statement. I therefore support these amendments recommended by Ms Mein.

Recommendations

214. In my opinion **submission point 7.5 should be accepted** for the reasons above and the character statement should be amended. I therefore recommend the following amendments to the character statement.

15.1.6.1.3. Description of physical and visual qualities

Built Form

Period of development

...

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.

215. In my opinion **submission point 7.6 should be accepted** for the reasons above and the two instances of “English village” should be amended to “British Village”. I therefore recommend the following amendments to the character statement.

15.1.6.1.4. Architectural values

Materials and construction – built fabric

Visual coherence is further strengthened by a limited palette of materials and colours reminiscent of an-English British village including rendered brick, exposed red brick and white painted weatherboard, with red tile or slate/wooden shingle roofs...

15.1.6.1.5. Urban Structure

...

Vegetation and landscape characteristics

Howick has a number of mature exotic and some select native trees, many of them scheduled notable trees in the Auckland Unitary Plan, which lend character to Howick, reinforcing the sense of an-English British village, and providing seasonal colour and enclosure to Picton Street.

216. In my opinion **submission point 7.7 should be accepted in part**. While I do not support the need for an independent review of the special character statement, I do support two consequential amendments to the character statement arising from this submission point for the reasons above. I therefore recommend the following amendments to the character statement.

15.1.6.1.2 Summary of special character values

Historical

...

Howick is associated with an early period of European settlement and development in Auckland. Howick was established as a Fencible settlement in 1847. It was the first and largest of four Fencible settlements to the south of Auckland, tasked with guarding the south-eastern approaches to Auckland. The other three were at Onehunga, Panmure and Ōtāhuhu.

...

Howick was established with key features of a British settlement, including a village green (now Howick Domain, off Howe Street) and an Anglican Church, All Saints Church, erected in 1847 (~~the oldest surviving intact church in Auckland~~ the first parish church to be built in the Auckland region and one of the oldest remaining parish churches in New Zealand). This was followed by construction of the original Our Lady Star of the Sea Roman Catholic Church, on the corner of Parkhill Road and Picton Street, in 1854. The two churches with graveyards, located on the main street, and in

close proximity to one another are a rare surviving feature amongst all of the south Auckland Fencible settlements.

10.5. Amendments to the identification of ‘character defining’ and ‘character supporting’ buildings

Table 20: Submissions and further submissions

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planners Recommendation
1.2	Andrew David Miller	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.	FS4 - Support FS5 - Support	Reject
1.3	Andrew David Miller	Identify the bus stop at 115 Picton Street as a character defining building.	FS4 - Support FS5 - Support	Accept in part
1.4	Andrew David Miller	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 viewed when entering Howick from the North and sets the scene for the village.	FS4 - Support FS5 - Support	Reject
7.3	Heritage New Zealand Pouhere Taonga	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.	FS3 - Support FS4 - Support FS5 - Support FS6 - Support FS7 - Support	Reject

Discussion

217. There are four submission points that seek specific buildings to be identified as either character defining or character supporting buildings.
218. The identification of character defining and character supporting buildings plays an important role in the identification of special character values in Business special character areas such as Howick. The importance of character defining and character supporting buildings is supported by the policy framework in the SCA Overlay.
219. In particular Policy 9 of the SCA Overlay sets out the criteria for character defining and character supporting buildings, requiring that they make a considerable or moderate contribution to the character of the area. In my opinion if a building does not meet either of these criteria then they should not be identified as character defining or character supporting.

Policy 9: Identify individual buildings that contribute to the identified special character according to the following descriptions:

- (a) character defining – makes a considerable contribution to the character of the area because of historical, physical and visual qualities; and*
- (b) character supporting – makes a moderate contribution to the character of the area. The building should contribute to the appearance, quality, and identity of the area and should be consistent with the values of character-defining places.⁴⁰*

220. Through the development of the proposed special character statement I have relied on the expertise of Ms Mein to identify the special character values of the Howick Business SCA and to draft the special character statement.⁴¹ I continue to rely on the expertise of Ms Mein on these matters. See Appendix 4 for Ms Mein's specialist report.

Band rotunda (road reserve) and bus shelter (115 Picton Street)

221. **Submission point 1.2** seeks that the band rotunda be included in the Howick Business SCA and that it be identified as a character defining building. The band rotunda is located in the road reserve on the corner of Picton Street and Uxbridge Road (outside 60 Picton Street). The submitter (Andrew David Miller) comments that the proposed character statement mentions the band rotunda but that it is not included in the SCA Overlay.

222. **Submission point 1.3** seeks that the bus shelter at 115 Picton Street be identified as a character defining building, not just the main information centre building which is at the same address.⁴² The submitter comments that the bus shelter is not explicitly mentioned in the proposed character statement but it is noted in the discussion on street furniture.

223. Ms Mein has considered these two submission points and acknowledges that these two structures do contribute to the character of the business area. However she does not support the identification of them as either character defining or character supporting buildings.

224. With regards to the bus shelter Ms Mein notes that it appears to have been designed and built in the 1990s which is not one of the defining eras of development of the village (i.e. 1920s-1930s and 1960-1970s). While Ms Mein does not support the identification of the bus shelter as a character defining or character supporting building, she does recommend an amendment to the character statement to explicitly refer to the bus shelter as a contributing feature. Ms Mein recommends the following amendment to the character statement under heading 15.1.6.1.3 as follows:

⁴⁰ AUP D18.3, Policy 9

⁴¹ See Section 32 evaluation (paragraphs 142 to 165 and Attachment C).

⁴² I note that PC34 proposes to identify the Howick War Memorial Community Centre as character supporting rather than character defining.

“...street furniture, bus shelter at Market Place, the band rotunda...”.

225. In my opinion buildings should not be identified as character defining or character supporting if they do not meet the criteria set out in Policy 9 of the SCA Overlay. However other features that contribute to the overall special character of an area should be appropriately described in the character statement. The bus shelter is already indirectly noted to as a contributing feature under the term “street furniture”. In my opinion this is a minor amendment that would make it clearer that the bus shelter contributes to the character of the area, albeit in a lesser manner than a character defining building does.
226. With regards to the band rotunda Ms Mein notes that the general direction for the SCA Overlay has been to exclude the road reserve, whilst acknowledging elements within the road reserve may contribute to the character of the place. As such the band rotunda is already acknowledged as a contributing feature in the proposed character statement.
227. There are only two instances that I am aware of where the physical extent of the SCA Overlay includes part of the road reserve, these being the Puhoi General special character area and the Eilerslie Business special character area. It is unclear why the extent of these special character areas include a small part of the road reserve.
228. In my opinion it is important to note that while the extent of the SCA Overlay generally does not include the road reserve this does not mean that features within the road reserve do not contribute to the character of the areas. This is supported by the Explanations and reasons set out in the RPS which states that “... it is important that the authorities responsible for the operation and maintenance of streets have proper regard for the appearance and quality of streets in special character areas...”⁴³
229. I support Ms Mein that the extent of the SCA Overlay should not be amended to include the band rotunda, and consequently not be identified as a character defining building. In my opinion the proposed special character statement already sufficiently acknowledges that the band rotunda contributes to the character of the area in a manner that is consistent with other elements in the road reserve such as blue stone kerbing. This means that any future development in the road reserve should take into consideration the identified special character values, such as the band rotunda.

Our Lady Star of the Sea Roman Catholic Church and graveyard (28 Picton Street)

230. **Submission point 1.4** seeks that the status of Our Lady Star of the Sea Roman Catholic Church and graveyard at 28 Picton Street be upgraded from a character supporting building to a character defining building. The reason given for this by the submitter is because it is one of the initial buildings viewed when entering Howick from the north and sets the scene for the village.
231. The Section 32 evaluation addressed the identification of this church and graveyard as character supporting and this was supported by the character assessment prepared by Ms Mein.⁴⁴ In that Ms Mein noted that character supporting buildings have been identified where they “...reinforce the character through the use of materials such as

⁴³ B5.4 Explanation and principal reasons for adoption

⁴⁴ Section 32 evaluation, Attachment C

brick and/or ecclesiastic buildings that support the British village/church-centric early development of Howick Village and/or are representative of one of the three key periods of development: late 19th/early 20th century, interwar period and mid-century late 1950s through to early 1970s.”⁴⁵

232. When Heritage New Zealand provided feedback on the proposed plan change prior to notification, they sought Our Lady Star of the Sea Church and graveyard to be considered as character defining rather than character supporting.⁴⁶ However the Heritage New Zealand submission (**Submission 7**) now acknowledges the rationale provided in the section 32 evaluation for evaluating Our Lady Star of the Sea Church and graveyard as character supporting rather than character defining. Although their submission reiterates “... the significance of the church, intact with its associated graveyard, located on the main street, together with All Saints church located in close proximity” should not be understated.
233. Ms Mein has considered these submissions and agrees with both submitters “... that the ongoing presence of the Catholic Church on Howick’s main street is an important aspect of the character of the village and its continued association with the original graveyard should not be understated.” However Ms Mein remains of the opinion that the church should be identified as character supporting, noting that it contributes to the character of Howick village in a similar way to other buildings that are identified as character supporting.
234. Ms Mein also notes that while “... it is an ecclesiastic building, the current church no longer represents the early development of Howick Village nor is it built of the typical materials identified as character defining, namely wood or brick, hence why it has been identified as character-supporting rather than character-defining.”
235. I continue to rely on the expertise of Ms Mein for the identification of the special character values of the Howick Business SCA and in particular the identification of character supporting and character defining buildings. As such I agree with Ms Mein that Our Lady Star of the Sea Church and graveyard at 28 Picton Street should remain identified as character supporting. See Appendix 4 for Ms Mein’s specialist report.

Crawford House (4 Picton Street)

236. **Submission point 7.3** (Heritage New Zealand) 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. The submitter comments that this significance is established by its inclusion in the NZHL/RK as a Category 2 Historic Place.
237. Heritage New Zealand raised this same matter when they provided feedback on the proposed plan change before to was notified. That feedback noted that Crawford House has business associations with a creamery originally located to the rear of the house.
238. Ms Mein has considered this matter and is of the opinion that Crawford House should not be identified as a character supporting building. Ms Mein states that:

⁴⁵ See paragraphs 150 - 159, Section 32 evaluation report

⁴⁶ This feedback was provided as part of Schedule 1, clause 3 consultation on the proposed plan change. The Section 32 evaluation describes this further (paragraphs 117 and 118).

It is important to distinguish the difference between buildings that contribute to the character of the business area and buildings that are valued as historic heritage. The character of Howick Village as defined in the proposed character statement is based on the core commercial area, with either ecclesiastic buildings or businesses that have a strong relationship to the street. Crawford House is residential architecture and is clearly quite different to the character of the urban form and scale of development attributed to the identified character buildings on Picton Street.

239. I support the assessment of Ms Mein that Crawford House (4 Picton Street) should not be identified as a character supporting building. While the building and site might have historic heritage value as recognised by its inclusion in the NZHL/RK, it does not meet the criteria in Policy 9⁴⁷ to be identified as a character supporting building.

Recommendations

240. In my opinion **submission points 1.2, 1.4 and 7.3 should be rejected** for the reasons set out above.

241. In my opinion **submission point 1.3 should be accepted in part** for the reasons set out above. While I do not support the identification of the bus shelter as a character defining building as sought by the submission, I do support minor amendments to the character statement to explicitly refer to the bus shelter as a contributing feature. I therefore recommend the following amendment to the character statement.

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, **bus shelter at Market Place**, the band rotunda, street trees, and the remnants of the old concrete road which add to the distinctive local amenity of Picton Street.

10.6. Amendments to include Stockade Hill in the SCA Overlay

Table 21: Submissions and further submissions

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planners Recommendation
4.4	Janet Dickson	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject
4.5	Janet Dickson	Amend extent of the Special	FS1 - Support	Reject

⁴⁷ AUP, D18.3, Policy 9

		Character Areas Overlay to include areas shown on map in submission. These areas include residential zoned sites and Stockade Hill. See map in submission.	FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	
5.2	Stevie Robertson-Bickers	Seeks that several other areas are included, especially the preservation of Stockade Hill and its views.	FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject
6.2	Jeff Doyle	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.	FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject
8.4	Grey Power Howick Pakuranga and Districts Association Inc	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."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject
8.5	Grey Power Howick Pakuranga and Districts Association Inc	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject
10.2	Matthew Brajkovich	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject
11.4	Bea Buys	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	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part	Reject

		Stockade Hill."	FS2 - Oppose	
11.5	Bea Buys	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject
12.4	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject
13.4	Claire Thompson	Amend the extent of the Special Character Areas Overlay as shown on map in submission. This includes residential sites and Stockade Hill.	FS1- Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject
15.4	Catherine Linton	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."	FS1- Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject
15.5	Catherine Linton	Amend the extent of the Special Character Areas Overlay to include areas shown on map in submission. This includes residential sites and Stockade Hill.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject

242. There are 13 submission points that seek Stockade Hill be included within the SCA Overlay, noting that most of these submissions also seek a much wider area to be included in the SCA Overlay. There are also four submission points that oppose PC34 to the extent that it does not include relevant areas adjacent to the Howick Village that have special character and are part of the historical context of Howick and Stockade Hill.

Discussion

243. **Submission point 6.2** seeks to add Stockade Hill to the Howick Business SCA. The submitter states that Stockade Hill helps define both the people of Howick and the business community which benefits from the unique landscape the hill gives the community. This submitter does not seek any other amendments to the extent of the Howick Business SCA.
244. **Submission point 5.2** seeks that several other areas are included, especially the preservation of Stockade Hill and its views. While it is not certain, it appears that this submitter seeks the addition of Stockade Hill to the Howick Business SCA. The submitter may wish to further clarify their position on this submission point.
245. **Submission points 4.4, 8.4, 11.4 and 15.4** oppose PC34 to the extent that it does not include important or relevant areas adjacent to the Howick village. These submitters state that these areas (which include Stockade Hill) have special character and are part of the historical context of Howick and Stockade Hill.
246. **Submission points 4.5, 8.5, 11.5, 13.4 and 15.5** seek to amend the extent of the SCA Overlay to include Stockade Hill. This is in the context of also seeking to add the residential zoned sites surrounding Stockade Hill and the Howick Business SCA, to the SCA Overlay and renaming the overlay to include “residential” in the name.
247. **Submission point 10.2** seeks to amend the extent of the SCA Overlay to include Stockade Hill. This is in the context of also seeking to add a larger area of residential sites surrounding the Howick town centre. This submitter states that if Stockade Hill is excluded then PC34 will fail to provide protection to the Business integrity and character as a whole of Howick, its environment and its people of the community.
248. **Submission point 12.4** seeks that Stockade Hill be included within the special character area because it forms part of the heritage and character of the historical village. This is in the context of also seeking to add 360 degrees of land around Stockade Hill.
249. Stockade Hill is a landform that forms the highest point in Howick and is a significant landmark. It is surrounded by roads on all sides and the general topography in the area slopes away from Stockade Hill on all sides. Land to the north and east of Stockade Hill slopes towards the Hauraki Gulf providing uninterrupted views. Downhill to the south-east is the Howick town centre and the Howick Business SCA.
250. Stockade Hill is a public open space that is mostly grassed and open in nature. The park contains evidence of the early redoubt/stockade, large trees, paths, park furniture and a WWI and WWII memorial obelisk. There are no other buildings on the site. Figure 7 shows an aerial of Stockade Hill. Figure 8 shows views to and from Stockade Hill in relation to the Howick Business SCA.

Figure 7: Aerial view of Stockade Hill



Source: AUP GIS Viewer

Figure 8: Views to and from Stockade Hill in relation to Howick Business SCA⁴⁸



View from Stockade Hill looking south east towards Howick town centre. Photo taken near top of hill.



View from edge of Crawford Reserve looking west towards Stockade Hill. Crawford Reserve is the second most northern most site within Howick Business SCA.

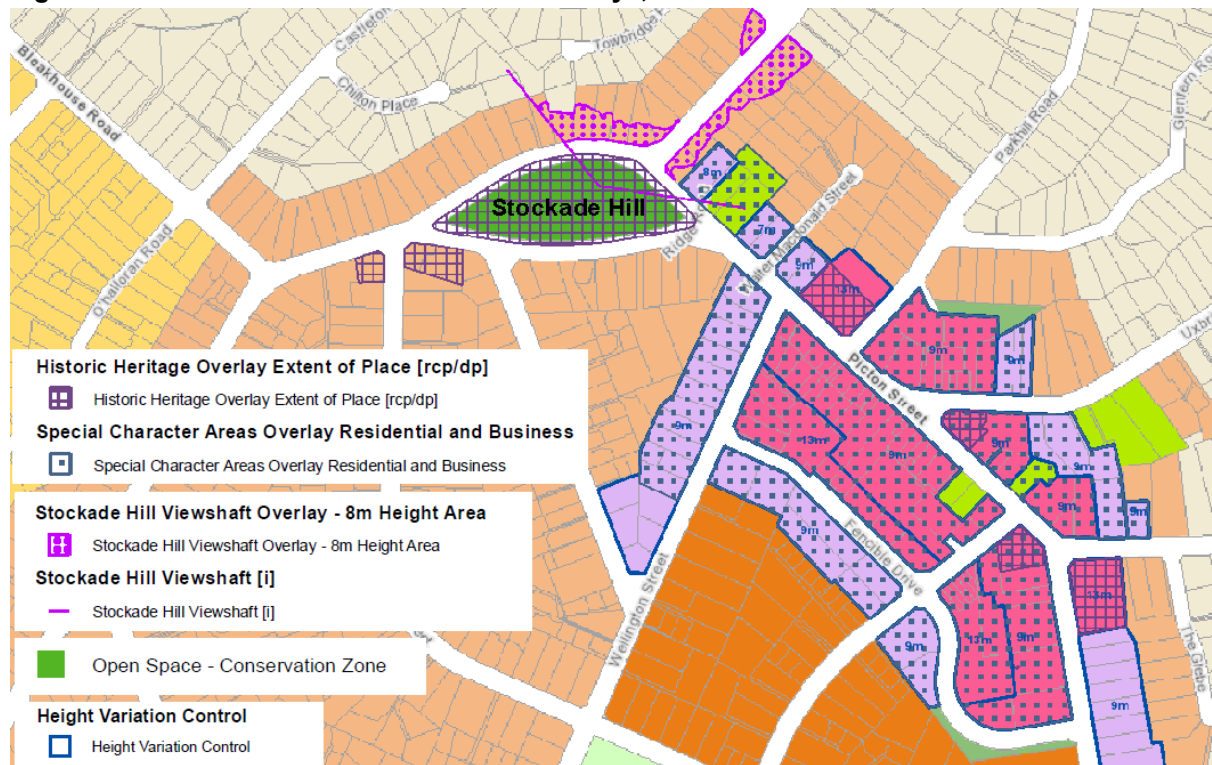


View from Picton Street looking north west towards Stockade Hill. Photo taken from middle of road approximately outside 114 Picton Street.

⁴⁸ Photos taken during site visit 30 June 2019. Due to COVID-19 lockdown more recent photos not able to be taken. Photos taken using a phone camera so angles may appear wider than they are (approx. 35mm focal length).

251. Stockade Hill is zoned Open Space - Conservation and is also a scheduled Historic Heritage place in the AUP.⁴⁹ Figure 9 shows the location of Stockade Hill compared to the Howick Business SCA (as operative). It also shows the extent of the Historic Heritage Overlay, the Height Variation Control and the Stockade Hill Viewshaft Overlay.

Figure 9: Stockade Hill and relevant AUP overlays, controls and zone



Source: AUP GIS Viewer

252. During the development of the proposed special character statement the question of whether Stockade Hill should be added to the Howick Business SCA was raised. This is discussed and evaluated in detail in the Section 32 evaluation (paragraphs 36, 37, 166 - 175).

253. In my opinion, whilst Stockade Hill contributes to the character of the Howick Business SCA, it does not need to be included within the extent of the SCA Overlay. This is because there are other methods in the AUP that currently manage future development and protect the values of Stockade Hill in a more appropriate way i.e. the Open Space – Conservation Zone, the Historic Heritage Overlay, Stockade Hill Viewshaft Overlay and the Height Variation Control.

254. Furthermore, Stockade Hill cannot be identified as either a character supporting or character defining building. This is because it is not a building and therefore would not meet the criteria within Policy 9.

⁴⁹ Historic Heritage Schedule ID 01268 Howick Redoubt/Stockade Hill R11_326, Category B, subject to additional archaeological controls. Criteria that contribute to its heritage values are A (historical), D (knowledge), G (aesthetic), H (context).

255. The SCA Overlay rules for business areas such as Howick only require resource consent for development that relates to buildings i.e. demolition of a building, alterations or additions to a building, or a new building. While some structures on Stockade Hill may be classified as a building (e.g. the obelisk/monument), the hill itself being a landform is not a building. As such the SCA Overlay provisions will have a limited effect if the overlay is applied to Stockade Hill.
256. On the other hand the provisions of the Open Space - Conservation Zone and the Historic Heritage Overlay more appropriately manage and protect Stockade Hill from any inappropriate subdivision, use or development. In their submission Heritage New Zealand (7) also acknowledges that they accept the rationale provided in the Section 32 evaluation that other methods in the AUP will ensure Stockade Hill and its relationship with buildings within the special character area will be protected from inappropriate subdivision, use or development.⁵⁰
257. The Open Space - Conservation Zone is generally applied to open spaces that have natural, ecological, landscape, cultural and historic heritage values. Development and use is limited in scale and intensity to protect these values.
258. The Historic Heritage Overlay manages a range of activities. Where it manages activities that the SCA Overlay also manages it is generally more restrictive in terms of activity status. For the Historic Heritage Overlay these activities apply to any feature within the scheduled historic heritage place, except where expressly excluded. This differs to the SCA Overlay where the rules only apply to buildings.
259. The Stockade Hill Viewshaft Overlay and the Height Variation Control help to manage development, specifically building heights, around some parts of Stockade Hill. The Stockade Hill Viewshaft Overlay protects views from Stockade Hill towards the coastal environment by placing an eight-metre height restriction on specific sites where the permitted underlying zone could obstruct or compromise those views. The Height Variation Control applies to the Howick town centre and includes most sites within the Howick Business SCA. This control generally reduces the permitted building heights to either nine metres or 13 metres.⁵¹
260. The Section 32 evaluation discusses these four methods in more detail.
261. Ms Mein has also considered these submission points and also agrees that Stockade Hill does not need to be added to the extent of the SCA Overlay because the Historic Heritage Overlay and open space zone already provide a greater level of protection.
262. This does not reduce the significance of Stockade Hill. Ms Mein acknowledges that Stockade Hill is significant to both the history of Howick and its streetscape. Ms Mein also notes that Stockade Hill provides a backdrop to the mainstreet when viewed from the south. This relationship between Howick and Stockade Hill is similar to the relationship between the Mount Eden village and Maungawhau/Mount Eden. Mount Eden Village is also a Business special character area. The special character statement for Mount Eden Village recognises the important relationship between the special

⁵⁰ Submission 7, Heritage New Zealand, paragraph 4.10.

⁵¹ Under this control the permitted height for the two sites on either side of Crawford Reserve are reduced even further to 7m and 8m.

character area and the volcanic cone of Maungawhau/Mount Eden.⁵² However this volcanic cone is not within the extent of the Business special character area.

263. The proposed special character statement recognises the contribution that Stockade Hill makes to the special character values of the Howick Business SCA. It states that:

- Picton Street (the mainstreet) is bookended by two historic landmarks, Stockade Hill and All Saints Church
- that the redoubt on Stockade Hill was part of the early settlement of Howick
- that the views, including those to Stockade Hill lends Howick its character
- that the WWI and WWII memorial obelisk on Stockade Hill, along with the All Saints Church spire, act as vertical markers at the entrances to the village centre.

264. I also recommend that the special character statement be amended to add reference to views from Stockade Hill.

265. In my opinion, the proposed special character statement (with recommended amendment) adequately recognises Stockade Hill and the contribution it makes to the special character values of the Howick Business SCA. This will enable any development proposal within the Howick Business SCA to adequately consider the effects of the development on the special character values.

Recommendations

266. In my opinion **submission point 5.2 should be rejected** because I do not support the addition of Stockade Hill to the Howick Business SCA for the reasons set out above.

267. In my opinion part of **submission points 4.4, 4.5, 6.2, 8.4, 8.5, 10.2, 11.4, 11.5, 12.4, 13.4, 15.4, and 15.5 should be rejected** because I do not support the addition of Stockade Hill to the Howick Business SCA for the reasons set out above. For clarity this recommendation to reject only applies to the part of these submission points that relate to Stockade Hill. The other parts of these submission points are discussed in sections 10.1.4 and 10.3.

10.7. Miscellaneous

Table 22: Submissions and further submissions

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Further Submissions	Planners Recommendation
11.7	Bea Buys	Amend the text of the plan change to include the additions set out in the attachment. [attachment is a map]	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject
13.6	Claire Thompson	Amend text of plan change to "... include additions set out in attachment (here you must insert the tracked change version of	FS1 - Support FS3 - Support FS4 - Support FS5 - Support	Reject

⁵² See Schedule 15.1.6.10

		PC34 that Andrew has amended)." [unclear what the amendments are]	FS2 - Oppose	
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Discussion

268. **Submission points 11.7 and 13.6** seek to amend the text of the plan change as set out in the attachment to their submission. These attachments contain the map showing their desired extension SCA Overlay for Howick. See Figure 4.

269. It is unclear if the submitters are seeking amendments to the text of the proposed special character statement and if so, exactly what those amendments are. If the submitters concern here is about the extension of the SCA Overlay, then I address this matter through their other submission points (i.e. 11.5, 13.4). These submitters may wish to further clarify their position in relation to these submission points.

270. Without further information I cannot accept these submission points.

Recommendations

271. In my opinion **submission points 11.7 and 13.6** should be rejected for the reasons set out above.

11. SECTION 32AA EVALUATION

272. Section 32AA of the RMA requires a further evaluation for any changes that are proposed to the notified plan change after the section 32 evaluation was carried out.⁵³ This further evaluation must be undertaken at a level of detail that corresponds to the scale and significance of the changes.⁵⁴

273. In my opinion the amendments recommended to PC34 in this report are minor in scale and significance. These amendments either correct minor errors in historical fact, improve consistency of terms used or clarify which features contribute to the overall character of the Howick Business SCA. No amendments are recommended to the extent of the SCA Overlay or to the identification of character defining or character supporting buildings. As such the recommended amendments do not alter the management regime applicable to any sites or the intent of the notified plan change.

274. In my opinion PC34 (with recommended amendments) will still efficiently and effectively achieve the SCA Overlay objectives and the purpose of the plan change as described in the Section 32 evaluation. No additional costs will result from these amendments, but they will benefit users of the AUP by ensuring the information within the special character statement is accurate and clearly describes the special character values of the Howick Business SCA.

12. CONCLUSIONS

275. Fifteen submissions and seven further submissions were received on PC34. These submissions generally fall into the following themes:

⁵³ RMA, section 32AA(1)(a)

⁵⁴ RMA, section 32AA(1)(c)

- General support for or opposition to PC34
- Support for the four sites proposed to be included within the SCA Overlay
- Amendments to the text of the special character statement
- Amendments to the identification of character defining and character supporting buildings
- Amendments to include Stockade Hill within the SCA Overlay
- Miscellaneous.

276. In addition to this some submissions raised matters that I consider to be outside the scope of PC34. As such an analysis of their merit has not been made within this report.

277. Having considered all of the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that PC34 should be adopted, subject to the recommended amendments to the text of the AUP as set out in **Appendix 3** to this report.

278. I retain my opinion as set out in the Section 32 evaluation and this report that the amendments proposed to the AUP through PC34 (with recommended amendments):

- are consistent with Part 2 of the RMA, in particular the purpose of the RMA because they seek to provide for the sustainable management of the amenity values and the quality of the environment in the Howick town centre
- will assist the council carry out its functions set out in Sections 30 and 31 of the RMA
- are the most appropriate way to achieve the purpose of PC34, that is to fix a 'gap' in the AUP
- are consistent with the AUP RPS, in particular Chapter B5.3 which seeks to maintain and enhance the character and amenity values of identified special character areas.
- will achieve the objectives of the SCA Overlay, having regard to their efficiency, effectiveness, costs and benefits.

13. RECOMMENDATIONS

1. That, the Hearing Commissioners accept or reject submissions (and associated further submissions) as outlined in this report.
2. That, as a result of the recommendations on the submissions, the AUP be amended by the changes proposed by PC34 as set out in Appendix 3 of this report.

14. SIGNATORIES

	Name and title of signatories
Authors	Katrina David - Principal Planner, Central/South Planning, Plans and

	Places
Reviewer / Approver	Craig Cairncross - Team Leader, Central/South Planning, Plans and Places

APPENDIX ONE

PROPOSED PLAN CHANGE

Auckland Unitary Plan Operative in Part

Proposed Plan Change: Special Character Statement for Special Character Areas Overlay – Howick Business

This is a council-initiated plan change

Explanatory Note – Not part of proposed plan change

This proposed plan change is to introduce a Special Character Statement into Schedule 15 Special Character Areas Overlay – Residential and Business (**Schedule 15**) of the Auckland Unitary Plan (Operative in Part) (**Auckland Unitary Plan**) for the Howick Business Area in the Special Character Areas Overlay – Residential and Business (**SCA Overlay**).

In summary the plan change proposes to:

- Amend Schedule 15 of the Auckland Unitary Plan to add a special character statement for the Howick Business Special Character Area. The character statement identifies the collective special character values of this area, based on historical, and physical and visual qualities. Special character statements are important because any assessment of proposals for development and modifications to buildings within special character areas are considered against the character statement and the special character values identified in those statements.
- Amend the extent of the SCA Overlay in the GIS Viewer (maps) to add four new sites into the Howick Business Special Character Area. These sites are shown on the attached map. For three of these sites all or part of the site will be identified as a site with a 'character supporting' building and the remaining site as a site with a 'character defining' building. Mapping changes will need to be made to the extent of the Special Character Areas Overlay in the GIS Viewer, and the sites with 'character defining' and 'character supporting' buildings are shown on the map included in the special character statement.
- Make consequential amendments to Chapter D18 Special Character Areas Overlay – Residential and Business. This will remove the references/wording that the Howick area does not have a character statement. The proposed plan change does not seek to change any objectives, policies or rules for the SCA Overlay.

Proposed Plan Change amendments to text

Note:

1. Amendments proposed by this plan change to the AUP are underlined for new text and ~~struck through~~ where existing text is proposed to be deleted.
2. The use of Indicates that there is more text, but it is not being changed. These are used when the whole provisions if too long to be included.
3. Some existing text is shown to place the changes in context.
4. For clarity the map in the character statement is proposed to be added.

Proposed amendments to Chapter D18 Special Character Areas Overlay – Residential and Business

D18. Special Character Areas Overlay – Residential and Business

D18.1. Background

The Special Character Areas Overlay – Residential and Business seeks to retain and manage the special character values of specific residential and business areas identified as having collective and cohesive values, importance, relevance and interest to the communities within the locality and wider Auckland region.

Each special character area, ~~other than Howick~~, is supported by a Special character area statement identifying the key special character values of the area. Assessment of proposals for development and modifications to buildings within special character areas will be considered against the relevant policies and the special character area statements and the special character values that are identified in those statements. These values set out and identify the overall notable or distinctive aesthetic, physical and visual qualities of the area and community associations.

Standards have been placed on the use, development and demolition of buildings to manage change in these areas.

Special character areas are provided for as follows:

- (1) Special Character Areas - Business; and
- (2) Special Character Areas – Residential; and
- (3) Special Character Areas - General (both residential and business).

Areas in the Special Character Areas Overlay - General may contain a mix of sites zoned residential or business. In such cases, for any site/s in a residential zone, the Special Character Areas Overlay - Residential provisions will apply and for any site/s in a business zone, the Special Character Areas Overlay - Business provisions will apply.

The following areas are identified as special character areas:

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Balmoral Tram Suburb, West	Special Character Areas Overlay – Business : Howick	Special Character Areas Overlay – General : Balmoral Tram Suburb, East
Special Character Areas Overlay – Residential : Helensville	Special Character Areas Overlay – Business : Balmoral Shopping Centre	Special Character Areas Overlay – General : Foch Avenue and Haig Avenue

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : North Shore – Birkenhead Point	Special Character Areas Overlay – Business : Eden Valley	Special Character Areas Overlay – General : Hill Park
Special Character Areas Overlay – Residential : North Shore – Devonport and Stanley Point	Special Character Areas Overlay – Business : Ellerslie	Special Character Areas Overlay – General : Puhoi
Special Character Areas Overlay – Residential : North Shore – Northcote Point	Special Character Areas Overlay – Business : Grey Lynn	
Special Character Areas Overlay – Residential : Early Road Links	Special Character Areas Overlay – Business : Helensville Central	
Special Character Areas Overlay – Residential : Kings Road and Princes Avenue	Special Character Areas Overlay – Business : Kingsland	
Special Character Areas Overlay – Residential : Isthmus A	Special Character Areas Overlay – Business : Lower Hinemoa Street	
Special Character Areas Overlay – Residential : Isthmus B - Remuera	Special Character Areas Overlay – Business : Devonport	
Special Character Areas Overlay – Residential : Isthmus B – Remuera / Meadowbank	Special Character Areas Overlay – Business : Mt Eden Village	
Special Character Areas Overlay – Residential : Isthmus B – Mission Bay	Special Character Areas Overlay – Business : Newmarket	
Special Character Areas Overlay – Residential : Isthmus B – St Heliers	Special Character Areas Overlay – Business : Parnell	
Special Character Areas Overlay – Residential : Isthmus B – Herne Bay	Special Character Areas Overlay – Business : Ponsonby Road	
Special Character Areas Overlay – Residential : Isthmus B - Parnell	Special Character Areas Overlay – Business : Sandringham	

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Isthmus B - Epsom	Special Character Areas Overlay – Business : Upper Symonds Street	
Special Character Areas Overlay – Residential : Isthmus B – Epsom/Greenlane	Special Character Areas Overlay – Business : West Lynn	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part A)	Special Character Areas Overlay – Business : Onehunga	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part B)	Special Character Areas Overlay – Business : Otahuhu	
Special Character Areas Overlay – Residential : Isthmus B - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus B - Mount Roskill		
Special Character Areas Overlay – Residential : Isthmus B - Otahuhu		
Special Character Areas Overlay – Residential : Isthmus C : St Heliers/Glendowie		
Special Character Areas Overlay – Residential : Isthmus C - Mount Eden		
Special Character Areas Overlay – Residential : Isthmus C -Three Kings		
Special Character Areas Overlay – Residential : Isthmus C - Mount Albert		
Special Character Areas Overlay – Residential :		

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Isthmus C – Remuera/Epsom		
Special Character Areas Overlay – Residential : Station Road, Papatoetoe		
Special Character Areas Overlay – Residential : Pukehana Avenue		

The special character area statements are located in Schedule 15 Special Character Schedule, Statements and Maps.

~~Note 4~~

~~There is no special character area statement for Special Character Area Overlay – Business : Howick.~~

The maps for the following special character areas are located in Schedule 15 Special Character Schedule, Statements and Maps:

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Balmoral Tram Suburb, West	Special Character Areas Overlay – Business : Balmoral Shopping Centre	Special Character Areas Overlay – General : Balmoral Tram Suburb, East
Special Character Areas Overlay – Residential : Helensville	Special Character Areas Overlay – Business : Eden Valley	Special Character Areas Overlay – General : Foch Avenue and Haig Avenue
Special Character Areas Overlay – Residential : North Shore – Birkenhead Point	Special Character Areas Overlay – Business : Ellerslie	
Special Character Areas Overlay – Residential : North Shore – Devonport and Stanley Point	Special Character Areas Overlay – Business : Grey Lynn	
Special Character Areas Overlay – Residential : North Shore – Northcote Point	Special Character Areas Overlay – Business : Helensville Central	

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Early Road Links	Special Character Areas Overlay – Business : Kingsland	
Special Character Areas Overlay – Residential : Kings Road and Princes Avenue	Special Character Areas Overlay – Business : Lower Hinemoa Street	
Special Character Areas Overlay – Residential : Isthmus B - Remuera	Special Character Areas Overlay – Business : Devonport	
Special Character Areas Overlay – Residential : Isthmus B – Remuera / Meadowbank	Special Character Areas Overlay – Business : Mt Eden Village	
Special Character Areas Overlay – Residential : Isthmus B – Mission Bay	Special Character Areas Overlay – Business : Newmarket	
Special Character Areas Overlay – Residential : Isthmus B – St Heliers	Special Character Areas Overlay – Business : Parnell	
Special Character Areas Overlay – Residential : Isthmus B – Herne Bay	Special Character Areas Overlay – Business : Ponsonby Road	
Special Character Areas Overlay – Residential : Isthmus B - Parnell	Special Character Areas Overlay – Business : Sandringham	
Special Character Areas Overlay – Residential : Isthmus B - Epsom	Special Character Areas Overlay – Business : Upper Symonds Street	
Special Character Areas Overlay – Residential : Isthmus B – Epsom/Greenlane	Special Character Areas Overlay – Business : West Lynn	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part A)	Special Character Areas Overlay – Business : Onehunga	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom	Special Character Areas Overlay – Business : Otahuhu	

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
(Part B)		
Special Character Areas Overlay – Residential : Isthmus B - Mount Albert	<u>Special Character Areas Overlay – Business : Howick</u>	
Special Character Areas Overlay – Residential : Isthmus B - Mount Roskill		
Special Character Areas Overlay – Residential : Isthmus B - Otahuhu		
Special Character Areas Overlay – Residential : Isthmus C – St Heliers/Glendowie		
Special Character Areas Overlay – Residential : Isthmus C - Mount Eden		
Special Character Areas Overlay – Residential : Isthmus C -Three Kings		
Special Character Areas Overlay – Residential : Isthmus C - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus C – Remuera/Epsom		
Special Character Areas Overlay – Residential : Station Road, Papatoetoe		
Special Character Areas Overlay – Residential : Pukehana Avenue		

The maps for the following special character areas are only provided in the planning maps:

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)

Special Character Areas Overlay – Residential : Isthmus A	Special Character Areas Overlay – Business : Howick	Special Character Areas Overlay – General : Hill Park
Special Character Areas Overlay – Residential : Pukehana Avenue		Special Character Areas Overlay – General : Puhoi

D18.2. Objectives

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Proposed amendments to Chapter L: Schedule 15 Special Character Areas Overlay – Residential and Business

Schedule 15 Special Character Schedule, Statements and Maps

15.1.1. Background

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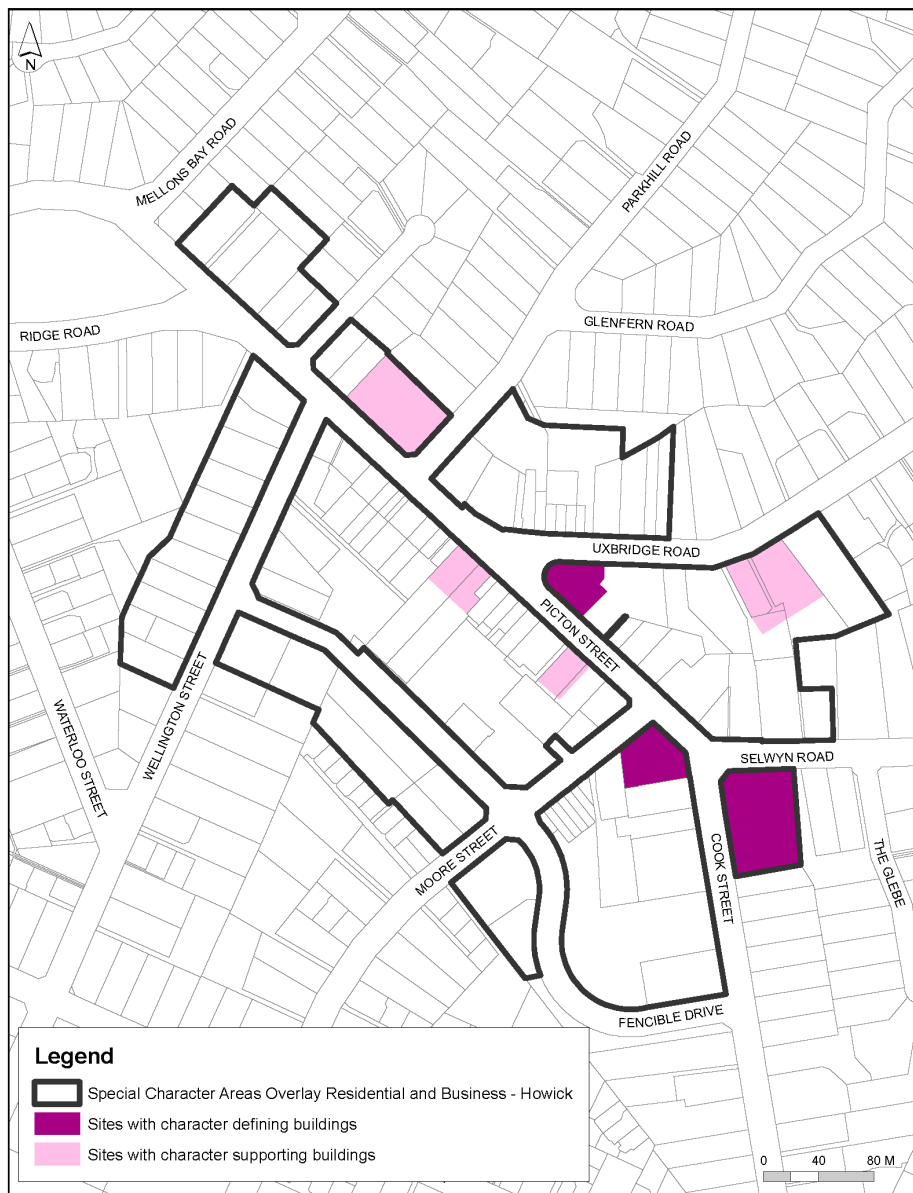
15.1.6. Special Character Areas Overlay - Business – Character Statements and Maps

15.1.6.1. Special Character Areas Overlay – Business: Howick

15.1.6.1.1. Extent of area

Special Character Area Map:

The extent of the Special Character Areas Overlay – Business: Howick can be found in the planning maps.



Description:

The extent of the overlay area reflects the commercial centre of Howick, located along Picton Street, and includes parts of Fencible Drive, Moore Street, Uxbridge Road, Selwyn Road, Parkhill Road, Wellington Street and Walter MacDonald Street.

Picton Street is the mainstreet of Howick town centre. It is bookended by two historic landmarks: Stockade Hill to the northwest and All Saints Church (the Selwyn Church) at the southeastern end of Picton Street, at the junction of Selwyn Road, Cook and Picton Streets. All Saints Church is one of the most iconic and character-defining buildings of the centre.

15.1.6.1.2. Summary of special character values

No special character statement has been prepared for Howick.

Historical:

The area collectively reflects an important aspect, or is representative, of a significant period and pattern of community development within the region or locality.

Howick and its surrounds were traditionally known as Ōwairoa, which means 'of the long (flat) water'. The historic Papāroa pā was located south of Howick Beach, and pā, kāinga, middens and agricultural areas that were cultivated with kumara and bracken fern, are scattered throughout the area.

Howick is associated with an early period of European settlement and development in Auckland. Howick was established as a Fencible settlement in 1847. It was the first and largest of four Fencible settlements to the south of Auckland, tasked with guarding the south-eastern approaches to Auckland. The other three were at Onehunga, Panmure and Ōtāhuhu.

The features of the initial military settlement included the redoubt of Stockade Hill overlooking the surrounding landscape and roads radiating from the township along the ridgelines. Howick is named after the Rt Hon. Henry George Grey, 3rd Earl Grey and Viscount Howick, who was secretary for the Colonies in the British Parliament. Howick's links to Auckland's colonial and Fencible past are evident in both the street pattern and the naming of streets after British military heroes or battles such as Wellington, Picton, Waterloo and Uxbridge.

Howick was established with key features of a British settlement, including a village green (now Howick Domain, off Howe Street) and an Anglican Church, All Saints Church, erected in 1847 (the oldest surviving intact church in Auckland). This was followed by construction of the original Our Lady Star of the Sea Roman Catholic Church, on the corner of Parkhill Road and Picton Street, in 1854. The two churches with graveyards, located on the main street, and in close proximity to one another are a rare surviving feature amongst all of the south Auckland Fencible settlements.

Originally, the commercial centre of Howick was focused around Howe Street. However, following the opening of the wharf in the late 19th century, Howick

evolved into a popular seaside village and the community wanted to be closer to the churches and be able to enjoy the sea views. Therefore, during the early 20th century the main street commercial activity shifted to Picton Street, on the dominant ridgeline, where it remains today.

Following the initial military period of its history, Howick remained a small rural, seaside village that serviced the surrounding eastern farming areas. There was limited access to Auckland. Picton Street developed in the interwar period, from 1920 – 1930. Many of Howick’s character defining buildings derive from this period. The 1930s saw the construction of a concrete all-weather road connecting Howick to Panmure via Pakuranga.

Following the end of WWII, Howick experienced rapid growth in conjunction with investment in transport infrastructure that connected the area with other settlements, such as Penrose, Greenlane, Panmure and Otahuhu. Growth also occurred because of major post-war subdivisions that were undertaken to help remedy the housing shortage. The opening of the Panmure bridge in 1959 was a catalyst for further development. A number of commercial buildings on Howick’s main street date from the late 1950s to 1970s.

Physical and visual qualities:

The area collectively reflects important or representative buildings, types, designs, styles, methods of construction, materials and craftsmanship, urban patterns, landscape, and streetscape qualities.

The overlay area is of significance for its physical and visual qualities as it represents the structure of an early rural village within greater Auckland. The overlay area demonstrates in its structure and built fabric, the progressive development of the town centre from the establishment of Howick in the Victorian era through to commercial expansion and consolidation in the latter half of the 20th century through to present day.

15.1.6.1.3. Description of physical and visual qualities

Built Form

Period of development

The core commercial area, centred on Picton Street, includes a small number of 1920s and 1930s commercial buildings, which are identified as character-defining buildings. However, most of the buildings along Picton Street date from the mid- 20th century: late 1950s, 1960s and 1970s, following the opening of Panmure Bridge in 1959.

Fencible Drive was formed after 1959 and buildings along that street date from the second half of the 20th and early 21st centuries. Fencible Drive, itself, does not contribute to the special character of Howick, however 34 Moore Street (former Howick Borough Council Buildings) and 16 Fencible Drive contribute to the sense of place of Howick village.

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 Stockade Hill and views from Picton Street to the Tamaki Strait that

lends Howick its character.

Scale of development

While there are only a small number of historic buildings, one of the defining characteristics of Howick town centre is the scale of development. Picton Street possesses an intimate scale of one and two-storey buildings including two solid masonry two storey buildings from the early 20th century, both of which are scheduled historic heritage places (Marine Hotel (former)/Prospect of Howick Hotel and McInness Building). Larger developments, both in height and scale are located behind the main street, fronting Fencible Drive.

This scale of development was further reinforced by height limits of 9m along much of Picton Street the western side of Wellington Street and the south-western side of Fencible Drive in the legacy Manukau District Plan. This has been carried through to the Auckland Unitary Plan via the height variation control.

A greater height of 12m was provided for in the legacy Manukau District Plan on the northeastern side of Fencible Drive. This has been increased to 13m on the northeastern side of Fencible Drive (to provide greater variety in roof forms) and in Picton Street on some of the scheduled historic heritage buildings (to recognise the greater height of the church spires).

Form and relationship to street

Howick town centre includes two distinct urban forms that relate to key stages of development. The first is the Picton Street traditional main street. Buildings have a strong relationship to the street, directly abutting the footpath with continuous verandahs over retail shopfronts, with large windows and direct openings to the street.

The roof forms of the churches, the hipped roof of the Prospect of Howick and the many differing roof forms of mid-20th century retail buildings contribute to the diversity of forms and interest along Picton Street.

Exceptions to this continuous built pattern occur at Market Square, which contains the Howick War Memorial Community Centre (information centre) and, with cafés and community facilities opening onto it, is a hub for the village. Other locations with breaks to the built edge include the garden outside the former Prospect of Howick Hotel on the corner of Picton Street and Uxbridge Road. The Our Lady Star of the Sea graveyard, which, dating from the mid-19th century, predates many of the buildings on Picton Street, and affords views to the Tamaki Strait.

In contrast, the blocks behind Picton Street, fronting Wellington Street and Fencible Drive, which relate to later development from 1959 onwards, do not exhibit the same strong relationship to the street and do not contribute to the character of Howick village. On the southwestern side of Fencible Drive, buildings are typically two storeys and built to the street edge, while the north-eastern side buildings are of a larger scale and mass and are set back from the

street edge with car parking in front.

Major features and buildings

Character-defining buildings which make an important contribution to the area are shown on the special character area map. These include:

- 78 Picton Street – Good Home (Marine Hotel (former)/Prospect of Howick Hotel)
- 127 Picton Street – McInness Building (Macs Corner)
- 9 Selwyn Road - All Saints Church (Selwyn Church) and graveyard

Character-supporting buildings which contribute to the character and identity of Howick village are shown on the special character map and include:

- 28 Picton Street – Our Lady Star of the Sea Roman Catholic Church and graveyard
- 65 Picton Street – Bells Butchery and Rices Bakery
- 115 Picton Street – Howick War Memorial Community Centre (information centre)
- 35 Uxbridge Road - Uxbridge Arts & Culture Centre

Uxbridge, at the northern edge of the overlay area, is a community hub that includes the old wooden Uxbridge Presbyterian church dating from 1907 as well as the neighbouring Garden of Memories. Market square is also of significance as a gathering space and hub of the village.

Other contributing features include the bluestone kerbs, lampposts, street furniture, the band rotunda, street trees, and the remnants of the old concrete road which add to the distinctive local amenity of Picton Street.

At the edge of the special character overlay area, the WWI and WWII memorial obelisk on the scheduled historic heritage Stockade Hill and the spire and Cypress trees at All Saints Church (Selwyn Church), also a scheduled historic heritage place, act as vertical markers for the entrances to the village centre.

Density/Pattern of development

Building frontages are based around an early subdivision pattern with lot widths between 12-30m. Buildings built to the street edge create a high density (although relatively low-rise) pattern of development that is maintained throughout Picton Street.

The lots fronting Fencible Drive are larger and less uniform and dominated by surface carparking. The buildings have large footprints and are up to 3 storeys, on the northeastern side of the street, with lower heights and a finer grain on the southwestern side of the street.

Types

The overlay area includes a range of building types and styles that reflect its development over a long period of time. The varied range of building types contributes to the vibrancy of the streetscape. Rather than a uniform architectural

style. Howick village is defined by its street and subdivision pattern, relationship to heritage buildings and places and sea vistas between buildings.

Visual coherence

Despite stylistic variations, the general consistency along Picton Street of one to two storey relatively continuous buildings built to the street edge with overhanging verandahs, lampposts and exotic street trees provides visual coherence to Picton Street as a main street.

There is less visual coherence to Fencible Drive.

15.1.6.1.4. Architectural values

Materials and construction – built fabric

Visual coherence is further strengthened by a limited palette of materials and colours reminiscent of an English village including rendered brick, exposed red brick and white painted weatherboard, with red tile or slate/wooden shingle roofs. The Prospect of Howick and Howick Library with their exposed red bricks and yellow facings dominate the northeastern side of the village. Those colours and materials are repeated in other commercial buildings along Picton Street, including Howick War Memorial Community Centre. Windows are generally set within a solid façade. Some shopfronts exhibit the traditional tiled shopfront detailing.

15.1.6.1.5. Urban Structure

Subdivision

The subdivision pattern of the overlay area reflects the periods of development, as large farm blocks were subdivided for commercial and residential purposes in the mid-20th century. The lot sizes on Picton Street are generally narrower than the surrounding residential lots. The relatively narrow lot widths create a fine-grained character to the centre.

In contrast, the lot sizes on Fencible Drive are predominantly large parcels both in street frontage and depth.

Road pattern

The street pattern in Howick town centre is relatively organic, reflecting the landform. Picton Street follows the dominant ridge, while side streets radiate on spur ridges wending towards Howick Beach/ Mellons Bay to the north or Howick domain to the south. This street pattern affords vistas from the town centre to the surrounding landscape, including the Tamaki Strait, which reinforces Howick's sense of place as a seaside village.

Streetscape

The special character of Howick village has evolved from its roots as a traditional British seaside village. It is the interrelationship of seascape, landscape and built form that lends Howick its charm and special character. The form of commercial development within the overlay area is that of a traditional suburban town centre, serving the surrounding residential area. The continuous retail frontage punctuated by open spaces with views to Stockade Hill and the Tamaki Strait,

reinforces the connection to the sea. The retail contributes to the streetscape quality by providing active building frontages with a mix of uses.

Parallel parking on both sides of the street and several pedestrian crossing points moderate traffic and lend Picton Street, and the neighbouring cross streets, a pedestrian-orientated character. At some of the intersections the footpath has been widened to provide amenity areas which contain seating and planting, Uxbridge Road is notable with the garden of Prospect of Howick on one side and the rotunda on the other.

Vegetation and landscape characteristics

Howick has a number of mature exotic and some select native trees, many of them scheduled notable trees in the Auckland Unitary Plan, which lend character to Howick, reinforcing the sense of an English village, and providing seasonal colour and enclosure to Picton Street. These include the oaks and Norfolk Island pines on Stockade Hill, Cypress trees in the ground of All Saint's Church, English oaks in the ground of Our Lady Star of the Sea Roman Catholic Church and pohutukawa trees and oaks on Cook Street.

15.1.6.2. Special Character Areas Overlay – Business: Balmoral Shopping Centre

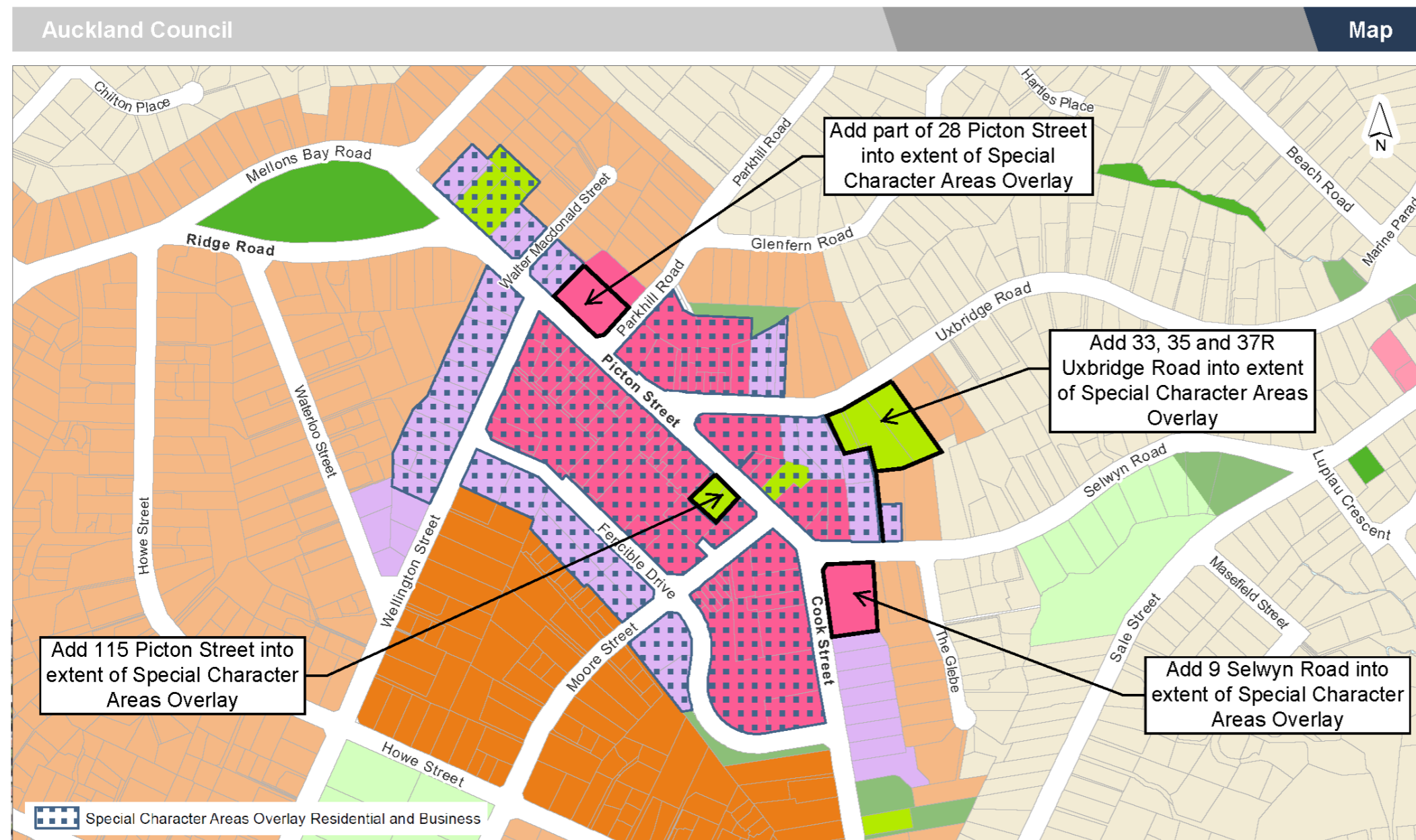
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Proposed amendments to Auckland Unitary Plan GIS Viewer (maps)

Proposed Plan Change amendments to GIS Viewer (maps)

Note:

1. The proposed spatial changes to the GIS Viewer (maps) have not been made yet.
2. Add the Special Character Areas Overlay – Business : Howick to the following sites.



DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
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Four new sites proposed to be added into the Howick Business Special Character Area, Special Character Areas Overlay

0 30 60 90
Meters

Scale @ A4
= 1:5,000

Date Printed:
27/06/2019



APPENDIX TWO

EVALUATION REPORT

Proposed Plan Change (PC34)

Special Character Statement for Special
Character Areas Overlay – Howick Business.
Amendments to the Auckland Unitary Plan
(Operative in part) - Schedule 15, Chapter
D18 and GIS Viewer

**SECTION 32
EVALUATION REPORT
4 October 2019**

Table of Contents

1.	Executive Summary	3
2.	Introduction	4
2.1	Section 32 Evaluation	4
2.2	The evaluation approach.....	5
3.	Issues and purpose of plan change.....	6
4.	Development of Options.....	8
4.1	Description of options	8
4.2	Evaluation of options.....	11
5	Reasons for the proposed plan change.....	15
6	Statutory Evaluation under the Act.....	17
7	National and Regional Planning Context.....	18
7.1	National Policy Statements	18
7.2	National Environmental Standards.....	21
7.3	Management Plans and Strategies under other Acts	21
7.4	New Zealand Heritage List / Rārangi Kōrero	22
7.5	Plans and proposed plans of adjacent territorial authorities	22
7.6	Iwi authority planning documents	22
7.7	Regional Policy Statement.....	23
8	Development of Plan Change	23
8.1	Methodology	23
8.2	Information Used	25
8.3	Consultation.....	25
9	Evaluation of provisions	29
10	Conclusion	38
11	List of Attachments.....	39

1. Executive Summary

1. This report is prepared as part of the evaluation required by Section 32 of the Resource Management Act 1991 (**the Act**) for Proposed Plan Change 34 (**PC34**) to the Auckland Unitary Plan (Operative in Part) (**AUP**).
2. 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.”¹
3. The identified special character values of each special character area are contained in Chapter L Schedule 15 Special Character Schedule, Statements and Maps (**Schedule 15**) of the AUP. The existing Howick Business Special Character Area (**Howick Business SCA**) included in the SCA Overlay is the only special character area that does not have a special character statement. This is a ‘gap’ in the AUP.
4. The purpose of PC34 is to rectify this gap in the AUP and include a special character statement for the Howick Business SCA in Schedule 15. Rectifying this gap in the AUP will ensure the natural and physical resources that contribute to the special character values of the Howick Business SCA can be sustainably managed in a way that will maintain and enhance the amenity values and quality of the environment.
5. Special character statements play a pivotal role in the implementation of the SCA Overlay provisions. It is important that the special character statements clearly articulate the special character values for each area. For Business special character areas such as Howick, this includes identifying “character defining” and “character supporting” buildings that contribute to these values. In doing so, the character statements can assist both applicants and decision makers to understand the special character values of an area and the type and degree to which development and change may be appropriate within the area.
6. The Howick Business SCA applies to the Howick town centre. Through the identification of its special character values four buildings, not currently included in the extent of the SCA Overlay, were identified that contribute to the special character values of the Howick Business SCA. These four buildings are identified as “character defining” or “character supporting” buildings.
7. In preparing PC34 consideration was given to what the best option is to address this gap in the AUP. This Section 32 evaluation report considered three options:
 - Option 1: Status quo – do nothing

¹ AUP Chapter D18.1 Background

- Option 2: Amend the AUP to add a special character statement for the Howick Business SCA, with no changes to the physical extent of the SCA Overlay
 - Option 3: Amend the AUP to add a special character statement for the Howick Business SCA and amend the physical extent of the SCA Overlay to add four new sites that contain “character defining” or “character supporting” buildings.
8. Option 3 is the preferred option. It will identify the special character values of the Howick Business SCA. It will also identify the appropriate buildings that contribute to these special character values as ‘character defining’ or ‘character supporting’ buildings. This will rectify the gap in the AUP and therefore achieve the purpose of PC34.
 9. It is considered that Option 3 will provide greater certainty about the level of development that might be appropriate within the Howick Business SCA. This is less likely to result in a loss of or compromise to the special character values identified in the special character statement. Overall this will appropriately achieve the objectives of the SCA Overlay in an efficient and effective way.
 10. Overall it is considered Option 3 will appropriately achieve the objectives and policies of the SCA Overlay in relation to the Howick Business SCA in an efficient and effective way. It is also considered the purpose of PC34 will appropriately achieve the purpose of the Act.
 11. PC34 is contained in Attachment A. In summary PC34 proposes to:
 - amend Schedule 15 of the AUP to include a special character statement for the Howick Business SCA
 - amend the GIS Viewer of the AUP to add four new sites within the extent of the SCA Overlay as part of the Howick Business SCA
 - make consequential minor amendments to Chapter D18 Special Character Areas Overlay – Residential and Business.

2. Introduction

12. This report is prepared as part of the evaluation required by Section 32 of the Resource Management Act 1991 (**the Act**) for proposed Plan Change 34 (**PC34**) to the Auckland Unitary Plan (Operative in Part) (**AUP**).

2.1 Section 32 Evaluation

13. Section 32 of the Act requires that before adopting any objective, policy, rule or other method, the Council shall carry out an evaluation to examine:

- the extent to which each objective is the most appropriate way to achieve the purpose of the Act, and
- whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objective.

14. The evaluation must also take into account:

- the benefits and costs of policies, rules, or other methods; and
- the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.

2.2 The evaluation approach

15. This section outlines how PC34 has been evaluated. The rest of this report will follow the evaluation approach described in the table below. In accordance with section 32(6) of the Act and for the purposes of this report:

- the 'proposal' means PC34;
- the 'objectives' means the purpose of PC34 (as there are no objectives affected or proposed by PC34); and
- the 'provisions' means the special character statement for the Howick Business Special Character Area (including any mapping changes) that implement, or give effect to, the purpose of PC34. There are no policies, activity tables, standards or assessment criteria affected by PC34.

Sections of this report	Evaluation Approach
Section 3: Issues and Objectives	This part of the report will explain the resource management issues and why there is a need to resolve them. It will also outline the purpose of PC34.
Section 4: The development and evaluation of options	In accordance with section 32(1)(b) and (2) of the Act, this section examines whether the options appropriately achieve the objectives of the AUP and the sustainable management purpose of the Act. The options are assessed by their efficiency and effectiveness, costs, benefits and risks to resolve the resource management issues.
Section 5: Reasons for the proposed plan change	In accordance with subsections 32(1)(a) and (1)(b)(iii) of the Act, this part of the report examines the extent to which the objectives of the proposal (PC34) are the most appropriate way to achieve the purpose of the Act. This section outlines the reasons for PC34 and the scope of PC34.
Section 6: Statutory evaluation	This part of the report evaluates the relevance of PC34 to Part 2 (sections 5-8) and other relevant parts / sections of the Act.
Section 7: National and regional planning context	This part of the report evaluates the relevance of PC34 against the national and local planning context.

Section 8: Development of the plan change	This part of the report outlines the methodology and development of P34, including the information used and consultation undertaken in preparing P34. This section includes a summary of all advice received from iwi authorities on PC34 (as required by section 32(4)(a) of the Act).
Section 9: Evaluation of provisions	This part of the report outlines the evaluation conducted on the proposed amendments to the AUP contained within PC34.
Section 10: Conclusion	This part of the report concludes that PC34 is the most efficient, effective and appropriate means of addressing the resource management issues identified.

16. This section 32 evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

3. Issues and purpose of plan change

17. 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."²
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 values³ 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.⁴ 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.⁵ 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.
19. One of these identified special character areas is the Howick Business Special Character Area (**Howick Business SCA**). The extent of the operative Howick

² AUP Chapter D18.1 Background

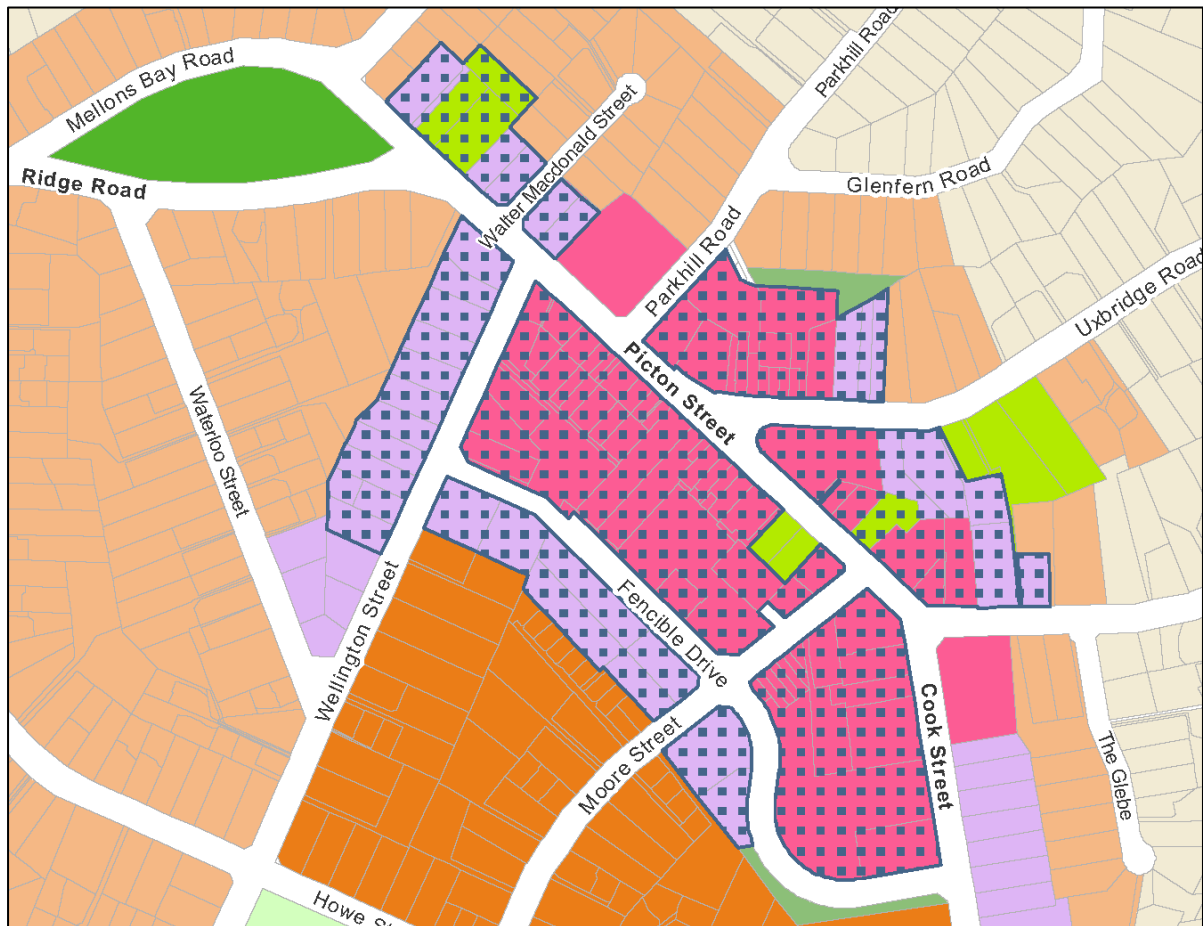
³ AUP D18.2 Objective 1







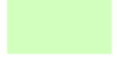



⁴ AUP D18.2 Objective 2

⁵ AUP D18.2 Objective 3

Business SCA is shown below. The Howick Business SCA only applies to business zoned sites and several open space zoned sites that are within the Howick town centre.

Figure 1: Existing Howick Business SCA (as per Operative in Part AUP)



	Special Character Areas Overlay – Residential and Business		Business – Town Centre Zone
	Open Space – Conservation Zone		Business – Mixed Use Zone
	Open Space – Informal Recreation Zone		Residential – Single House Zone
	Open Space – Sport and Active Recreation Zone		Residential – Mixed Housing Urban Zone
	Open Space –Community Zone		Residential – Terrace Housing and Apartment Buildings Zone

20. With the exception of the Howick Business SCA, all the special character areas have a special character statement included in Schedule 15 of the AUP. Each of these character statements provide a summary of the identified special character values for each area. This describes the “historical” and “physical and visual qualities” that define, contribute to or support the special character of a defined area. For Business

special character areas, special character statements also identify “character defining” and “character supporting” buildings. These buildings either make “considerable” or “moderate” contribution to the special character of these areas.⁶

21. Special character statements play an important role in the implementation of the provisions for the SCA Overlay. This is supported by the policies⁷ and assessment criteria⁸ of the SCA overlay which directly refer to the special character statements and/or the identified special character values. The “Explanations and principal reasons for adoption” for special character in the regional policy statement (B5.4) also highlights the important role special character statements play in assessing any resource consent application within special character areas. Without a special character statement for the Howick Business SCA there is a lack of clarity about what the values of the Howick Business SCA are. This means that the objectives of the SCA Overlay are less likely to be achieved for applications for consent within the Howick Business SCA.
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.
23. This “gap” in the AUP affects a small geographic area⁹, 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.

4. Development of Options

4.1 Description of options

24. In preparing PC34 consideration was given to what the best option will be to address this gap in the AUP and the lack of clarity about what the special character values are in the Howick Business SCA that the SCA Overlay seeks to maintain and enhance.
25. Initially two options were considered:

a) do not amend the AUP i.e. keep the status quo; or

⁶ AUP D18.3 Policy 9

⁷ AUP D18.3 Policies 8 to 14

⁸ AUP D18.8.1.2 and AUP D18.8.2.2

⁹ Approximately 10.8 hectares

- b) amend the AUP to add a special character statement for the Howick Business SCA. This character statement will identify the special character values of the area, including identifying the “character defining” and “character supporting” buildings.
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.
27. In the development of these options one of the considerations was whether further work should be undertaken to fully re-evaluate the Howick Business SCA against the RPS criteria for special character areas, or whether the whole physical extent of the Howick Business SCA should be re-evaluated. Undertaking a full re-evaluation would entail significantly greater work, resources and time to progress which would result in further delaying the preparation of a special character statement for the existing Howick Business SCA. This will not align with the purpose of PC34 which is to fix a “gap” in the AUP i.e. identify the special character values of the existing Howick Business SCA, so that the objectives of the SCA Overlay can be more easily achieved for this area.
28. A full re-evaluation of the area could result in proposing significant changes to how the characteristics of the Howick village that are valued by the community are managed. When the council proposed to remove the Howick Business SCA from the SCA Overlay and manage the area via another method (i.e. a precinct) through the Proposed Auckland Unitary Plan (**PAUP**) hearings process, there was considerable opposition. This opposition was from members of the Howick community who were submitters on the PAUP. They strongly argued that the Howick Business Area should remain within the SCA Overlay.
29. These three options in paragraphs 25 and 26 above are described in more detail below.

Option 1: Status quo (do nothing)

30. The status quo or “do nothing” option is to leave the AUP as it is. This means the Howick Business SCA will remain without a special character statement in Schedule 15 of the AUP and therefore the special character values of this area will not be identified in the AUP.

Option 2: Amend the AUP to add a special character statement for the Howick Business SCA, with no changes to the physical extent of the SCA Overlay

31. The scope and intent of this option is to prepare a special character statement identifying the special character values of the existing Howick Business SCA. This will correct a gap in the AUP and provide the Howick Business SCA the same level of guidance afforded to the other special character areas within the SCA Overlay.

32. In preparing the draft character statement it became evident that there are four key buildings which contribute to the special character values of the Howick Business SCA but are not included within the physical extent of the existing SCA Overlay. These buildings are:

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

33. With this option, these buildings are not be able to be identified as “character defining” or “character supporting” buildings in the special character statement because they are not included in the SCA Overlay.

Option 3: Amend the AUP to add a special character statement for the Howick Business SCA and amend the physical extent of the SCA Overlay to add four new sites that contain “character defining” or “character supporting” buildings.

34. This option is based on option 2 above i.e. prepare a character statement for the Howick Business SCA and add it to Schedule 15 of the AUP via a plan change. But in addition to preparing the character statement for the Howick Business SCA and adding it to Schedule 15 it also includes a proposal to add four new sites within the extent of the Howick Business SCA.

35. These sites include the four buildings listed in paragraph 32 above. The All Saints Anglican church and the Uxbridge Arts and Cultural Centre are directly adjacent to the existing Howick Business SCA and adding these sites to the overlay will slightly expand the eastern boundary of the overlay. Adding Our Lady Star of the Sea Roman Catholic church and the Howick War Memorial Community Centre will fill in two ‘gaps’ along Picton Street. Currently these sites are ‘cut out’ of the existing Howick Business SCA, so adding these sites will provide continuous coverage of the SCA Overlay along Picton Street. Adding these four sites does not significantly alter the extent of the Howick Business SCA, but rather better reflects the special character values of the area.

36. During the preparation of the draft character statement it was raised that Stockade Hill should also be included within the extent of the Howick Business SCA. Stockade Hill is a significant landmark located just outside the northern most end of the Howick Business SCA.

37. While Stockade Hill contributes to the special character values of the Howick Business SCA and is referred to in the proposed special character statement, it is not considered necessary to include it within the extent of the SCA Overlay. This is because development on Stockade Hill is currently managed via other methods in the AUP i.e. the Open Space – Conservation Zone and the Historic Heritage Overlay. This is discussed further in this evaluation in section 9.

4.2 Evaluation of options

Option 1 Status Quo (do nothing)	Option 2 Add a special character statement to the AUP for the Howick Business SCA, but do not amend the physical extent of the SCA Overlay	Option 3 - preferred Add a special character statement to the AUP for the Howick Business SCA and amend the physical extent of the SCA Overlay to include four additional sites within the extent of the Howick Business SCA
<p>Appropriateness (to achieve the objectives of the SCA Overlay and the purpose of PPC)</p> <p>Note: The objectives of the SCA Overlay seek to:</p> <ul style="list-style-type: none"> maintain and enhance the special character values of identified special character areas retain physical attributes that define, contribute or support the special character avoid, remedy or mitigate adverse effects of subdivision, use and development on special character values. 	<p>Retaining the status quo means the special character values of the Howick Business SCA will not be identified in the AUP. This will not achieve the purpose of PPC. This option will rely on these values being identified at the time of any resource consent application seeking development within the special character area. It also means there will be no “character supporting” or “character defining” buildings identified. “Character defining” and “character supporting” buildings are individual buildings that contribute to the special character values of the area. Without the identification of these buildings the contribution they make to the special character values is not recognised, and their physical attributes may not be retained.</p> <p>This means that it will be more difficult to achieve the objectives of the SCA Overlay.</p>	<p>This option will identify the special character values of the Howick Business SCA, including the all the “character defining” and “character supporting” buildings that contribute to the special character values of the area.</p> <p>Adding the four new sites within the extent of the SCA Overlay and identifying them as sites with “character defining” or “character supporting” buildings will ensure the special character values of the area are more fully articulated than in option 2. It also means that future development of these sites will be able to be managed by the SCA Overlay provisions, in a way that maintains and enhances the special character values of the area.</p> <p>Therefore this option will be the most appropriate way to achieve the objectives of the SCA Overlay and the purpose of PC34.</p>
<p>Effectiveness (of the character statement and map changes in achieving the objectives of the SCA Overlay and the purpose of PPC)</p> <p>Note: The objectives of the SCA Overlay seek to:</p> <ul style="list-style-type: none"> maintain and enhance the special character values of identified special character areas retain physical attributes that define, contribute or support the special character 	<p>This option will partially identify the special character values of the Howick Business SCA, however it will not fully articulate these values. This is because it will not fully identify all “character defining” or “character supporting” buildings that contribute to the special character values of the area.</p> <p>By not adding the four sites (where buildings on these sites contribute to the special character values of the Howick Business SCA) into the physical extent of the SCA Overlay, future development of these sites will not be managed by the SCA Overlay. This means that the contribution these buildings make to the special character values could be lost or compromised if future development on them does not maintain and respond positively to the special character values of the area.</p> <p>While this option will go some way to making it easier to achieve the objectives of the SCA Overlay, it will not be optimal, and the special character values may not be maintained. Therefore this option will not be the most appropriate way to achieve the objectives of the SCA Overlay and the purpose of PC34.</p>	<p>This option will effectively identify the special character values of the Howick Business SCA, by enabling buildings that “considerably” or “moderately” contribute to the special character values of the area, to be identified as “character defining” or “character supporting”.</p> <p>The inclusion of the four sites within the physical extent of the SCA Overlay will enable future development of the sites to be managed by the SCA Overlay provisions.</p> <p>Overall this option will be more effective achieving the objectives of the SCA Overlay and the purpose of PC34. This is because the special character values of the area will be identified and the physical attributes that define, contribute or support the special character can be retained.</p>
<p>Effectiveness (of the character statement and map changes in achieving the objectives of the SCA Overlay and the purpose of PPC)</p> <p>Note: The objectives of the SCA Overlay seek to:</p> <ul style="list-style-type: none"> maintain and enhance the special character values of identified special character areas retain physical attributes that define, contribute or support the special character 	<p>This option will partially identify the special character values of the Howick Business SCA, however it will not fully articulate these values. The character statement could describe that these four buildings contribute to the special character values of the area but will not be able to identify them as sites with “character defining” or “character supporting” buildings. The identification and appropriate management of “character defining” and “character supporting” buildings are a key aspect of the SCA Overlay.</p> <p>By not adding the four sites (where buildings on these sites contribute to the special character values of the Howick Business SCA) into the physical extent of the SCA Overlay, future development of these sites will not be managed by the SCA Overlay. This means that the contribution these buildings make to the special</p>	<p>This option will effectively identify the special character values of the Howick Business SCA, by enabling buildings that “considerably” or “moderately” contribute to the special character values of the area, to be identified as “character defining” or “character supporting”.</p> <p>The inclusion of the four sites within the physical extent of the SCA Overlay will enable future development of the sites to be managed by the SCA Overlay provisions.</p> <p>Overall this option will be more effective achieving the objectives of the SCA Overlay and the purpose of PC34. This is because the special character values of the area will be identified and the physical attributes that define, contribute or support the special character can be retained.</p>

Option 1 Status Quo (do nothing)	Option 2 Add a special character statement to the AUP for the Howick Business SCA, but do not amend the physical extent of the SCA Overlay	Option 3 - preferred Add a special character statement to the AUP for the Howick Business SCA and amend the physical extent of the SCA Overlay to include four additional sites within the extent of the Howick Business SCA
<ul style="list-style-type: none"> avoid, remedy or mitigate adverse effects of subdivision, use and development on special character values. 	<p>character values could be lost or compromised if future development on them does not maintain and respond positively to the special character values of the area.</p> <p>Overall this option will be less effective in achieving the objectives of the SCA Overlay and the purpose of PC34.</p>	
<p>Efficiency (of the provisions (i.e. character statement and map changes) in achieving the objectives of the SCA Overlay and the purpose of PPC (extent to which time, effort, cost well-used in achieving the objectives (i.e. purpose of PC34)))</p> <p>Note: The objectives of the SCA Overlay seek to:</p> <ul style="list-style-type: none"> maintain and enhance the special character values of identified special character areas retain physical attributes that define, contribute or support the special character avoid, remedy or mitigate adverse effects of subdivision, use and development on special character values. 	<p>Without a character statement the special character values of the Howick Business SCA are not identified in the AUP. Instead it will rely on these values being identified at the time of any resource consent application seeking development within the special character area. It also means there will be no “character supporting” or “character defining” buildings identified. “Character defining” and “character supporting” buildings are individual buildings that contribute to the special character values of the area. Without the identification of these buildings the contribution they make to the special character values is not recognised, and their physical attributes may not be retained.</p> <p>This creates uncertainty for land owners, developers and the community about what level of development might be appropriate on their site, and the Howick Business SCA as a whole. Uncertainty and a lack of clarity can result in an inefficient use of time, money and resources when preparing a resource consent application because the applicant will need to identify the special character values of the area to then determine the effect their proposal will have on those values.</p> <p>This lack of certainty and clarity will similarly affect decision makers when processing a resource consent application i.e. is inefficient</p>	<p>This option will identify the special character values of the Howick Business SCA, including all the “character defining” and “character supporting” buildings. This will provide more clarity and certainty for land owners and developers about what level of development might be appropriate on their site.</p> <p>This is more efficient from an economic perspective as it may reduce costs associated with preparing and assessing a resource consent application. Well-designed proposals that are in keeping with the special character values of the area are more likely to receive resource consent in a timely and cost-effective manner.</p>
<p>Environmental benefits and costs (i.e. environmental effects that are anticipated from implementation of PC34)</p> <p>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</p>	<p>This option will provide limited environmental benefits and costs.</p> <p>Identifying the special character values of the Howick Business SCA will provide environmental benefits because it will help these values to be maintained and enhanced.</p> <p>While the character statement could describe that these four sites contribute to the special character values of</p>	<p>This option will provide environmental benefits, by identifying the special character values of the Howick Business SCA and clearly describing the physical attributes that the SCA Overlay seeks to retain.</p> <p>By adding the four sites within the physical extent of the SCA Overlay and identifying them as “character defining” or “character supporting” buildings any future development of the buildings will be able to be managed in a way so the special character values of the area are not lost or</p>

Option 1 Status Quo (do nothing)	Option 2 Add a special character statement to the AUP for the Howick Business SCA, but do not amend the physical extent of the SCA Overlay	Option 3 - preferred Add a special character statement to the AUP for the Howick Business SCA and amend the physical extent of the SCA Overlay to include four additional sites within the extent of the Howick Business SCA
<p>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".</p>	<p>the areas, it could not identify them as sites with "character defining" or "character supporting" buildings. Not including these four sites within the physical extent of the SCA Overlay means that future development of the buildings could not be managed through the overlay provisions. This means the physical attributes of these buildings that contribute to the special character values of the area may not be retained and this will result in a loss of special character values of the Howick Business SCA.</p>	<p>This option will enable the character and amenity values of the Howick Business SCA to be maintained and enhanced, as sought by the SCA Overlay objectives.</p>
<p>Economic benefits and costs (i.e. economic effects that are anticipated from implementation of PC34)</p>	<p>Retaining the status quo will not incur any economic costs to the council, or any potential submitters, associated with a plan change.</p> <p>However a lack of clarity about what the special character values are could increase compliance costs for land owners/developers seeking a resource application to develop within the Howick Business SCA and decision makers assessing those applications. This lack of clarity could also put off land owners or developers from developing their site, because of uncertainty about what level of development might be appropriate. This could result in a loss of development potential.</p>	<p>This option will incur economic costs to the council associated with a plan change. It could also incur economic costs to anyone who submitted on the plan change.</p> <p>It could also provide economic benefits by providing greater certainty to landowners/developers about the type and level of development that may be appropriate in the area. Well-designed proposals that are in keeping with the special character values of the area are more likely to receive resource consent in a timely and cost-effective manner.</p> <p>Adding the four additional sites into the extent of the SCA Overlay is unlikely to result in any loss of capacity/development potential. Two of the sites contain historic churches and graveyards and are included within the Historic Heritage Overlay. Therefore the SCA Overlay will not apply controls that are more restrictive than what the sites are already subject to. The other two sites are council owned sites zoned Open Space – Community. This zone already requires resource consent for additions to existing buildings and new buildings</p>
<p>Social and cultural benefits and costs (i.e. social and cultural effects that are anticipated from implementation of PC34)</p> <p>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</p>	<p>Retaining the status quo could result in social and cultural costs to the Howick community. Without the identification of the special character values, including any "character defining" or "character supporting" buildings, these special character values may be lost or compromised.</p> <p>This option will also not provide any certainty for the community about what the special character values of the Howick Business SCA are, and therefore what the values are the SCA Overlay seeks to maintain and enhance.</p>	<p>This option will result in social and cultural benefits in terms of the certainty the community will have as to what the special character values of the Howick Business SCA are and that they will be maintained and enhanced as sought by the SCA Overlay.</p> <p>Identifying the special character values of the area, including all the "character defining" and "character supporting" buildings that contribute to that special character, will enable the objectives of the SCA Overlay to be achieved. This will then enable the Howick communities to provide for their social and cultural well-being.</p>

<p>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.</p>	<p>Option 1 Status Quo (do nothing)</p>	<p>Option 2 Add a special character statement to the AUP for the Howick Business SCA, but do not amend the physical extent of the SCA Overlay</p>	<p>Option 3 - preferred Add a special character statement to the AUP for the Howick Business SCA and amend the physical extent of the SCA Overlay to include four additional sites within the extent of the Howick Business SCA</p>
	<p>This option will not meet expectations of some members of the community, including those who had been involved in the PAUP hearings process. Through that process the Independent Hearings Panel (IHP) recommended that the council prepare a character statement in conjunction with the community. Representatives of some community groups have requested council prepare the character statement.</p>	<p>provisions. This means the physical attributes of these buildings that contribute to the special character values of the area may not be retained and this could result in a loss of special character values of the Howick Business SCA.</p>	

38. Of the three options identified, Option 3 is the preferred option. This is supported by the evaluation of options above which shows overall it will be the most appropriate way to effectively and efficiently achieve the SCA Overlay objectives and the purpose of PC34.
39. Option 3 requires a plan change that will involve:
- Addition of a special character statement for the Howick Business SCA into Schedule 15 of the AUP. This will identify the collective special character values of this area, based on historical, and physical and visual qualities. Including this 'missing' special character statement will fix a 'gap' in the AUP and ensure proposals for development of existing buildings or new buildings within the Howick Business SCA are considered against the special character values identified in the statement.
 - Addition of four new sites into the physical extent of the SCA Overlay for the Howick Business SCA. These sites will be identified as containing "character defining" or "character supporting" buildings.
 - Consequential amendments to Chapter D18. This will remove the references/wording that there is no special character statement for the Howick Business SCA.
40. Attachment A contains PC34. PC34 does not seek to change any objectives, policies, activity table or assessment criteria for the SCA Overlay. For reference Attachment B contains Chapter D18 of the AUP. PC34 does not seek to change any other AUP provisions relating to the Howick town centre including the Height Variation Control.
41. Section 32(2)(c) of the Act requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions (i.e. the special character statement and mapping). There is considered to be sufficient information about the special character values of the Howick Business SCA for PC34 to proceed. Furthermore if the special character values of the Howick Business SCA are not identified and included in the AUP, there is a risk that these values may be lost or compromised.
42. This section 32 evaluation will continue to be refined in relation to any new information that may arise following notification of PC34, including new information arising from submissions and/or during hearings.

5 Reasons for the proposed plan change

43. The purpose of PC34 is to rectify the lack of identified special character values in the AUP for the Howick Business SCA. Rectifying this gap will ensure the natural and physical resources that contribute to the special character values of the Howick Business SCA, can be sustainably managed in a way that will maintain and enhance

the amenity values and quality of the environment. This will appropriately achieve the purpose of the Act.

44. This will also ensure the objectives of the SCA Overlay can be achieved in relation to the Howick Business SCA.
45. These identified special character values of the Howick Business SCA will be included in a new special character statement for the Howick Business SCA and included in Schedule 15 of the AUP. The proposed special character statement for the Howick Business SCA aligns with the structure and level of detail contained in existing character statements in the AUP.
46. Part of the identification of special character values, is the identification of “character defining” and “character supporting” buildings. These are buildings that make a “considerable” or “moderate” contribution to the character of the area.¹⁰
47. While identifying the special character values of the Howick Business SCA, four of the buildings that contribute to the special character values of the area were identified as being outside the physical extent of the Howick Business SCA. This means that the contribution they make to special character values could not be appropriately recognised because they could not be identified as “character defining” or “character supporting” buildings.
48. To ensure that the special character values associated with these four buildings are appropriately managed, PC34 proposes to add the sites these buildings are on into the physical extent of the Howick Business SCA Overlay.
49. In addition to the amendments described above, PC34 makes several further minor consequential changes to the Background in Chapter D18, to remove the statement that the Howick Business SCA does not have a character statement.
50. The Howick Business SCA is the only special character area in the AUP that does not have a special character statement. In its recommendation report the IHP recommended that the council prepare a special character statement for the Howick Business SCA in conjunction with the community, including the Howick Residents and Ratepayers Association.¹¹
51. Special character statements play a pivotal role in the implementation of the SCA Overlay provisions. They are referenced in all tiers of the SCA Overlay provisions i.e. objectives, policies and matters of discretion/assessment criteria. It is important that the special character statements clearly articulate the special character values for each area, including the historical, and physical and visual qualities. In doing so, the character statements can assist both applicants and decision makers to understand the special character values of an area and the type and degree to which development and change may be appropriate within the area. This increases

¹⁰ AUP D18.3 Policy 9

¹¹ Report to Auckland council Hearing topics 010, 029, 030 and 079 – Special character and pre-1944, IHP recommendation report, July 2016

certainty for property owners who may want to develop their site and will assist processing planners when assessing resource consent applications.

52. The scope of PC34 is limited to rectifying the lack of identified special character values in the AUP for the Howick Business SCA. In the preparation of PC34 additional work to re-evaluate the Howick Business SCA against the special character criteria in the RPS or to re-evaluate the whole physical extent of the Howick Business SCA was not undertaken. The reasons for this are discussed in section 4.1 of this evaluation.

6 Statutory Evaluation under the Act

53. 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).

54. 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.

55. As part of an appeal to the council’s decisions version of the Proposed Auckland Unitary Plan, a recent Environment Court case¹² 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 matter¹³. 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.

56. 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

¹² Housing New Zealand Corporation v Auckland Council [2018] NZEnvC 120, 186, and 213

¹³ Sections 7(c) and 7(f) of the Act.

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.”

57. The sole special character objective¹⁴ that remains in the RPS, and the subsequent policies¹⁵ clearly set out a policy framework of “maintain and enhance” and PC34 does not seek to amend this policy framework. In providing a summary of the special character values that contribute to the special character of the Howick Business SCA, PC34 will give more certainty when proposals for development are assessed. This will help ensure the special character values of the area are “maintained and enhanced”.
58. Two key principles of Te Tiriti o Waitangi / Treaty of Waitangi are partnership and informed decision making. As part of this, and Schedule 1 requirements under the Act, potentially affected iwi authorities were contacted, and their views and feedback sought about PC34. Ngāti Tamaoho have chosen to defer to Ngāi Tai Ki Tāmaki. At this time no other iwi authority has provided any feedback on this proposed plan change.
59. PC34 is consistent with Part 2 of the Act, and in particular the purpose of the Act, as it seeks to provide for the sustainable management of the amenity values and the quality of the environment in the Howick town centre.
60. PC34 has been prepared as a function of the council as a territorial authority, under section 31(1)(a) of the Act to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources.
61. Under section 86B of the Act, no parts of PC34 have immediate legal effect.

7 National and Regional Planning Context

7.1 National Policy Statements

62. Territorial authorities are required to give effect to National Policy Statements (NPS). National policy statements are instruments issued under section 52(2) of the Act and state objectives and policies for matters of national significance. The following NPS are currently in effect:

- National Policy Statement on Urban Development Capacity (**NPS-UDC**)
- National Policy Statement for Freshwater Management (**NPS-FW**)
- National Policy Statement for Renewable Electricity Generation (**NPS-REG**)
- National Policy Statement on Electricity Transmission (**NPS-ET**)

¹⁴ AUP B5.3.1 (2)

¹⁵ AUP B5.3.2 (1) to (4)

- New Zealand Coastal Policy Statement (**NZCPS**)

Work is underway on a proposed National Policy Statement for Indigenous Biodiversity.

National Policy Statement on Urban Development

63. The NPS-UDC sets out objectives and policies for ensuring that sufficient feasible development capacity for residential and business growth is provided for. It came into effect on 1 December 2016. It requires councils in high growth areas to produce a future development strategy which demonstrates that there will be sufficient, feasible development capacity in the medium and long term. The Auckland Region is identified as a high growth area.
64. The Auckland Plan 2050 sets out the long-term vision for how Auckland will grow and how challenges of high population growth will be met. A component of the Auckland Plan is Auckland's Development Strategy. The Development Strategy proposes a plan for how and where Auckland will grow, as well as where and when investment in planning and infrastructure will be needed. The Auckland Plan Development Strategy serves as Auckland's future development strategy as required under the NPS-UDC.
65. The Howick town centre is not identified as a growth area in the Auckland Plan 2050. In identifying the special character values of the Howick Business Area, PC34 does not seek to amend any provisions relating to subdivision or change the underlying zones of the area. While PC34 does seek to include four new sites within the extent of the SCA Overlay, two of these sites are zoned Open Space – Community and the other two are scheduled Historic Heritage churches and graveyards. Therefore the addition of the SCA Overlay on these sites is unlikely to alter the capacity already anticipated on these sites.

National Policy Statement for Freshwater Management

66. The NPS-FW provides direction on how regional councils should carry out their responsibilities under the Act for managing fresh water. It came into effect on 1 August 2014, and amendments made in August 2017 took effect on 7 September 2017. The NPS-FW is not relevant to PC34 as the NPS-FW requires regional council to set objectives for the state of fresh water bodies in their regions and to set limits on resource use to meet these objectives, and that is not the subject of PC34.

National Policy Statement for Renewable Electricity Generation

67. The NPS-REG seeks to drive a consistent approach to planning for renewable electricity generation in New Zealand. It gives clear government direction on the benefits of renewable electricity generation and requires all councils to make provision for it in their plans. It came into effect on 13 May 2011. The NPS-REG applies to renewable electricity generation activities at any scale, including small and community-scale renewable generation activities.

68. None of the provisions in the SCA overlay specifically relate to renewable electricity generation activities. Provisions in Chapter E26 Infrastructure relate to renewable electricity generation activities. Accordingly, the NPS-REG is not relevant to PC34 because other provisions in the AUP manage renewable electricity generation activities and PC34 does not relate to those provisions.

National Policy Statement on Electricity Transmission

69. The NPS-ET came into effect on 10 April 2008. It contains guidance for local authorities on how to recognise the national significance of the national grid in planning documents prepared under the Act and local decision-making.

70. None of the provisions in the SCA overlay specifically relate to providing for electricity transmission. Various other provisions in the AUP relate to providing for the national grid in the Auckland Region, including the National Grid Corridor Overlay. Accordingly, the NPS-ET is not relevant to PC34 because other provisions in the AUP manage matters relating to the National Grid and PC34 does not relate to those provisions.

New Zealand Coastal Policy Statement 2010

71. 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;¹⁶ preserve the natural character of the coastal environment and protect natural features and landscape values;¹⁷ 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.¹⁸

72. Other objectives seek to maintain and enhance public open space qualities and recreation opportunities of the coastal environment;¹⁹ ensure that coastal hazard risks are managed (taking climate change into account);²⁰ enabling people and communities to provide for their social, economic and cultural wellbeing and their health and safety through subdivision use and development;²¹ and ensuring that the management of the coastal environment recognises and provides for New Zealand's international obligations regarding the coastal environment.²²

73. 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.

¹⁶ NZCPS Objective 1

¹⁷ NZCPS Objective 2

¹⁸ NZCPS Objective 3

¹⁹ NZCPS Objective 4

²⁰ NZCPS Objective 5

²¹ NZCPS Objective 6

²² NZCPS Objective 7

7.2 National Environmental Standards

74. Territorial authorities are required to give effect to National Environmental Standards (NES). The following NES are currently in force as regulations:

- National Environmental Standards for Air Quality
- National Environmental Standard for Sources of Drinking Water
- National Environmental Standards for Telecommunication Facilities
- National Environmental Standards for Electricity Transmission Activities
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
- National Environmental Standard on Plantation Forestry
- National Environmental Standard on Aquaculture (in the process of development)

75. PC34 has a narrow purpose in identifying the special character values of a small geographic area and will not change the overall policy direction of the AUP. Consequently, PC34 will not result in any inconsistencies with the above NES.

7.3 Management Plans and Strategies under other Acts

Local Government Act 2002

76. Council's functions and powers are derived from the purpose of the Local Government Act 2002 (LGA). The LGA mandates the purpose, funding, and governance duties of the council. Additional responsibilities for Auckland Council are set out under the provisions of the Local Government (Auckland Council) Act 2009, including the requirement to prepare a spatial plan.

77. Section 12 of the LGA states that a local authority has full capacity to carry on or undertake any activity or business, do any, or enter into any transaction with full rights, powers and privileges subject to any other enactment and the general law.

78. PC34 is prepared under the Act and overall is consistent with the LGA.

Auckland Plan

79. The Auckland Plan 2012 informed the development of the AUP. The Auckland Plan was reviewed in 2018 and the Auckland Plan 2050 is now available. The plan sets out three key challenges Auckland will face over the next 30 years – high population growth and its various impacts, sharing prosperity across all Aucklanders' and reducing environmental degradation.

80. The plan is framed around six outcomes and a development strategy. The development strategy sets out how Auckland will grow and change over the next 30 years, including sequencing of growth and development.

81. The strategic directions in the Auckland Plan 2012 influenced the regional policy statement which the SCA overlay provisions give effect to. PC34 does not change

the way in which the AUP implements the strategic direction of the Auckland Plan 2012 or the Auckland Plan 2050.

7.4 New Zealand Heritage List / Rārangī Kōrero

82. 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 Act. The NZHL/RK is maintained by Heritage New Zealand Pouhere Taonga (Heritage NZ) and includes historic places, historic areas, wāhi tupuna, wāhi tapu, and wāhi tapu areas. The NZHL/RK is primarily an advocacy tool and the inclusion of a place on it does not in itself protect the place.

83. There are two places/sites within the proposed revised extent of the Howick Business SCA that are included in the NZHL/RK.²³ Inclusion of these places/sites within the Howick Business SCA is not incompatible with the NZHL/RK.

7.5 Plans and proposed plans of adjacent territorial authorities

84. Due to the narrow geographical focus (i.e. Howick town centre) of PC34 the plans and proposed plans of adjacent territorial authorities are not considered to be of relevance to PC34.

7.6 Iwi authority planning documents

85. An iwi management plan (**IMP**) is a term commonly applied to a resource management plan prepared by an iwi, iwi authority, rūnanga or hapū. IMPs are generally prepared as an expression of rangatiratanga to help iwi and hapū exercise their kaitiaki roles and responsibilities. IMPs are a written statement identifying important issues regarding the use of natural and physical resources in their area.

86. The Act describes an iwi management plan as "...a relevant planning document recognised by an iwi authority and lodged with the council". IMPs must be taken into account when preparing or changing regional policy statements and regional and district plans (sections 61(2A)(a), 66(2A)(a), and 74(2A) of the Act).

87. Council is aware that the following iwi authorities²⁴ have an iwi management plan:

- Ngāti Whātua Ōrākei
- Te Kawerau-a-Maki
- Ngāti Rehua
- Ngāti Paoa*
- Waikato – Tainui*
- Ngāti Te Ata*
- Ngātiwai
- Ngāi Tai ki Tāmaki*

²³ "Crawford House" No. 5260, Category 2 at 4 Picton Street. "Old All Saints Church (Anglican) & Churchyard (Including Grave Monuments & Markers)" No. 11, Category 1 at 9 Selwyn Road.

²⁴ The iwi authorities marked with an asterisk are identified on Auckland Council's GEOMAPS as mana whenua with an area of interest that includes Howick.

- Te Uri o Hau

88. It is considered that the amendments proposed within PC34 are minor and will have little bearing on the IMPs listed above. PC34 does not seek to alter the current policy direction of the AUP, and therefore the provisions will not change the degree to which the AUP addresses matters in an IMP.

7.7 Regional Policy Statement

89. Chapter B of the AUP sets out the Regional Policy Statement (**RPS**). Chapter B5.3 sets out the objective and policies that relate to special character. The objective seeks to maintain and enhance the character and amenity values of identified special character areas.²⁵

90. Related policies in B5.3.2 seek to identify special character areas in accordance with stipulated criteria;²⁶ include those special character areas in Schedule 15 of the AUP;²⁷ and manage special character areas by:²⁸

- Requiring new buildings, additions and modifications to existing buildings to maintain and enhance the special character of the area
- Restricting the demolition of buildings and destruction of features that define, add to, or support the special character of the area
- Maintaining and enhancing the relationship between the built form, streetscape, vegetation, landscape and open space that define, add to or support the character of the area
- Avoiding, remedying or mitigating the cumulative effect of the loss or degradation of identified special character values

91. PC34 seeks to identify the special character values of the Howick Business SCA. The identification of these special character values will guide any assessment of effects of any proposed development, such as new buildings, additions and modifications, or demolition of existing buildings. This is consistent with Chapter B5 of the RPS.

8 Development of Plan Change

8.1 Methodology

92. In its recommendations on the PAUP the IHP recommended that the council prepare a special character statement for the Howick Business SCA in conjunction with the community. Following this, several representatives of some community groups approached the council requesting a special character statement for the Howick Business SCA be prepared.

²⁵ AUP Objective B5.3.1(2)

²⁶ AUP B5.3.2(1) and (2)

²⁷ AUP B5.3.2(3)

²⁸ AUP B5.3.2(4)

93. While the council's decision version of the PAUP was not appealed in relation to the SCA Overlay provisions in Chapter D18 or Schedule 15, Chapter B5.3 Special character in the RPS was. As such the council did not start the preparation of the special character statement until after this appeal was resolved and that part of the AUP was made operative on 26 February 2019. Further information about the effects of this appeal can be found in paragraphs 55 to 57.
94. Once the outstanding appeal on Chapter B5.3 Special character of the PAUP was resolved and that part of the AUP was made operative, the council started the preparation of a special character statement for the Howick Business SCA.
95. To prepare a draft special character statement, consultant urban designer and planner Lisa Mein was engaged. Ms Mein prepared a draft character statement informed by site visits (to view the exterior of buildings in the area from the public realm), information on the scheduled historic heritage places within Howick, and previous documents prepared for the council (and its predecessors).²⁹ The draft special character statement is also informed by the legacy Auckland Council District Plan - Operative Manukau Section 2002 (**Manukau District Plan**) and input from the council's Heritage Unit. This draft character statement included the identification of potential "character defining" and "character supporting" buildings.³⁰
96. Once a draft special character statement was prepared council held a workshop on 25 March 2019. Members of the Howick Local Board and representatives from various community groups were invited to attend the workshop.³¹ Feedback and comments were received during and after this workshop, from those who attended. This feedback informed the next version of the draft special character statement.
97. After this feedback and further investigation, it was identified that four buildings just outside the physical extent of the SCA Overlay should be included in the overlay because of the contribution they make to the special character values of the Howick Business SCA. These buildings are:
- All Saints Anglican church and graveyard, 9 Selwyn Road
 - Our Lady Star of the Sea Roman Catholic church and graveyard, 28 Picton Street
 - Howick War Memorial Community Centre (Information Centre) in Market Plaza, 115 Picton Street (Council ownership)
 - Uxbridge Arts and Cultural Centre, 33-35 Uxbridge Road (Council ownership).
98. The property owners/managers of these four new sites were contacted to discuss PC34, and how including these sites within the SCA Overlay might affect them.
99. See section 8.3 for further information about consultation on PC34.

²⁹ These previous documents included: "Howick Character Assessment" prepared by Isthmus and Dianne Brand for Manukau City Council in 2005 and "Howick Urban Design Report" by Will Thresher in 2010.

³⁰ Criteria for the identification of "character defining" and "character supporting" buildings are set out in D18.3 Policy 9 of the AUP.

³¹ See paragraphs 104 to 109 for further information about the workshop.

100. Further site visits were undertaken by Ms Mein and council officers to help finalise the draft special character statement and inform this section 32 evaluation.

8.2 Information Used

101. As outlined in section 8.1 above Ms Mein developed the proposed special character statement, including the identification of “character defining” and “character supporting” buildings. This was informed by a range of existing documents and information including, but not limited to:

- *Howick public domain revitalisation project – urban design report*, prepared for Manukau City Council, 2010 (Thresher Associates)
- *Howick character assessment (draft)*, prepared for Manukau City Council, 2005 (Isthmus Group and Dianne Brand)
- Heritage property files held by Auckland Council’s Heritage Unit
- Legacy Manukau District Plan, Chapter 14 Business Areas
- Feedback and information provided from community members including local historian Alan La Roche.

102. In addition to that listed above the following information has been used to inform the development of PC34:

a) The following chapters of the AUP:

- Chapter B5 (RPS) – Historic heritage and special character
- Chapter D18 – Special Character Areas Overlay – Residential and Business
- Chapter J - Definitions
- Chapter L - Schedule 15 – Special Character Schedule, Statements and Maps.

b) Draft special character statement and Assessment of “character defining” and “character supporting” buildings prepared by Lisa Mein.

c) Relevant evidence and the IHP recommendation reports from the PAUP hearings process for Topics 010, 029 and 079.

8.3 Consultation

103. In accordance with clause 3 of Schedule 1 of the RMA, during the preparation of a proposed policy statement or plan, the Council is required to consult with:

a) the Minister for the Environment; and

- b) those other Ministers of the Crown who may be affected by the policy statement or plan; and
- c) local authorities who may be so affected; and
- d) the tangata whenua of the area who may be so affected, through iwi authorities; and
- e) any customary marine title group in the area.

A local authority may consult anyone else during the preparation of a proposed policy statement or plan.

Summary of general consultation undertaken

104. Engagement with the Howick Local Board was undertaken through the preparation of PC34. A memorandum was sent to the local board at the beginning of March 2019. It outlined that a special character statement for the Howick Business SCA was being prepared and proposed a workshop with the local board and any other interested parties the local board wanted to invite. The purpose of this workshop was to discuss the content of the draft character statement and get feedback.

105. A workshop was held in Howick on 25 March 2019. It was attended by council staff and Ms Mein who were involved in the preparation of PC34, and representatives of:

- the Howick Local Board³²
- Ward counsellors³³
- Howick Resident and Ratepayers Association³⁴
- Cockle Bay Residents and Ratepayers Association³⁵
- Howick Historical Village³⁶
- Howick Village Business Association³⁷.

106. Two individuals from the local community also attended, Alan La Roche – local historian, and Janet Dickson. The Howick and Districts Historical Society and the Uxbridge Arts and Cultural Centre were invited but not able to attend.

107. Feedback was received by many of the attendees, either at the workshop or after, and it was incorporated into the draft special character statement where appropriate.

³² David Collings (Chair), Jim Donald, John Spiller, Adele White

³³ Sharon Stewart

³⁴ Gayleen Mackereth (Chair) and Andries Popping (Deputy Chair)

³⁵ Laurie Slee (Chair) and Matthew Brajkovich

³⁶ Rob Mouncey

³⁷ Ken Scott (chair)

108. The Howick Local Board was updated about the preparation of PC34 at a local board workshop on 28 May 2019 and provided with a revised draft special character statement.
109. A revised draft of the special character statement was also circulated to the 28 March workshop attendees on 11 June 2019.
110. Of the four sites proposed to be added into the SCA Overlay, two are owned by the council, one is privately owned by the Roman Catholic Diocese and the other is owned by the Anglican Diocese.
111. A letter/email was sent to the Roman Catholic Diocese on 6 June 2019 informing them of the preparation of PC34 and the proposal to include their site (Our Lady Star of the Sea Roman Catholic Church) within the SCA Overlay. A meeting was held with the Roman Catholic Diocese later in June to further discuss PC34.
112. A letter/email was also sent to the Anglican Diocese on 4 June 2019, with a follow-up email on 12 July 2019. At the current time the Anglican Diocese has not requested a meeting or any further information.
113. Staff from the council's Community Facilities Department were also contacted to discuss PC34 and the proposal to include the two council owned sites³⁸ and facilities within the SCA Overlay. A meeting was held and feedback was later received that indicated general support for the inclusion of these sites within the physical extent of the SCA Overlay and the identification of some of the buildings as "character supporting".
114. The public notification of this proposed plan change will enable the owners of these sites to become formally involved in the process by way of submissions and further submissions. As directly affected persons they will be notified about the proposed plan change, as will all owners/occupiers within the existing Howick Business SCA.
115. This section 32 evaluation will continue to be refined in relation to any consultation that occurs, and in relation to any new information that may arise, including through submissions on PC34 and during hearings.

Crown consultation

116. A letter/email was sent to the Ministry of the Environment (**MfE**) and Heritage NZ on 10 July 2019 informing them of the preparation of PC34 and asking for any feedback to be provided by 30 July 2019. This letter explained the purpose of PPC and included a copy of the draft PC34, showing the proposed amendments to the AUP. A draft of this section 32 evaluation was subsequently sent to them on 15 July 2019.

³⁸ Howick War Memorial Information Centre, 115 Picton Street and Uxbridge Arts and Cultural Centre, 33 and 37R Uxbridge Road.

117. Heritage NZ provided feedback on the proposed plan change. Overall Heritage NZ supports the inclusion of a special character statement for the Howick Business SCA and the proposed amendment to the extent of the SCA Overlay to include the four new sites with “character defining” or “character supporting” buildings. Heritage NZ also supports the identification of the specific “character defining” and “character supporting” buildings.
118. Heritage NZ also suggested several changes to the special character statement including:
- minor amendments to improve accuracy and clarification
 - consideration of identifying Our Lady Star of the Sea Roman Catholic Church and graveyard as “character defining” rather than “character supporting”
 - consideration of identifying Crawford House (4 Picton Street) as “character supporting”
 - inclusion of Stockade Hill within the extent of the Howick Business SCA.
119. At this time MfE have not provided any feedback on this proposed plan change.

Consultation with iwi authorities

120. On 2 July 2019 the council sent a letter to the potentially affected iwi authorities informing them of the preparation of PC34 and asking for any feedback or comments by 19 July 2019. This letter briefly explained the purpose of PC34 and provided contact details of who to contact if they had any questions. A copy of the draft plan change was included along with a map showing the existing physical extent of the Howick Business SCA and the sites proposed to be added into the SCA Overlay. This was sent to the following iwi authorities:
- Ngāi Tai ki Tāmaki
 - Ngaati Whanaunga
 - Ngāti Maru
 - Ngāti Paoa
 - Ngāti Tamaoho
 - Ngāti Tamaterā
 - Ngāti Te Ata
 - Te Ahiwaru-Waiohua
 - Te Ākitai ki Waiohua

- Te Patukirikiri
- Waikato-Tainui

121. Ngāti Tamaoho have chosen to defer to Ngāi Tai Ki Tāmaki. At this time no other iwi authority has provided any feedback on this proposed plan change.

9 Evaluation of provisions

122. The purpose of the SCA Overlay is to manage development on sites within the physical extent of the overlay, in a way that maintains and enhances the identified special character values of the different special character areas.

123. The objectives of the SCA Overlay seek to:

- maintain and enhance the special character values of identified special character areas
- retain physical attributes that define, contribute or support the special character
- avoid, remedy or mitigate adverse effects of subdivision, use and development on special character values.

124. These special character areas are split into Residential areas, General areas and Business areas. Residential special character areas apply to residential neighbourhoods while Business special character areas apply to traditional commercial town centres. General special character areas apply to areas that contain a mix of residential and business zoned sites, although these are predominantly residential. The Howick Business SCA is identified as a Business area.

125. The regional policy statement³⁹ and SCA Overlay objectives⁴⁰ apply to all Residential, General and Business areas. However the SCA Overlay policies and subsequent methods are separated out and are different for Residential areas and Business areas. For General areas, the Residential area provisions apply to sites zoned residential, and the Business area provisions apply to sites zoned business. The SCA Overlay provisions for Business areas are tailored to manage the built form typically found in Business areas.

126. The activities that the SCA Overlay Business areas manage are:

- demolition of a building (including building façade)
- alterations and additions to a building
- new buildings.

These apply for all buildings within the extent of the special character Business areas, regardless of whether they are identified as “character defining” or “character supporting” or neither.

³⁹ B5.1 Issues, B5.3 Special character and B5.4 Explanation and principal reasons for adoptions

⁴⁰ D18.2 Objectives

127. Unlike the Residential areas, there are no standards in the SCA Overlay for Business areas. Instead for Business areas the standards of the underlying zone apply. However the SCA Overlay matters of discretion for Business areas does require the consideration of "...effects of the infringement of the standard on the streetscape and special character context as outlined in the special character area statement" as a matter for discretion.⁴¹
128. One of these underlying business zone standards is the maximum permitted building height. For the business zoned sites within the Howick Business SCA, the maximum building height is controlled by the Height Variation Control. This control restricts building heights to either nine metres or 13 metres, with two sites further limited to seven and eight metres. The nine-metre restriction applies to the majority of sites, with the 13 metres applied to the northwestern side of Fencible Drive, and the sites of All Saints Anglican Church and Our Lady Star of the Sea Roman Catholic Church.
129. These building height controls are derived from the "Howick Business Special Character Area" rules in the legacy Manukau District Plan. The primary reason for these height restrictions in the Manukau District Plan was to protect the character of the Howick town centre, especially the low rise "mainstreet" character of Picton Street, views from Picton Street towards Stockade Hill, and views of the Hauraki Gulf from Stockade Hill/Ridge Road entry into Howick.
130. The physical extent of the Howick Business SCA currently in the AUP is based on the extent of the "Howick Special Character Business Area" in the legacy Manukau District Plan.

Proposed special character statement

131. The framework and structure of the special character statements was refined and the content within them made more robust through the PAUP hearings process. All the existing special character statements in the AUP are now set out in the same format and structure.
132. The important role the special character statements play in assessing any application for resource consent within a special character area is highlighted in the RPS. This is reflected in the SCA Overlay policies for Business areas and the assessment criteria. In particular Policy 8 states:⁴²
- Require all development and redevelopment to have regard and respond positively to the identified special character values and context of the area as identified in the special character area statement.
133. All Business areas include a map showing sites with "character defining" and/or "character supporting" buildings. This is followed by a brief description of the

⁴¹ D18.8.1.2(2)

⁴² AUP D18.3

extent of the area. A summary of the special character values is then described in a manner that is consistent with the criteria for special character areas as set out in the RPS. This includes:

- Historical: *The area collectively reflects an important aspect, or is representative, of a significant period and pattern of community development within the region or locality.*
- Physical and visual qualities: *The area collectively reflects important or representative buildings, types, designs, styles, methods of construction, material and craftsmanship, urban patterns, landscape, and streetscape qualities.*

134. The special character statements then include the following:

- Description of physical and visual qualities - Built form
 - Period of development
 - Scale of development
 - Form and relationship to street
 - Major features and buildings
 - Density/Pattern of development
 - Types
 - Visual coherence
- Architectural values
 - Styles⁴³
 - Materials and construction – built fabric
- Urban structure
 - Subdivision
 - Road pattern
 - Streetscape
 - Vegetation and landscape characteristics

135. Ms Mein prepared the proposed special character statement on behalf of the council. This has been informed by documents previously prepared for Auckland Council (and its predecessor), the legacy Manukau District Plan, site visits and feedback received through consultation.

136. The proposed special character statement summarises the special character values of the Howick Business SCA in a manner that is consistent with the structure and content of the other special character statements for Business areas. It also has a similar level of detail.

137. The proposed special character statement describes the historical significance of Howick as an early Fencible settlement.

⁴³ Note that Howick Business SCA does not use this heading because it is not relevant

138. During the 6 August Planning Committee meeting, when this proposed plan change was approved by the council for public notification, it was noted that the 'historical' section of the special character statement did not recognise Māori history and connections to this area.
139. While the SCA Overlay manages the built environment, the historical values set out in the special character statements do tell a narrative about the history of the area. Some of the other special character statements in Schedule 15 recognise Māori settlement and use of the areas before and during early European settlement.⁴⁴
140. Following further consideration of this I have added the following paragraph at the start of the section setting out the historical values. This text has been sourced from the council's Howick Village Centre Plan.
- Howick and its surrounds were traditionally known as Ōwairoa, which means 'of the long (flat) water'. The historic Papāroa pā was located south of Howick Beach, and pā, kāinga, middens and agricultural areas that were cultivated with kumara and bracken fern, are scattered throughout the area.
141. As noted earlier the maximum building heights in the Howick town centre are restricted to nine or 13 metres through the Height Variation Control (zone standard). The proposed special character statement identifies how the existing building heights contribute to the special character values, in particular noting the "...intimate scale of one and two-storey buildings..." on Picton Street.
142. It is considered that the information contained within the proposed special character statement will be useful in assessing any application for resource consent within the Howick Business SCA, including any infringement of the underlying zone standards.

Proposed "character defining" and "character supporting" buildings

143. The identification of "character defining" and "character supporting" buildings is provided for through Policy 9 of the SCA Overlay:⁴⁵

Identify individual buildings that contribute to the identified special character according to the following descriptions:

- (a) character defining – makes a considerable contribution to the character of the area because of historical, physical and visual qualities; and
- (b) character supporting – makes a moderate contribution to the character of the area. The building should contribute to the appearance, quality, and identity of

⁴⁴ Helensville Central, Ōtāhuhu and Onehunga Business special character statements, and Helensville and Early Road Links Residential special character statements.

⁴⁵ AUP D18.3

the area and should be consistent with the values of character-defining places.

144. Policies 10 and 13 relate specifically to the demolition/removal of and additions/alterations to “character defining” and “character supporting” buildings.
145. Policy 10 requires any demolition/removal of a “character defining” or “character supporting” building to not erode the special character values of the area or disrupt the cohesiveness of the streetscape and wider special character area, including any links to scheduled historic heritage places.
146. Policy 13 requires that any alteration/addition to a “character defining” or “character supporting” building be compatible with and respect the special character and existing scale of development.
147. Ms Mein noted her starting point for identifying the “character defining” and “character supporting” buildings was the places in the Howick town centre already scheduled historic heritage in the AUP. Two of these buildings are:
- Good Home (Marine Hotel (former)/Prospect of Howick Hotel) – 78 Picton Street
 - McInnes Building (Macs Corner) – 127 Picton Street.⁴⁶
148. Both these buildings are within the existing extent of the SCA Overlay, and the proposed character statement identifies them as “character defining” buildings. The proposed character statement describes the contribution these buildings make to the special character values of the area, including their historical and physical and visual qualities such as form and relationship to the street, scale of development, streetscape, and materials and construction. Refer to Ms Mein’s Assessment of “character defining” and “character supporting” buildings in Attachment C.
149. In identifying these two buildings as “character defining” the only activity status that changes for them is for demolition which becomes a discretionary activity rather than restricted discretionary. As scheduled historic heritage places this is no more onerous than what is already required through the Historic Heritage Overlay.
150. Ms Mein noted that “character supporting” buildings have been identified where they “...reinforce the character through the use of materials such as brick and/or ecclesiastic buildings that support the British village/church-centric early development of Howick Village and/or are representative of one of the three key periods of development: late 19th/early 20th century, interwar period and mid-century late 1950s through to early 1970s.”
151. The proposed special character statement also identifies “Bells Butchery and Rices Bakery” (65 Picton Road)⁴⁷ as “character supporting”. This includes the original

⁴⁶ Address in AUP GIS Viewer is 127 Picton Street. This may differ from physical street number on building or in Google Maps.

brick bakery building at the rear of Picton Street. While the site spans from Picton Street right through to Fencible Drive, only the northern end of the site where the original buildings are is identified as “character supporting”. Refer to Ms Mein’s Assessment of “character defining” and “character supporting” buildings in Attachment C.

152. Identifying this as “character supporting” does not change the activity status that will apply to development of the site (i.e. remains restricted discretionary). However it will change the consideration given to any proposed development of the site or surrounding sites.
153. As discussed in section 4.1 of this evaluation report, in identifying potential “character defining” and “character supporting” buildings, it became clear that there are four buildings that contribute to the special character values of the Howick Business SCA but are not currently included within the physical extent of the SCA Overlay. These are:
- All Saints Anglican church and graveyard (9 Selwyn Road)
 - Our Lady Star of the Sea Roman Catholic church and graveyard (28 Picton Street)
 - Howick War Memorial Community Centre (Information centre) – 115 Picton Street
 - Uxbridge Arts and Culture Centre (35 Uxbridge Road).⁴⁸
154. The proposed special character statement identifies All Saints Anglican church and graveyard as “character defining” noting it is “...one of the most iconic and character-defining buildings of the centre” and acts as a prominent bookend at the southeastern end of Picton Street.
155. The proposed special character statement identifies Our Lady Star of the Sea Roman Catholic church and graveyard as “character supporting” noting the graveyard “...predates many of the buildings on Picton Street, and affords views to the Tamaki Straight”.
156. The identification of these two buildings as “character defining” and “character supporting” is supported by the Assessment of “character defining” and “character supporting” buildings prepared by Ms Mein (Attachment C).
157. Both the All Saints church and graveyard and the Our Lady Star of the Sea church and graveyard are scheduled historic heritage places in the AUP. They are also zoned Town Centre with a 13-metre height restriction through the Height Variation Control. Adding both these sites within the physical extent of the SCA Overlay does not impose more restrictive planning controls than what already applies to them as scheduled historic heritage places.

⁴⁷ Address in AUP GIS Viewer is 65 Picton Street. This may differ from physical street number on building or in Google Maps.

⁴⁸ Address in AUP GIS Viewer is 33 or 35 Uxbridge Road. This may differ from physical street number on building or in Google Maps.

158. The two churches, All Saints and Our Lady Star of the Sea, intact with their associated graveyards located directly on the mainstreet are an important link to village character, representing a key feature of medieval British villages. While the present Our Lady Star of the Sea is not the original church, its continued association with the original graveyard and its location on the main street elevates its importance. The two churches with graveyards, located on the main street, and in close proximity to one another are a rare surviving feature amongst all of the south Auckland fencible settlements.
159. What adding them into the SCA Overlay does do is ensure that any development (on these sites or surrounding sites) can be assessed against the effects it will have on the identified special character values of the area, including the contribution these buildings make to those special character values. It also provides clearer guidance when considering the effects of any zone infringement, such as an infringement of the maximum permitted 13 metre building height.
160. The proposed special character statement also recognises the Uxbridge Arts and Culture Centre and the Howick War Memorial Community Centre contribute to the special character values of the Howick Business SCA as “character supporting” buildings.
161. Ms Mein notes that “character supporting” buildings generally “...reinforce the character through the use of materials such as brick and/or ecclesiastic buildings that support the English village/church-centric early development of Howick Village and/or are representative of one of the three key periods of development: late 19th/early 20th century, interwar period and mid-century late 1950s through to early 1970s.”⁴⁹
162. The Uxbridge Arts and Culture Centre is a community hub. It is zoned Open Space – Community and this large site also includes the Garden of Memories and Te Whare Ora. PC34 proposes to include this whole open space site within the extent of the SCA Overlay. However it only proposes to identify part of the site as containing a “character supporting” building, that being where the Uxbridge Arts and Culture Centre is. This is because the old wooden Presbyterian church that was built in 1907 forms part of this building. Ms Mein notes this church building “...supports the character of Howick as an early English settlement”.⁵⁰
163. The final “character supporting” building identified in the proposed special character statement is the Howick War Memorial Community Centre, built in 1957. Like the Uxbridge centre this building is also a community hub, located within Market Square. The proposed special character statement describes its contribution to the special character values including the importance of this as a community gathering place, its form and relationship to the street, and materials (red brick) used. Similar to the Uxbridge centre, only the part of the site where the community centre building is, is identified as “character supporting”.

⁴⁹ Howick Town Centre Special Character Area: Assessment of character defining and character supporting buildings. Prepared by Lisa Mein, Mein Urban Design and Planning Limited. July 2019.

⁵⁰ Howick Town Centre Special Character Area: Assessment of character defining and character supporting buildings. Prepared by Lisa Mein, Mein Urban Design and Planning Limited. July 2019.

164. Both the Uxbridge Arts and Culture Centre and the Howick War Memorial Community Centre are zoned Open Space – Community and are both owned by Auckland Council. Including both these sites within the SCA Overlay means resource consent will be required for some development, that will not otherwise require consent under the zone i.e. demolition of a building, or additions to a building or a new building that comply with the zone standards.
165. The Height Variation Control also does not apply to them because the maximum permitted height of this zone is eight metres. If this zone standard is infringed the SCA Overlay would require consideration of the effects on the special character values.

Stockade Hill

166. During the preparation of the draft character statement some people involved in consultation expressed the view that Stockade Hill should also be included within the extent of the Howick Business SCA. Stockade Hill is a public open space just to the north-west of the Howick Business SCA.
167. The proposed special character statement identifies the contribution Stockade Hill makes to the Howick Business SCA, noting that Stockade Hill is a “historic landmark” that bookends Picton Street. It also describes how the redoubt of Stockade Hill was developed during the early Fencible settlement and that it is a scheduled historic heritage place. The proposed special character statement also states “... It is the interrelationship of seascape, landscape and built form that lends Howick its charm and special character” and notes that 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 Stockade Hill and views from Picton Street to the Tamaki Strait that lends Howick its character.”
168. While Stockade Hill is a significant landmark within Howick, and it contributes to the character values, it is not considered appropriate or necessary to include Stockade Hill within the physical extent of the SCA Overlay. This is because there are other methods in the AUP that currently manage future development and protect the values of Stockade Hill in a more appropriate way i.e. the Open Space – Conservation Zone, the Historic Heritage Overlay, Stockade Hill Viewshaft Overlay and the Height Variation Control.
169. The Stockade Hill Viewshaft Overlay was recently added to the AUP through Plan Change 3. This overlay seeks to protect views from Stockade Hill towards the coastal environment, by restricting the building height on some sites.⁵¹ As noted earlier the Height Variation Control also restricts building heights within the town centre. One of the reasons for this is to retain the views from Picton Street to Stockade Hill.

⁵¹ AUP D20A Stockade Hill Viewshaft Overlay

170. As a special character business area, all activities in the Howick Business SCA that require resource consent relate to the development of buildings i.e. demolition of a building, alterations or additions to a building, or a new building. While some structures on Stockade Hill are classified as a building (e.g. the obelisk/monument), the hill itself being a landform is not a building. As such the SCA Overlay provisions will have a limited effect if the overlay is applied to Stockade Hill. It should be noted that if Stockade Hill is included within the SCA Overlay, it will not be able to be identified as “character defining” or “character supporting” because it is not a building. The criteria for these clearly relate to individual buildings only.⁵²
171. On the other hand the provisions of the open space zone and the Historic Heritage Overlay, which both already apply to Stockade Hill, will more appropriately manage and protect Stockade Hill from any inappropriate subdivision, use or development.
172. The sustainable management of historic heritage is recognised as a “matter of national importance” within the Act.⁵³ The AUP recognises the historic heritage significance of Stockade Hill which is included in the Historic Heritage Overlay - Schedule 14.⁵⁴ It is a Category B place and is scheduled for its historical, knowledge, aesthetic and context values. It is also subject to additional archaeological rules.
173. The Historic Heritage Overlay manages a range of activities. Where it manages activities that the SCA Overlay also manages (i.e. demolition, modifications⁵⁵ and new buildings), it is generally more restrictive in terms of activity status than the SCA Overlay. For the Historic Heritage Overlay these activities apply to any feature within the scheduled historic heritage place, except where expressly excluded. This differs to the SCA Overlay where the rules only apply to buildings.
174. The Open Space – Conservation Zone that is applied to Stockade Hill is generally applied to “...open spaces with natural, ecological, landscape, and cultural and historic heritage values. ...To protect the values of the zone, recreation activities and development are limited in scale and intensity.”⁵⁶ Where the zone and the SCA Overlay manage similar activities, such as new buildings or additions to existing buildings the zone is generally more restrictive.
175. There is precedence in other special character statements in the AUP that refer to the contribution land forms make to the special character values of the area, without these being within the physical extent of the SCA Overlay. For example the maunga/mount of Mount Eden/Maungawhau is not included within the SCA Overlay. However the special character statement for the Business Mount Eden Village Special Character Area recognises the significant contribution it makes to the special character values of that special character area.⁵⁷ By recognising landforms and

⁵² AUP D18.2 Policy 9

⁵³ Section 6(f) “the protection of historic heritage from inappropriate subdivision, use, and development”, the Act.

⁵⁴ Schedule 14.1 Schedule of Historic Heritage, ID 1268.

⁵⁵ Modification is similar to alterations and additions which is managed in the SCA Overlay.

⁵⁶ AUP H7.4.1

⁵⁷ AUP Schedule 15.1.6.10

features that are outside the extent of the SCA Overlay in the special character statements, it means any proposal for development within the special character areas should take into consideration any effects on the relationship between these and the special character area.

10 Conclusion

176. The purpose of PC34 is to rectify the lack of identified special character values in the AUP for the Howick Business SCA. The Howick Business SCA is the only special character area that does not have a special character statement in Schedule 15 of the AUP.
177. The objectives of the SCA Overlay seek to:
- maintain and enhance the special character values of identified special character areas
 - retain physical attributes that define, contribute or support the special character
 - avoid, remedy or mitigate adverse effects of subdivision, use and development on special character values.
178. The special character statements play a pivotal role in achieving the objectives of the SCA Overlay because they identify the special character values for each special character area. This includes identifying historical values, and physical and visual attributes of the specific special character areas. Special character statements also identify “character defining” and “character supporting” buildings. These buildings either make “considerable” or “moderate” contribution to the character of these areas. Identifying the special character values in the AUP for the Howick Business SCA will increase certainty for land owners, developers and the community about what level of development might be appropriate on their site, and the Howick Business SCA as a whole.
179. Three options are analysed as part of this Section 32 evaluation. These are:
- Option 1: Status quo – do nothing
 - Option 2: Amend the AUP to add a special character statement for the Howick Business SCA, with no changes to the physical extent of the SCA Overlay
 - Option 3: Amend the AUP to add a special character statement for the Howick Business SCA and amend the physical extent of the SCA Overlay to add four new sites that contain “character defining” or “character supporting” buildings.

180. Option 3 is the recommended option. This option will identify the special character values of the Howick Business SCA. This will correct a 'gap' currently in the AUP. It will also identify the appropriate "character defining" and "character supporting" buildings that contribute to the special character values of the Howick Business SCA.

181. In summary PC34 will:

- Amend Schedule 15 of the AUP to add a special character statement for the Howick Business SCA. This includes identifying "character defining" and "character supporting" buildings.
- Amend the AUP GIS Viewer to include four new sites within the extent of the SCA Overlay for the Howick Business SCA.
- Make consequential amendments to Chapter D18 of the AUP.

182. This section 32 evaluation report concludes that:

- PC34 is consistent with Part 2 of the Act, and in particular the purpose of the Act, as it seeks to provide for the sustainable management of the amenity values and the quality of the environment in the Howick town centre.
- PC34 will assist the council carry out its functions set out in Sections 30 and 31 of the Act.
- PC34 is consistent with the objectives and policies of the RPS, in particular Chapter B5.3 which seeks to maintain and enhance the character and amenity values of identified special character areas.
- The proposed amendments to Chapter D18, Schedule 15 and the GIS Viewer are the most appropriate way to achieve the purpose of PC34, and the objectives of the SCA Overlay, having regard to their efficiency, effectiveness, costs and benefits.

183. This section 32 evaluation will continue to be refined in relation to any consultation that occurs, and in relation to any new information that may arise, including through submissions on PC34 and during hearings.

11 Attachments

There are three attachments to this section 32 evaluation report. They are:

Attachment A: PC34: Amendments to Chapter D18, Schedule 15, and GIS Viewer of the AUP (Operative in Part)

Attachment B: Chapter D18 Special Character Areas Overlay – Residential and Business of the AUP (Operative in Part) (as of 30 July 2019)

Attachment C: Howick Town Centre Special Character Area: Assessment of character defining and character supporting buildings. Prepared by Lisa Mein, Mein Urban Design and Planning Limited. July 2019.

Attachment A: PC34: Amendments to Chapter D18, Schedule 15, and GIS Viewer of the AUP (Operative in Part)

Please see PC 34 Proposed Plan Change provided as a separate document.

**Attachment B: Chapter D18 Special Character Areas Overlay –
Residential and Business of the AUP (Operative in Part) (as of 30 July
2019)**

D18. Special Character Areas Overlay – Residential and Business

D18.1. Background

The Special Character Areas Overlay – Residential and Business seeks to retain and manage the special character values of specific residential and business areas identified as having collective and cohesive values, importance, relevance and interest to the communities within the locality and wider Auckland region.

Each special character area, other than Howick, is supported by a Special character area statement identifying the key special character values of the area. Assessment of proposals for development and modifications to buildings within special character areas will be considered against the relevant policies and the special character area statements and the special character values that are identified in those statements. These values set out and identify the overall notable or distinctive aesthetic, physical and visual qualities of the area and community associations.

Standards have been placed on the use, development and demolition of buildings to manage change in these areas.

Special character areas are provided for as follows:

- (1) Special Character Areas - Business; and
- (2) Special Character Areas – Residential; and
- (3) Special Character Areas - General (both residential and business).

Areas in the Special Character Areas Overlay - General may contain a mix of sites zoned residential or business. In such cases, for any site/s in a residential zone, the Special Character Areas Overlay - Residential provisions will apply and for any site/s in a business zone, the Special Character Areas Overlay - Business provisions will apply.

The following areas are identified as special character areas:

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Balmoral Tram Suburb, West	Special Character Areas Overlay – Business : Howick	Special Character Areas Overlay – General : Balmoral Tram Suburb, East
Special Character Areas Overlay – Residential : Helensville	Special Character Areas Overlay – Business : Balmoral Shopping Centre	Special Character Areas Overlay – General : Foch Avenue and Haig Avenue
Special Character Areas Overlay – Residential : North Shore – Birkenhead Point	Special Character Areas Overlay – Business : Eden Valley	Special Character Areas Overlay – General : Hill Park
Special Character Areas	Special Character Areas	Special Character Areas

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Overlay – Residential : North Shore – Devonport and Stanley Point	Overlay – Business : Ellerslie	Overlay – General : Puhoi
Special Character Areas Overlay – Residential : North Shore – Northcote Point	Special Character Areas Overlay – Business : Grey Lynn	
Special Character Areas Overlay – Residential : Early Road Links	Special Character Areas Overlay – Business : Helensville Central	
Special Character Areas Overlay – Residential : Kings Road and Princes Avenue	Special Character Areas Overlay – Business : Kingsland	
Special Character Areas Overlay – Residential : Isthmus A	Special Character Areas Overlay – Business : Lower Hinemoa Street	
Special Character Areas Overlay – Residential : Isthmus B - Remuera	Special Character Areas Overlay – Business : Devonport	
Special Character Areas Overlay – Residential : Isthmus B – Remuera / Meadowbank	Special Character Areas Overlay – Business : Mt Eden Village	
Special Character Areas Overlay – Residential : Isthmus B – Mission Bay	Special Character Areas Overlay – Business : Newmarket	
Special Character Areas Overlay – Residential : Isthmus B – St Heliers	Special Character Areas Overlay – Business : Parnell	
Special Character Areas Overlay – Residential : Isthmus B – Herne Bay	Special Character Areas Overlay – Business : Ponsonby Road	
Special Character Areas Overlay – Residential : Isthmus B - Parnell	Special Character Areas Overlay – Business : Sandringham	
Special Character Areas Overlay – Residential : Isthmus B - Epsom	Special Character Areas Overlay – Business : Upper Symonds Street	
Special Character Areas Overlay – Residential :	Special Character Areas Overlay – Business : West	

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Isthmus B – Epsom/Greenlane	Lynn	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part A)	Special Character Areas Overlay – Business : Onehunga	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part B)	Special Character Areas Overlay – Business : Otahuhu	
Special Character Areas Overlay – Residential : Isthmus B - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus B - Mount Roskill		
Special Character Areas Overlay – Residential : Isthmus B - Otahuhu		
Special Character Areas Overlay – Residential : Isthmus C : St Heliers/Glendowie		
Special Character Areas Overlay – Residential : Isthmus C - Mount Eden		
Special Character Areas Overlay – Residential : Isthmus C -Three Kings		
Special Character Areas Overlay – Residential : Isthmus C - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus C – Remuera/Epsom		
Special Character Areas Overlay – Residential : Station Road, Papatoetoe		
Special Character Areas		

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Overlay – Residential : Pukehana Avenue		

The special character area statements are located in Schedule 15 Special Character Schedule, Statements and Maps.

Note 1

There is no special character area statement for Special Character Area Overlay – Business : Howick.

The maps for the following special character areas are located in Schedule 15 Special Character Schedule, Statements and Maps:

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Balmoral Tram Suburb, West	Special Character Areas Overlay – Business : Balmoral Shopping Centre	Special Character Areas Overlay – General : Balmoral Tram Suburb, East
Special Character Areas Overlay – Residential : Helensville	Special Character Areas Overlay – Business : Eden Valley	Special Character Areas Overlay – General : Foch Avenue and Haig Avenue
Special Character Areas Overlay – Residential : North Shore – Birkenhead Point	Special Character Areas Overlay – Business : Ellerslie	
Special Character Areas Overlay – Residential : North Shore – Devonport and Stanley Point	Special Character Areas Overlay – Business : Grey Lynn	
Special Character Areas Overlay – Residential : North Shore – Northcote Point	Special Character Areas Overlay – Business : Helensville Central	
Special Character Areas Overlay – Residential : Early Road Links	Special Character Areas Overlay – Business : Kingsland	
Special Character Areas Overlay – Residential : Kings Road and Princes Avenue	Special Character Areas Overlay – Business : Lower Hinemoa Street	
Special Character Areas	Special Character Areas	

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Overlay – Residential : Isthmus B - Remuera	Overlay – Business : Devonport	
Special Character Areas Overlay – Residential : Isthmus B – Remuera / Meadowbank	Special Character Areas Overlay – Business : Mt Eden Village	
Special Character Areas Overlay – Residential : Isthmus B – Mission Bay	Special Character Areas Overlay – Business : Newmarket	
Special Character Areas Overlay – Residential : Isthmus B – St Heliers	Special Character Areas Overlay – Business : Parnell	
Special Character Areas Overlay – Residential : Isthmus B – Herne Bay	Special Character Areas Overlay – Business : Ponsonby Road	
Special Character Areas Overlay – Residential : Isthmus B - Parnell	Special Character Areas Overlay – Business : Sandringham	
Special Character Areas Overlay – Residential : Isthmus B - Epsom	Special Character Areas Overlay – Business : Upper Symonds Street	
Special Character Areas Overlay – Residential : Isthmus B – Epsom/Greenlane	Special Character Areas Overlay – Business : West Lynn	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part A)	Special Character Areas Overlay – Business : Onehunga	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part B)	Special Character Areas Overlay – Business : Otahuhu	
Special Character Areas Overlay – Residential : Isthmus B - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus B - Mount Roskill		
Special Character Areas		

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Overlay – Residential : Isthmus B - Otahuhu		
Special Character Areas Overlay – Residential : Isthmus C – St Heliers/Glendowie		
Special Character Areas Overlay – Residential : Isthmus C - Mount Eden		
Special Character Areas Overlay – Residential : Isthmus C -Three Kings		
Special Character Areas Overlay – Residential : Isthmus C - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus C – Remuera/Epsom		
Special Character Areas Overlay – Residential : Station Road, Papatoetoe		
Special Character Areas Overlay – Residential : Pukehana Avenue		

The maps for the following special character areas are only provided in the planning maps:

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Isthmus A	Special Character Areas Overlay – Business : Howick	Special Character Areas Overlay – General : Hill Park
Special Character Areas Overlay – Residential : Pukehana Avenue		Special Character Areas Overlay – General : Puhoi

D18.2. Objectives

- (1) The special character values of the area, as identified in the special character area statement are maintained and enhanced.
- (2) The physical attributes that define, contribute to, or support the special character of the area are retained, including:
 - (a) built form, design and architectural values of buildings and their contexts;
 - (b) streetscape qualities and cohesiveness, including historical form of subdivision and patterns of streets and roads; and
 - (c) the relationship of built form to landscape qualities and/or natural features including topography, vegetation, trees, and open spaces.
- (3) The adverse effects of subdivision, use and development on the identified special character values of the area are avoided, remedied or mitigated.

D18.3. Policies

Special Character Areas Overlay - Residential

- (1) Require all development and redevelopment to have regard and respond positively to the identified special character values and context of the area as identified in the special character area statement.
- (2) Maintain and enhance the built form, design and architectural values of the buildings and the area, as identified in the special character area statement, so that new buildings, alterations and additions to existing buildings, infrastructure and subdivision (where applicable):
 - (a) maintain the continuity or coherence of the identified special character values of the area;
 - (b) maintain the streetscape qualities and cohesiveness;
 - (c) respond positively to the design, scale, height, setback and massing of existing development, any distinctive pattern of subdivision, intensity of development, its relationship to the street, streetscape cohesiveness and is of a compatible form which contributes to the identified special character values of the area;
 - (d) maintain the relationship of built form to open space and landscape context;
 - (e) maintain the setting of the special character area, where these features, such as mature trees and landform, contribute to the special character values of the area;
 - (f) enable the removal of additions and features that detract from the special character of the building or identified special character of the wider area;

- (g) minimise the loss of built fabric and encourage maintenance and repair;
 - (h) require new materials to be compatible with the age, detailing, finishes and colour; and
 - (i) recover or reveal special character values of buildings and features.
- (3) Discourage the removal or substantial demolition of buildings that contribute to the continuity or coherence of the special character area as identified in the special character area statement.
 - (4) Require any application for demolition or removal of a building in a special character area to, on its own or cumulatively as a result of other removals or demolition, demonstrate that the loss of the building:
 - (a) would not erode the identified special character values of the area; and
 - (b) would not disrupt the cohesiveness of the streetscape and wider special character area, including links with scheduled historic heritage places.
 - (5) Encourage the on-going use and maintenance of buildings in special character areas.
 - (6) Manage the design and location of car parking, garaging and accessory buildings to maintain and enhance the streetscape and special character values of the area, as identified in the special character statement.
 - (7) Encourage the retention of special features such as boundary walls, fences, paths and plantings that contribute to the character of the area.

Special Character Areas Overlay - Business

- (8) Require all development and redevelopment to have regard and respond positively to the identified special character values and context of the area as identified in the special character area statement.
- (9) Identify individual buildings that contribute to the identified special character according to the following descriptions:
 - (a) character defining – makes a considerable contribution to the character of the area because of historical, physical and visual qualities; and
 - (b) character supporting – makes a moderate contribution to the character of the area. The building should contribute to the appearance, quality, and identity of the area and should be consistent with the values of character-defining places.
- (10) Require any application for demolition or removal of a character-defining and character-supporting building in a Special Character Area- Business to, on its own or cumulatively as a result of other demolition, demonstrate that the loss of the building:

- (a) would not erode the identified special character values of the area; and
 - (b) would not disrupt the cohesiveness of the streetscape and wider special character area, including links with scheduled historic heritage places.
- (11) Discourage the removal or substantial demolition of buildings that contribute to the continuity or coherence of the special character area as identified in the special character area statement.
- (12) Require new buildings, alterations or additions to existing buildings, or infrastructure, which are within the overlay but are not character defining or character supporting buildings, to maintain the integrity of the context of the area by providing quality design, materials, colour and decoration which respects and enhances the built form and streetscape of the area.
- (13) Require additions and alterations to existing character defining and character-supporting buildings, to be compatible with and respect the special character and existing scale of development.
- (14) Encourage the ongoing use and maintenance of buildings in special character areas.

D18.4. Activity table

Table D18.4.1 Activity table Special Character Areas Overlay – Residential specifies the activity status of land use and development for activities in the Special Character Area Overlay – Residential pursuant to section 9(3) of the Resource Management Act 1991.

[insert text]

[insert text]

Areas in the Special Character Areas Overlay - General may contain a mix of sites zoned residential or business. In such cases, for any site/s in a residential zone, the Special Character Areas Overlay - Residential rules in Table D18.4.1 Activity table will apply and for any site/s in a business zone, the Special Character Areas Overlay - Business rules in Table D18.4.2 Activity table will apply.

Rules for network utilities and electricity generation in the Special Character Areas Overlay – Residential and Business are located in E26 Infrastructure.

TableD18.4.1 Activity table – Special Character Areas Overlay - Residential

Activity		Activity status
Development		
(A1)	Restoration and repair to a building on all sites in the Special Character Areas Overlay–Residential or the Special Character Areas Overlay - General (with a residential zoning)	P
(A2)	Minor alterations to the rear of a building on all sites in the	P

	Special Character Area Overlay – Residential or Special Character Areas Overlay - General (with a residential zoning) where works to the building use the same design and materials to the existing building	
(A3)	Total demolition or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof areas) of a building, or the removal of a building (excluding accessory buildings), or the relocation of a building within the site on: (a) all sites in all the following Special Character Areas Overlay - Residential: (i) Special Character Area Overlay – Residential : Isthmus A; (ii) Special Character Areas Overlay – Residential : Pukehana Avenue; (iii) Special Character Area Overlay – General : Hill Park (those sites with a residential zone); and (iv) Special Character Area Overlay – General : Puhoi (those sites with a residential zone); and (b) all other sites identified as subject to demolition, removal or relocation rules as shown in the maps in the Special Character Areas Overlay Statements.	RD
(A4)	External alterations or additions to a building on all sites in the Special Character Areas Overlay–Residential or Special Character Areas Overlay - General (with a residential zoning)	RD
(A5)	Construction of a new building or relocation of a building onto a site on all sites in the Special Character Area Overlay–Residential or Special Character Areas Overlay - General (those sites with a residential zone)	RD
	[insert text]	
	[insert text]	

PC 26 (see Modifications)

Table D18.4.2 Activity table – Special Character Area – Business specifies the activity status of land use and development for activities in the Special Character Area Overlay – Business pursuant to section 9(3) of the Resource Management Act 1991.

Areas in the Special Character Areas Overlay - General may contain a mix of sites zoned residential or business. In such cases, for any site/s in a residential zone, the Special Character Areas Overlay - Residential rules in Table D18.4.1 Activity table will apply and for any site/s in a business zone, the Special Character Areas Overlay - Business rules in Table D18.4.2 Activity table will apply.

Rules for network utilities and electricity generation in the Special Character Areas Overlay – Residential and Business are located in E26 Infrastructure.

Table D18.4.2 Activity table – Special Character Areas Overlay - Business

Activity		Activity status
Development		
Special Character Areas Overlay – Business with identified character defining buildings		
(A6)	External redecoration and repair to a character defining building	P
(A7)	Alterations to the rear of a character defining building	P
(A8)	Additions to a character defining building	RD
(A9)	Total or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof area) of a character defining building	D
(A10)	Any demolition of the front façade of a character defining building	RD
(A11)	Alterations to a character defining building not otherwise provided for above	RD
(A12)	New buildings	RD
(A13)	Alterations and additions to buildings, not identified as character defining buildings	RD
Special Character Areas Overlay – Business with identified character supporting buildings		
(A14)	External redecoration and repair of a character supporting building	P
(A15)	Alterations to the rear of a character supporting building, except on corner sites where the works use a similar design and materials to the existing building	P
(A16)	Additions to a character supporting building	RD
(A17)	Alterations to a character supporting building not otherwise provided for above	RD
(A18)	Total or substantial demolition of a character supporting building (exceeding 30 per cent or more, by area, of wall elevations and roof area)	RD
(A19)	Any demolition of the front façade of a character supporting building	RD
(A20)	New buildings	RD
(A21)	Alterations and additions to buildings not identified as character supporting buildings	RD
Special Character Areas Overlay – Business with no identified character defining or character supporting buildings		
(A22)	External redecoration and repair of a building in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	P
(A23)	Alterations to the rear of a building in the Special Character Areas Overlay – Business with no identified character defining or	P

PC 26 (see Modifications)

	character-supporting buildings	
(A24)	Additions to a building in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	RD
(A25)	Alterations to a building in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	RD
(A26)	Total or substantial demolition of a building (exceeding 30 per cent or more, by area, of wall elevations and roof area) in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	RD
(A27)	New buildings in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	RD

D18.5. Notification

- (1) Any application for resource consent for an activity listed in Table D18.4.1 or Table D18.4.2 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

D18.6. Standards

D18.6.1. Standards for buildings in the Special Character Areas Overlay - Residential

All activities listed in Table D18.4.1 Activity table - Special Character Areas Overlay - Residential must comply with the following standards.

[insert text]

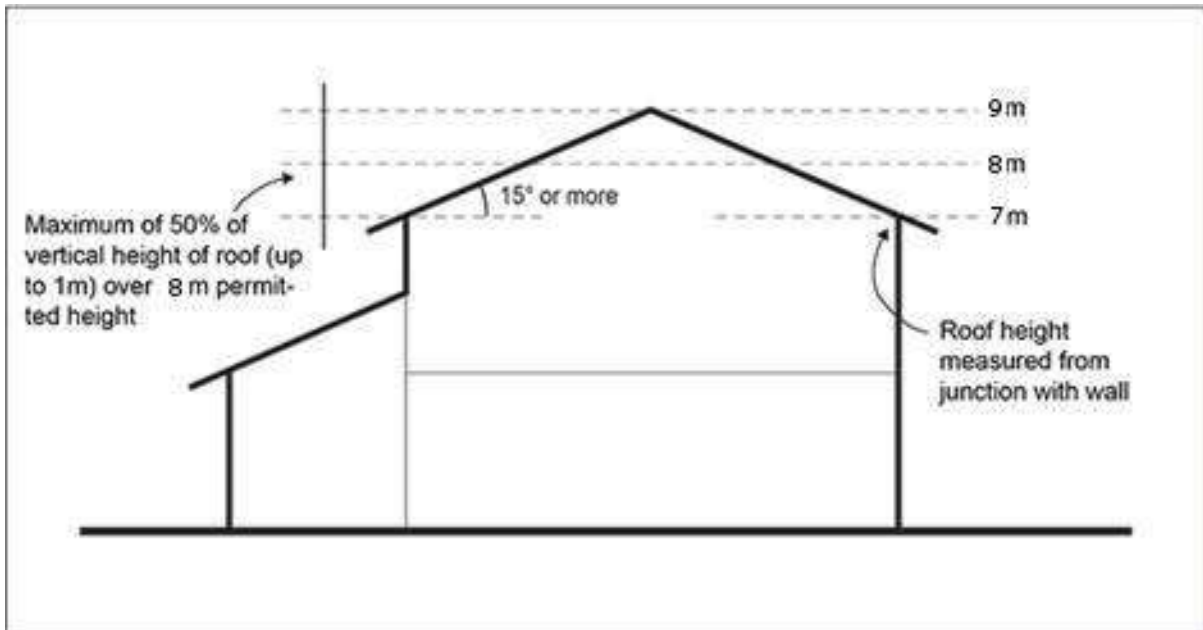
D18.6.1.1. Building height

[insert text]

- (1) Buildings in the Special Character Areas Overlay – Residential must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more. This is shown in Figure D18.6.1.1.1 Building height in the Special Character Areas Overlay – Residential.

PC 26 (see Modifications)

Figure D18.6.1.1.1 Building height in the Special Character Areas Overlay - Residential



D18.6.1.2. Height in relation to boundary

[insert text]

- (1) Buildings in the Special Character Areas Overlay – Residential must not project above a 45-degree recession plane measured from a point 3m above the ground level along any boundary of the site.

[insert text and figures]

D18.6.1.3. Yards

[insert text]

- (1) A building or parts of a building in the Special Character Overlay – Residential must be set back from the relevant boundary by the minimum depth listed in Table D18.6.1.3.1 Yards below:

Table D18.6.1.3.1 Yards

Yard	Minimum depth
Front	The average of existing setbacks of dwellings on adjacent sites, being the three sites on either side of the subject site or six sites on one side of the subject site
Side	1.2m
Rear	3m

PC 26 (see Modifications)

PC 26 (see Modifications)

PC 26 (see Modifications)

[insert text]

D18.6.1.4. Building coverage

PC 26 (see Modifications)

[insert text]

- (1) The maximum building coverage for sites in the Special Character Areas Overlay – Residential must not exceed the percentage of net site area listed in Table D18.6.1.4.1 Building coverage in the Special Character Areas Overlay – Residential below:

Table D18.6.1.4.1 Building coverage in the Special Character Areas Overlay – Residential

Site area	Building coverage
Up to 200m ²	55 per cent of the net site area
200m ² – 300m ²	45 per cent of the net site area
300m ² – 500m ²	40 per cent of the net site area
500m ² – 1,000m ²	35 per cent of the net site area
Greater than 1,000m ²	25 per cent of the net site area

PC 26 (see Modifications)

[insert text]

D18.6.1.5. Landscaped area

PC 26 (see Modifications)

[insert text]

- (1) The minimum landscaped area for sites in the Special Character Areas Overlay – Residential is the percentage of net site area listed in Table D18.6.1.5.1 Landscaped area in the Special Character Areas Overlay – Residential below:

Table D18.6.1.5.1 Landscaped area in the Special Character Areas Overlay – Residential

Site area	Landscaped area
Up to 200m ²	28 per cent of the net site area
200m ² – 500m ²	33 per cent of the net site area
500m ² – 1,000m ²	40 per cent of the net site area
Greater than 1,000m ²	50 per cent of the net site area

- (2) The front yard must comprise at least 50 per cent landscaped area.

PC 26 (see Modifications)

[insert text]

D18.6.1.6. Maximum paved area

[insert text]

- (1) The maximum paved area for sites in the Special Character Areas Overlay – Residential must not exceed the percentage of net site area listed in Table D18.6.1.6.1 Maximum paved area in the Special Character Areas Overlay – Residential below:

Table D18.6.1.6.1 Maximum paved area in the Special Character Areas Overlay – Residential

Site area	Paved area
Up to 200m ²	17 per cent of the net site area
200m ² – 500m ²	20 per cent of the net site area
500m ² – 1,000m ²	25 per cent of the net site area
Greater than 1,000m ²	25 per cent of the net site area

[insert text]

D18.6.1.7. Fences, walls and other structures

[insert text]

- (1) Fences, walls and other structures, or any combination of these, in the Special Character Areas Overlay - Residential must not exceed a height of 1.2m above ground level.

[insert text]

D18.6.2. Standards for buildings in the Special Character Areas Overlay – Business

All activities listed in Table D18.4.2 Activity table - Special Character Areas Overlay - Business must comply with the standards for the zone in which they are located, unless otherwise specified.

D18.7. Assessment – controlled activities

There are no controlled activities in this section.

D18.8. Assessment – Restricted discretionary activities

D18.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary resource consent application.

D18.8.1.1. Special Character Areas Overlay - Residential

- (1) For the total demolition or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof areas); or the removal of a building (excluding accessory buildings) from a site; or the relocation of a building within the site:
 - (a) the effects on the streetscape and special character context as outlined in the special character area statement;
 - (b) the integrity of the building in its current state, having regard to its architectural form and style and the authenticity of its component parts as well as its contribution to the streetscape character;
 - (c) the building's relationship to other adjacent buildings, and if it contributes to a group in such a way that its loss or relocation would result in the loss of a character value attributable to the group;
 - (d) the condition of the building, and the practicality and cost of any necessary rehabilitation, and the ability to achieve reasonable amenity for occupants and reasonable compliance with any requirement of the Building Act 2004;
 - (e) where a replacement building is proposed, its design, quality, purpose and amenities and the contribution that such as building might make to the qualities of streetscape character; and
 - (f) the effect on landscape and vegetation.
- (2) for external alterations or additions to buildings; or for the construction of a new building or the relocation of a building onto a site:
 - (a) the effects on the streetscape and special character context as outlined in the Special Character Area Statement;
 - (b) the building and its contribution to streetscape character; including its design, quality, purpose and amenities including matters of scale, form, massing, materials, setbacks and the relationship to the street; and
 - (c) the effects on landscape and vegetation.
- (3) for an infringement of the any of the standards listed in Standard D18.6.1 Standards for buildings in the Special Character Areas Overlay – Residential:
 - (a) the effects of the infringement of the standard on the streetscape and special character context as outlined in the special character area statement; and

Note 1

Where more than one standard will be infringed, the effects of all infringements on the streetscape and special character context as outlined in the special character area statement will be considered together.

- (b) the matters for external alterations or additions to buildings or for the construction of a new building or relocation of buildings onto a site listed in D18.8.1.1(2) above.

[insert text]

D18.8.1.2. Special Character Business Areas

- (1) For all restricted discretionary activities:
 - (a) the effects of the activity on the streetscape and special character context as outlined in the special character area statement;
 - (b) the integrity of the building in its current state, having regard to its architectural form and style and the authenticity of its component parts as well as its contribution to the streetscape character;
 - (c) the building's relationship to other adjacent buildings, and if it contributes to a group in such a way that its demolition, alteration or addition would result in the loss of a character value attributable to the group; and
 - (d) the condition of the building, and the practicality and cost of any necessary rehabilitation, and the ability to achieve reasonable amenity for occupants and reasonable compliance with any requirement of the Building Act 2004.
- (2) for an infringement of the any of the standards on the zone in which the building is located :
 - (a) the effects of the infringement of the standard on the streetscape and special character context as outlined in the special character area statement.

Note 1

Where more than one standard is infringed, the effects of all infringements on the streetscape and special character context as outlined in the special character area statement will be considered together.

D18.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities.

D18.8.2.1. Special Character Areas Overlay – Residential

(1) For the total demolition or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof areas); or the removal of a building (excluding accessory buildings) from a site; or the relocation of a building within the site:

(a) Policies D18.3(1) to (7);

(b) for all areas in a Special Character Areas Overlay other than Special Character Areas Overlay – Residential : Isthmus B and Residential : Isthmus C:

- (i) whether the building has retained its original (or repaired) visual design features relating to form, mass, proportion and materials so that restoration/renovation of the building is practical and reasonable. When determining what is practical and reasonable, regard shall be had to providing amenity for occupants and compliance with any requirement of the Building Act;
- (ii) the extent to which any special character qualities and original design features of the existing building are visible from the street or a public realm;
- (iii) whether the building is beyond rehabilitation to its original state and the costs of the rehabilitation to reproduce the special character qualities of the building and enhance the architectural qualities and special character of the streetscape and the surrounding area, in comparison to the costs of a new building of a similar size and quality;
- (iv) whether in rare cases the building is beyond rehabilitation in terms of poor structural or physical condition, and the costs of the repair work or upgrading necessary to extend the useful life of the building are prohibitive, (in comparison to the costs of a new building of similar size), an application for a new building may be considered favourably in accordance with assessment criteria D18.8.2.1(1)(b)(v) below;
- (v) whether any proposed replacement building, in terms of its design, quality and amenities, makes a positive contribution to the qualities of streetscape character;

(c) for Special Character Areas Overlay – Residential : Isthmus B and Residential : Isthmus C:

- (i) whether the special character and architectural value of the existing building (irrespective of age) and its contribution to streetscape character warrants its retention;

- (ii) whether the special character value of the building by reference to its architectural style, whether as an exemplar of the type or as being representative of the type warrants its retention;
- (iii) whether the integrity of the building in its current state, having regard to its architectural form and style and the authenticity of its component parts warrants its retention;
- (iv) whether its relationship to other adjacent buildings and whether the contribution it makes to a group of buildings is such that its loss would result in the loss of a character value attributable to the group;
- (v) whether its contribution to streetscape character by reference to surrounds within the site, and/or to the public street, and/or to relationships to open space shared with adjacent buildings warrants its retention;
- (vi) whether the practicability and cost of any necessary rehabilitation, and the inability to achieve reasonable amenity for occupants and reasonable compliance with any requirement of the Building Act warrants its demolition;
- (vii) whether any proposed replacement building, in terms of its design, quality and amenities makes a positive contribution to the qualities of streetscape character.
- (viii) in Special Character Areas Overlay – Residential : Isthmus C; the extent to which the nature and extent of any disturbance to the biophysical components that contribute to streetscape character such as landform or vegetation cover can be avoided, remedied or mitigated.

(2) For external alterations and additions to a building:

- (a) policies D18.3(1) to (7);
- (b) for Special Character Areas Overlay – Residential : Helensville; Residential : General (with a residential zone); Residential – Balmoral Tram Suburb, West; Residential : Early Road Links; Residential : Kings Road and Princes Avenue; and Residential : Pukehana Avenue; Residential : Station Road, Papatoetoe:
 - (i) whether the effect of the additions and/or alterations on the special character of the building maintains or enhances its contribution to the streetscape of the area;

- (ii) whether the design and appearance of the additions and/or alterations respond positively to the building, in terms of scale, proportions, architectural form, massing, materials and detailing;
 - (iii) whether the addition or alteration is of a design and uses materials similar or compatible with the traditional character and material of the building;
 - (iv) whether consideration has been given to retaining as much of the existing building façade as practicable by refurbishing, restoring and adapting parts of the existing building rather than replacing them;
 - (v) whether the colour scheme is compatible with the age and detailing of the building; and
 - (vi) whether the location and design of attachments, such as aerials and air conditioning units, are sympathetic to the existing building through the use of appropriate colour, design, form and location on the building.
- (c) for Special Character Areas Overlay – Residential : Isthmus A:
- (i) whether, where garages or carports are to be adjoined to the existing building on the site, they are designed primarily to allow good visibility of the residential building from the street. Where visibility of the building will be significantly obscured, whether alternative designs and locations for garages and carports or provision of a car pad have been considered.
- (d) for Special Character Areas Overlay – Residential : Isthmus A and Residential : Isthmus C:
- (i) whether the form, mass, proportion and scale of the external additions and alterations are such that they maintain or enhance the streetscape character and amenity.
- (e) for Special Character Areas Overlay – Residential : Isthmus A and Residential : Isthmus C1:
- (i) whether the alterations and/or additions to expand the building within a roof space leave visible the dominant form and lines of the existing roof, particularly when viewed from the street;
 - (ii) whether, where decoration and architectural features are used, they follow the characteristic form and detail of the existing building on the site, or if the original features have been removed/altered, they follow the characteristic form and detail of other buildings of the same period in the street;

- (iii) whether materials used are the same or similar as the existing materials of the building so that the new building work is consistent with the traditional character and material of existing buildings on the site and in the street;
 - (iv) whether any existing traditional fencing along the road frontage boundary is preserved or reinstated at the completion of development; and
 - (v) whether, for those parts of the buildings highly visible to the street or public place the proportions and detail of the new windows and doors are consistent with those traditionally present in buildings of the style including the overall window to wall ratio.
- (f) for Special Character Areas Overlay – Residential : Isthmus B:
- (i) whether the alteration or addition has regard to, or complements the form, style and materials of the existing building;
 - (ii) whether the proposed change contributes positively to the street; and
 - (iii) whether the alteration or addition is designed to have regard to landscape elements, including structural and built elements and existing established trees and hedges which make a significant contribution to streetscape value or if, where this is not practical, replacement planting or a replacement structural/built element is proposed.
- (g) for Special Character Areas Overlay – Residential : Isthmus C:
- (i) whether the scale, form, mass, proportion and colour of the external addition or alteration is compatible with the prevailing architectural style of the existing building on the site; and
 - (ii) whether the additions and alterations which are visible from the street or public realm detract from the architectural character of period housing or landscape qualities that are predominant in the street.
- (h) for Special Character Areas Overlay – Residential : Isthmus C1:
- (i) whether, where garages or carports are to be adjoined to the existing building on the site, they are designed primarily to allow good visibility of the residential building from the street. Where visibility of the building will be significantly obscured, whether alternative designs and locations for garages and carports or provision of a car pad have been considered, unless such

alternative locations create adverse visual effects on a volcanic landform;

- (ii) whether the addition or alteration or associated site-works for any proposed addition or relocation has avoided physical effects on the natural volcanic landform, including cumulative effects; and
- (iii) whether the addition, alteration or relocation has minimized adverse visual effects on the volcanic landscape by minimising alteration to the natural landform, and by appropriate placement of additions or alterations on the site.

(i) for Special Character Areas Overlay – Residential : Isthmus C2:

- (i) whether, the additions, alterations or relocation are located so that larger trees on the site are retained, where this is not practical, whether replacement planting, particularly of indigenous trees will be undertaken where appropriate; and
- (ii) whether, the addition, alteration or relocation minimizes adverse visual effects on the landscape context by avoiding visually obtrusive excavation, and by appropriate placement of additions on the site.

(j) for Special Character Areas Overlay – Residential : North Shore:

Note1

The threshold limits outlined below and illustrated in Figure D18.8.2.1(2)(j).1 Threshold limits for alterations and additions have been determined in consideration of the sensitivity to change inherent in the various elements of special character buildings. These thresholds distinguish between relatively minor proposals for change and proposals which will require additional consideration and assessment.

An application which proposes the following may be assessed only against criteria D18.8.2.1(2)(j)(i) – (v) below, where relevant:

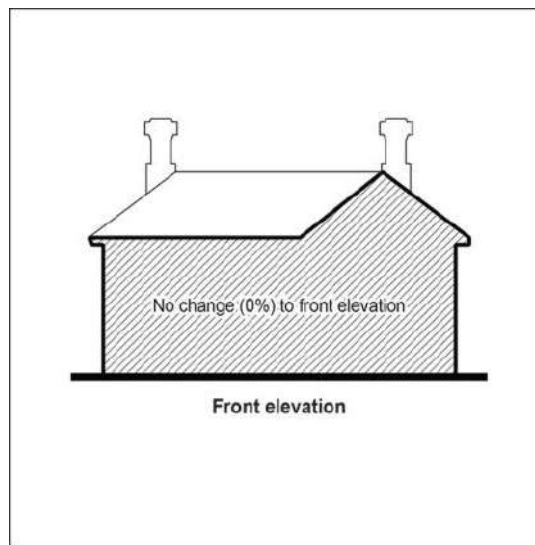
- no change to the front elevation (excluding the roof); and/or
- changes involving up to 20 per cent of the area of one or each of the side elevations (excluding the roof); and/or
- changes involving up to 80 per cent of the area of the rear elevation (excluding the roof); and/or
- no change to the front half of the roof; and/or

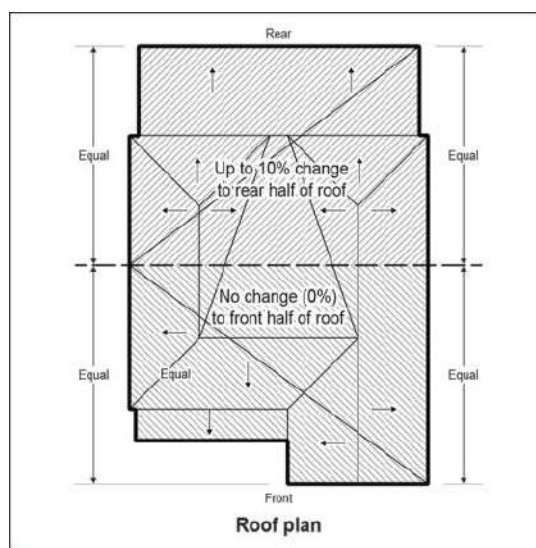
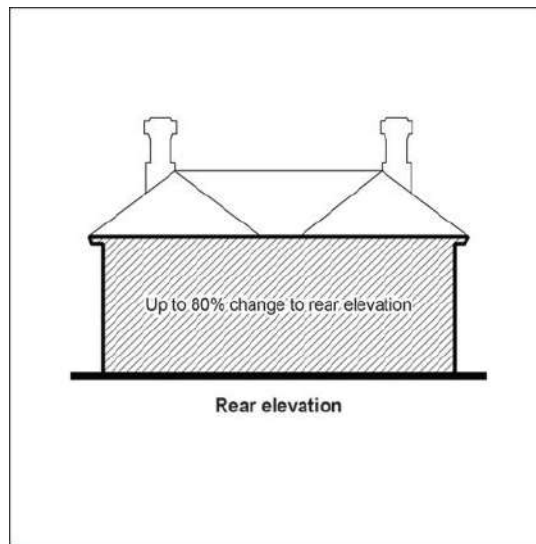
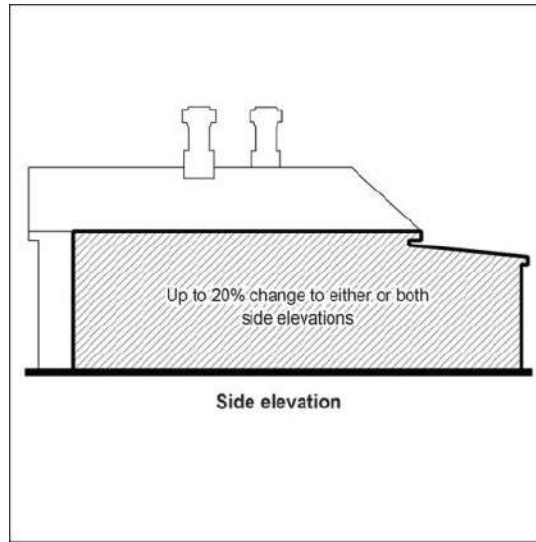
- changes involving up to 10 per cent of the rear half of the roof.

An application which proposes the following may be assessed against D18.8.2.1(2)(j)(i) – (vi) below, where relevant:

- any change to the front elevation (excluding the roof); and/or
- changes involving more than 20 per cent of the area of either side elevation (excluding the roof); and/or
- changes involving more than 80 per cent of the area of the rear elevation (excluding the roof); and/or
- any change to the front half of the roof; and/or
- changes involving more than 10 per cent of the rear half of the roof.

Figure D18.8.2.1(2)(j).1 Threshold limits for additions and alterations





- (i) whether the proposed additions/alterations to pre-1940 buildings retain the architectural and historic fabric, including the original

roof form, proportions and style of the building and other design characteristics such as design detailing, built fabric and materials, finishes, proportions, and window size, proportion and location within walls. Whether alterations to post-1940s buildings are designed to avoid dominance of, or contrast with, the streetscape character;

- (ii) whether the alterations and/or additions to expand the building within a roof-space leave visible the dominant form and lines of the existing roof, particularly when viewed from the street;
 - (iii) whether the additions and/or alterations adversely affects the contribution the subject building makes to a group of buildings which contribute to the special character of the area, particularly when the subject site is adjacent to or in the vicinity of any scheduled historic heritage place;
 - (iv) whether the design and appearance of alterations or additions use materials that are the same or similar to existing materials to maintain the integrity of the special character of the area. Traditional materials such as corrugated steel sheet, timber shingles, timber weatherboards, and timber joinery are considered generally appropriate, especially where these materials match or are very similar to the original materials, and are used in the same manner as those of the subject building;
 - (v) whether alterations and additions, to buildings that are clearly visible from the street or public realm should fit compatibly within the context of surrounding buildings and the neighbourhood and avoid dominance of, or contrast with the character of that context. Special attention must be paid to the bulk, scale, form, massing and use of materials and consistency with the style and detailing of the building; and
 - (vi) whether the additions/alterations have been designed to avoid cumulative adverse effects arising from successive additions and alterations. Where cumulative effects cannot be avoided, whether proposals include initiatives to recover original built form and lost details, particularly at the front of the buildings.
- (3) For the construction of a new building or relocation of a building onto a site:
- (a) policies D18.3(1) to (7);
 - (b) for all areas in a Special Character Areas Overlay other than Special Character Areas Overlay – Residential : Isthmus B and Residential : Isthmus C:

- (i) whether the design and external appearance of the proposed building is compatible with the streetscape and the identified special character of the area;
- (ii) whether the form, mass, proportion and scale of the building is compatible with the special character of the area;
- (iii) whether the building preserves the sense of visual frontage access and interactivity between residential buildings and the street, and does not present blank or near-blank façades to the street;
- (iv) whether materials used maintain the integrity of, and have a clear relationship to, the traditional character and materials of buildings in the street;
- (v) whether those parts of a building which are highly visible to the street maintain a window to wall ratio visible from the street that is similar to that surviving original predominant character buildings in the street;
- (vi) whether the building is located on a site that reflects the original subdivision and development patterns existing in the street, particularly in situations where development is occurring on an amalgamated site so as to maintain the 'grain' of the area in terms of the size, spacing and rhythm of street front buildings;
- (vii) whether particular attention has been paid to the continuity of the front façade alignment to the street;
- (viii) whether the building has a roof form that is compatible with the traditional roof forms predominant in the special character area and identified in the special character statement;
- (ix) whether the provision of any vehicle access and parking complements the character of the streetscape, having particular regard to location, design, detailing, use of materials and landscaping;
- (x) whether garages and carports allow good visibility of the building from the street, and where possible are located to the rear of, underneath (where appropriate in terms of topography), or alongside the building on the site.
- (xi) consent to the location of a garage or carport in the front yard may be considered acceptable where:
 - no practical location is available elsewhere on the site;

- any structure associated with the parking provisions is minimal in scale, (which in most circumstances will exclude a double-width garage or double-width carport) and is designed in a manner which is coherent with the architectural character of any buildings on the site; and
 - the garage or carport will not significantly obscure the visibility of the existing building from the street or public realm;
- (xii) whether any existing traditional fencing along the front boundary will be preserved or reinstated at the completion of development; and
- (xiii) the extent to which a building is designed to have regard to any particular landscape elements including mature trees, which make a significant contribution to the streetscape and special character of the area, or how the proposal mitigates this through replacement planting.
- (c) for Special Character Areas Overlay – Residential : Isthmus B:
- (i) the design of a proposed new/relocated building will complement the existing patterns of bulk and location, and the relationship to the street in the vicinity of the site;
 - (ii) if a new/relocated building is significantly larger than existing adjacent buildings, its architectural design acknowledges the predominant scale of those existing buildings, through its massing and formal arrangement on the site. In the case of non-residential buildings, it is acknowledged that such formal arrangement may not be appropriate;
 - (iii) whether bulk and location standards prevent the achievement of an architectural scale which might otherwise be appropriate to the locality or to the prevailing scale, or whether some relaxation of such standards will enable development of more appropriate form and scale;
 - (iv) whether the design of a new/relocated building in a contemporary idiom can be shown by analysis to have qualities which are sympathetic to existing established architectural forms and scale, in such a way as to make a positive contribution to streetscape; and
 - (v) whether a new/relocated building is designed to have regard to landscape elements, including structural and built elements and existing established trees and hedges which make a significant contribution to streetscape value or if, where this is not practical,

replacement planting or a replacement structural/built element is proposed

(d) for Special Character Areas Overlay – Residential : Isthmus C1:

- (i) whether materials used maintain the integrity of, and have a clear relationship to, the traditional character and materials of existing buildings along the street;
- (ii) whether the scale, form, mass, proportion and colour of the building is compatible with the architectural style predominant in the street;
- (iii) whether those parts of a building highly visible to the street maintain a window to wall ratio visible from the street that is similar to the predominant special character buildings in the street;
- (iv) whether the building is located on a site so that it reflects the original subdivision and development patterns existing in the street, particularly in situations where development is occurring on an amalgamated site so as to maintain the 'grain' of the area in terms of the size, spacing and rhythm of street-front buildings;
- (v) whether buildings are located on a site so as not to detract from the continuity of the front façade alignment of residential buildings in the street;
- (vi) whether any new or relocated building is visually compatible with and minimises the adverse effects on the volcanic landscape by minimising alteration to the landform and the appropriate placement of the building on the site;
- (vii) whether any existing traditional fencing along the front boundary will be preserved or reinstated at the completion of development;
- (viii) whether the buildings preserves the sense of visual frontage access and interactivity between houses and the street, and does not present blank or near-blank façades to the street;
- (ix) whether the building maintains the predominance of pitched roof form; and
- (x) whether garages and carports obscure the visibility of the existing dwelling from the street or give rise to adverse visual effects on the volcanic landscape.

(e) for Special Character Areas Overlay – Residential : Isthmus C2:

- (i) whether materials used maintain the integrity of, and have a clear relationship to, the traditional character and materials of existing buildings on the street;
 - (ii) whether the scale, form, mass, proportion and materials of the building is compatible with the architectural style of the existing building on the site, or the architectural style predominant in the street;
 - (iii) whether the new building detracts from or adds to the consistency and harmony of building forms in the street and the coherence of the streetscape;
 - (iv) whether the building contributes positively to the special character and coherence of the streetscape;
 - (v) whether the building is located so that larger trees on the site are retained, and where this is not practical, replacement planting, particularly of indigenous trees are undertaken where appropriate;
 - (vi) whether any building or site-works avoids physical effects on the natural land-form, including cumulative effects;
 - (vii) whether any new or relocated building minimises adverse visual effects on the landscape by avoiding visually obtrusive excavation and by appropriate placement of the building on the site; and
 - (viii) whether pitched roofs, in gabled and/or hipped forms, are used to mitigate adverse visual effects on the natural environment.
- (4) for an infringement of any of the standards listed in Standard D18.6.1 Standards for buildings in the Special Character Areas Overlay – Residential:
- (a) policies D18.3(1) to (7).

[insert text]

D18.8.2.2. Special Character Areas Overlay - Business

- (1) For the total or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof area) of a character defining building or a character supporting building; or for the total or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof area) of a building in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings; or for any demolition of the front façade of a character supporting building:

(a) policies D18.3(8) to (14) as relevant, and in addition, all of the following:

- (i) whether the proposal significantly adversely affects the built special character of the area, including the contribution the individual building makes to the context, character or cohesiveness of the streetscape;
- (ii) the contribution the building makes to adjoining or nearby scheduled buildings and other character defining or supporting buildings or to the wider character area where there are no identified character supporting or character defining buildings, either through the context and the relationship of the building or through the building's mass, height or rhythm of façades;
- (iii) whether the existing building forms part of a cohesive group of buildings in terms of similarity of age, scale, proportion or design and the extent to which the building's demolition or partial demolition would detract from the contribution that group makes to streetscape, the special character and context of the area;
- (iv) whether the building is beyond rehabilitation to a state which would display its special qualities, architectural qualities or special characteristics of the streetscape and the surrounding area; and
- (v) whether the costs of restoration and repair are significantly greater in comparison to the costs of a new building of similar size and quality.

(2) For additions to a character defining building:

(a) policies D18.3(8) to (14) as relevant, and in addition, all of the following:

- (i) whether the additions are appropriate when considered against the relevant assessment criteria for additions in the zone;
- (ii) whether at the street elevation(s) maintains an appearance similar to the original façade of the character defining building;
- (iii) where relevant, whether the addition to building is positioned and designed to retain the continuity of the front façade alignment of the building or adjoining buildings and the established horizontal or vertical modulation;
- (iv) whether the design and materials respect and respond positively to those originally used and contribute strongly to the architectural character and detailing of the building;

- (v) whether the additions to building are compatible with the architectural form, mass, proportions and style of the existing building(s) on the site;
 - (vi) whether the additions to the building retain as much of the existing building fabric as practicable;
 - (vii) whether the additions to building use a colour scheme which is compatible with the age and detailing of the building;
 - (viii) for retail premises whether the additions to the building have main frontage(s) incorporating significant areas of unobscured display glazing and building entries reflecting traditional forms in order to maintain good visual connections with the street; and
 - (ix) whether the additions to the building locate and design attachments, such as signs, aerials and air conditioning units, sympathetically to the existing building.
- (3) For alterations or additions to buildings identified as character supporting:
- (a) policies D18.3(8) to (14);
 - (b) whether the alterations or additions to the building:
 - (i) are appropriate when considered against the relevant assessment criteria for alterations or additions in the zone;
 - (ii) have street elevation(s) sympathetic to the existing building, and any other surrounding scheduled historic heritage place, character-defining or character-supporting buildings;
 - (iii) where relevant, are positioned and designed to retain the continuity of the front façade alignment of the building or adjoining buildings, and the adjoining established horizontal or vertical modulation;
 - (iv) are compatible with the dominant architectural style of the existing building in terms of form, mass, proportion and materials;
 - (v) use materials which maintain the integrity of the special character and materiality of the building;
 - (vi) propose to combine adjoining buildings and whether the finished appearance/façade retains visual evidence of the historic pattern of development by vertical modulation;
 - (vii) for retail premises, have main frontage(s) incorporating significant areas of unobscured display glazing and building

entries reflecting traditional forms in order to maintain good visual connections with the street; and

- (viii) locate and design attachments, such as signs, aerials and air conditioning units, sympathetically to the existing building.

(4) For new buildings; or alterations and additions to buildings not identified as character defining or character supporting:

(a) policies D18.3(8) to (14);

(b) whether the new building or alterations and additions to buildings not identified as character defining or character supporting:

- (i) are appropriate when considered against the relevant assessment criteria for new buildings or alterations or additions in the zone;
- (ii) reflect and have regard to the special character statement for the area;
- (iii) are designed to respond positively to the architectural form, bulk, proportions, materials and colour of any existing buildings on the site and/or any surrounding scheduled historic heritage place, character-defining or character-supporting buildings;
- (iv) are designed to respond positively to the built form characteristics and urban structure of the special character area;
- (v) are designed and located in a manner that respects original physical features of the special character area as identified in the built form section of the special character statement;
- (vi) where possible, are positioned to reflect and/or enhance the continuity of the historic front façade alignments of the adjoining character defining or character supporting buildings;
- (vii) are constructed with materials that are of a high standard of quality and durability that respond positively to the architectural character and detailing of any scheduled historic heritage place, character-defining or character-supporting buildings;
- (viii) are designed to respond positively to the established horizontal or vertical modulation evident on the front façade of any existing scheduled historic heritage place, character-defining or character-supporting buildings;
- (ix) for retail premises, have main frontage(s) incorporating significant areas of unobscured display glazing and building

entries reflecting traditional forms in order to maintain good visual connections with the street;

- (x) proposes to combine buildings and/or sites, so that the finished appearance/facade maintains visual evidence of the previous pattern of development by vertical modulation; and
- (xi) provides for on-site parking or loading where this would enable better outcomes in terms of maintaining/enhancing special character and supporting commercial land use viability.

(5) For additions or alterations to a building in a Special Character Areas Overlay – Business with no identified character supporting or character defining buildings; or for a new building in a Special Character Areas Overlay – Business with no identified character supporting or character defining buildings:

(a) policies D18.3(8) to (14);

(b) whether the proposal:

- (i) is appropriate when considered against the relevant assessment criteria for new buildings or alterations or additions in the zone;
- (ii) reflects and has regard to the special character statement for the area;
- (iii) is designed to respond positively to the architectural form, bulk, proportions, materials, colour and other built form characteristics and urban structure of the special character area;
- (iv) is designed and located in a manner that respects original physical features of the special character area as identified in the built form section of the special character statement;
- (v) where possible, is positioned to reflect and/or enhance the continuity of the front façade alignments of the adjoining buildings;
- (vi) is constructed with materials that are of a high standard of quality and durability that respond positively to the architectural character and detailing identified in the special character statement;
- (vii) is designed to respond positively to the established horizontal or vertical modulation evident on the front façade of the existing buildings in the character area;
- (viii) for retail premises, has main frontage(s) incorporating significant areas of unobscured display glazing and building entries

reflecting traditional forms in order to maintain good visual connections with the street;

- (ix) proposes to combine buildings and/or sites, so that the finished appearance/facade maintains visual evidence of the previous pattern of development by vertical modulation; and
- (x) provides for on-site parking or loading where this would enable better outcomes in terms of maintaining/enhancing special character and supporting commercial land use viability.

D18.9. Special information requirements

There are no special information requirements in this section.

Attachment C: Howick Town Centre Special Character Area: Assessment of character defining and character supporting buildings. Prepared by Lisa Mein, Mein Urban Design and Planning Limited. July 2019



HOWICK TOWN CENTRE – SPECIAL CHARACTER AREA

To: Katrina David, Principal Planner
Plans and Places, Auckland Council

From: Lisa Mein, Mein Urban Design and Planning Limited

Date: 5 July 2019




Dear Katrina,




Please find attached my evaluation of possible character-supporting and character-defining buildings within Howick village, centred on Picton Street (the mainstreet) and including Fencible Drive, Moore Street, Cook Street and Uxbridge Road. This evaluation is based on the information available at the time of assessment. This has been informed by a number of site visits in the first half of 2019, to view the exterior of buildings from the public realm and limited research confined largely to documents previously prepared for Auckland Council (and its predecessors) as well as input from community members, including Howick Local Board, Howick Residents and Ratepayers Association and local historian Alan La Roche. Reports used to inform the character statement include: information for the Scheduled Historic Heritage Places, “Howick Character Assessment” prepared by Isthmus and Dianne Brand for Manukau City Council in 2005 and “Howick Urban Design Report” by Will Thresher in 2010 and the elements of character statement from the legacy Manukau City District Plan. It is recognised that additional research may yield new information.




This evaluation does not include an assessment of archaeological values or an assessment of the importance of place to tangata whenua. It also does not intend to replace the more thorough investigation undertaken in identifying the heritage values of buildings and places.

The starting point in identifying character-defining and character-supporting buildings for Howick was to review the scheduled historic heritage places in the Auckland Unitary Plan. All Saints Church is the most iconic building in Howick, forming a bookend at the southeastern end of Picton Street, and definitely character-defining. The other buildings that are character defining both date from the inter-war period and frame dominant street corners along Picton Street. Character-supporting buildings are those that reinforce the character through the use of materials such as brick and/or ecclesiastic buildings that support the British village/church-centric early development of Howick Village and/or are representative of one of the three key periods of development: late 19th/early 20th century, interwar period and mid-century late 1950s through to early 1970s.

HOWICK VILLAGE SPECIAL CHARACTER AREA – CHARACTER BUILDINGS

Photograph	Name and Address	Legal description from GIS	Date and Notes	Character Defining/ Character Supporting
	<p>All Saint's Church and graveyard, 9 Selwyn Road - Cnr Cook Street and Selwyn Road, Howick</p>	<p>PT Allotment 1 Section 7 Small lots near village of Howick</p>	<p>Wooden church in gothic revival architectural style. Designed by Frederick Thatcher. Pre-fabricated at St John's College and brought to Howick by boat. Originally constructed 1847, southern aisle added in 1862 and windows and interior subsequently modified in 1896. Oldest parish church of the Selwyn Group and has important associations with Bishop Selwyn and the Anglican Church. It is a considerable landmark at the southeastern end of Picton Street/ Howick Village</p>	<p>Character-defining</p>
	<p>McInness Buildings (Mac's Corner'), 127 - 143 Picton Street, Howick</p>	<p>Lot 2 DP 166066</p>	<p>Known as Macs Corner. Constructed 1927. Solid masonry construction, well-articulated, two-storey building framing the prominent corner of Picton Street and Cook Street opposite All Saint's Church.</p>	<p>Character-defining</p>
	<p>Good Home Tavern (former Marine Hotel/Prospect of Howick Hotel) 78 Picton Street</p>	<p>Lot 1 DP 164289</p>	<p>Built in 1935 by James Fletcher (Fletcher construction) on the site of an earlier wooden Marine Hotel that stood from c1906 to the 1920s. Originally called the Marine Hotel. The building makes an important contribution to the streetscape with its materials and aesthetic. Later extensions from the 1970s have retained similar materials and architectural style to the original building. The contribution to place includes the garden bar on the corner of Picton Street and Uxbridge Road, which provides a sense of green open space and provides a focus and setting for the building on that highly visible corner.</p>	<p>Character-defining</p>

	<p>Howick War Memorial Community Centre (Information Centre), 115 Picton Street</p>	<p>Pt Lot 2 DP 31428, Pt Lot 3 DP 31428</p>	<p>Opened 24 April 1957 as a memorial to both WW1 and WW2. Brick masonry similar to older buildings on Picton Street. Originally contained a variety of community uses including the library, Plunket and a Council committee room. Located within Market Square, a key focal point for the village.</p>	<p>Character-supporting</p>
	<p>Our Lady Star of the Sea Roman Catholic Church and graveyard, 28 Picton Street (corner Parkhill Road and Picton Street)</p>	<p>Lot 5 DP 48322</p>	<p>Original wooden church erected 1854 on this site adjacent to cemetery. The wooden church was demolished in 1959. In 1960 the present stone building was officially opened and blessed by Archbishop Liston. While building itself is of limited architectural significance and the materials are not typical of the defining character of the built environment, the ongoing presence of the Catholic Church on Howick's mainstreet is an important aspect of the character of the village.</p>	<p>Character-supporting</p>
	<p>Uxbridge Arts and Culture Centre, 35 Uxbridge Road</p>	<p>Pt Lot 1 DP 8807, Pt Lot 4 DP 47633, Pt Lot 3 DP 47633</p>	<p>Original wooden Presbyterian Church in Howick, built 1907. It was purchased by Howick Borough Council in 1981 and incorporated into Uxbridge Arts and Culture complex. The old church building supports the character of Howick as an early British settlement.</p>	<p>Character-supporting</p>

	<p>Bells Butchery and Rices Bakery, 65 Picton Street</p>	<p>Lot 1 DP 13814, Lot 1 DP 136159, Lot 1 DP 182201, Lot 2 DP 136159</p>	<p>Original brick bakery building to rear of Picton Street shops, built 1922. A baker's shop was built fronting Picton Street a year later. A bakery still operates on premises – now Bakers Delight. Adjacent to bakery is the butchery, established at same site in 1923 (originally Bells Butchery). The building is associated with the core period of commercial development of the main street and includes intricate fretwork. Supports character of two-storey masonry building with fine grain retail on ground floor fronting street.</p>	<p>Character-supporting</p>
	<p>34 Moore Street, former Howick Borough Council</p>	<p>Lot 4 DP 91111, Lot 3 DP 91111, Lot 2 DP 91111</p>	<p>Opened in 1979 by then Prime Minister Sir Keith Holyoake. Occupied by Howick Borough Council until local government amalgamation in 1989. Occupied by Counties Manukau Police from 1989 to 2012. Steeply pitched roof form reminiscent of early churches.</p>	<p>Non-contributing to Character Area – but contribute to overall sense of place</p>
	<p>16 Fencible Drive, Former Howick Library building, and Howick RSA.</p>	<p>Lot 2 DP 204497</p>	<p>Purpose built as the Howick library c1960. Likely coincided with opening of Fencible Drive. Fronts the car park behind Picton Street, presenting its rear to Fencible Drive.</p>	<p>Non-contributing to Character Area – but contribute to overall sense of place</p>

APPENDIX THREE

RECOMMENDED AMENDMENTS

Recommended changes to PC34

The amendments to the AUP proposed in PC34 and the recommended changes to PC34 are shown using the following notations:

- black underlined text was proposed to be inserted by PC34
- black ~~striketrough~~ text was proposed to be deleted by PC34
- red underlined text is recommended to be inserted
- red ~~striketrough and underlined~~ text was proposed to be inserted by PC34 but is now recommended to be deleted.

D18. Special Character Areas Overlay – Residential and Business

D18.1. Background

The Special Character Areas Overlay – Residential and Business seeks to retain and manage the special character values of specific residential and business areas identified as having collective and cohesive values, importance, relevance and interest to the communities within the locality and wider Auckland region.

Each special character area, ~~other than Howick~~, is supported by a Special character area statement identifying the key special character values of the area. Assessment of proposals for development and modifications to buildings within special character areas will be considered against the relevant policies and the special character area statements and the special character values that are identified in those statements. These values set out and identify the overall notable or distinctive aesthetic, physical and visual qualities of the area and community associations.

Standards have been placed on the use, development and demolition of buildings to manage change in these areas.

Special character areas are provided for as follows:

- (1) Special Character Areas - Business; and
- (2) Special Character Areas – Residential; and
- (3) Special Character Areas - General (both residential and business).

Areas in the Special Character Areas Overlay - General may contain a mix of sites zoned residential or business. In such cases, for any site/s in a residential zone, the Special Character Areas Overlay - Residential provisions will apply and for any site/s in a business zone, the Special Character Areas Overlay - Business provisions will apply.

The following areas are identified as special character areas:

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Balmoral Tram Suburb, West	Special Character Areas Overlay – Business : Howick	Special Character Areas Overlay – General : Balmoral Tram Suburb, East
Special Character Areas Overlay – Residential : Helensville	Special Character Areas Overlay – Business : Balmoral Shopping Centre	Special Character Areas Overlay – General : Foch Avenue and Haig Avenue
Special Character Areas Overlay – Residential : North Shore – Birkenhead Point	Special Character Areas Overlay – Business : Eden Valley	Special Character Areas Overlay – General : Hill Park

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : North Shore – Devonport and Stanley Point	Special Character Areas Overlay – Business : Ellerslie	Special Character Areas Overlay – General : Puhoi
Special Character Areas Overlay – Residential : North Shore – Northcote Point	Special Character Areas Overlay – Business : Grey Lynn	
Special Character Areas Overlay – Residential : Early Road Links	Special Character Areas Overlay – Business : Helensville Central	
Special Character Areas Overlay – Residential : Kings Road and Princes Avenue	Special Character Areas Overlay – Business : Kingsland	
Special Character Areas Overlay – Residential : Isthmus A	Special Character Areas Overlay – Business : Lower Hinemoa Street	
Special Character Areas Overlay – Residential : Isthmus B - Remuera	Special Character Areas Overlay – Business : Devonport	
Special Character Areas Overlay – Residential : Isthmus B – Remuera / Meadowbank	Special Character Areas Overlay – Business : Mt Eden Village	
Special Character Areas Overlay – Residential : Isthmus B – Mission Bay	Special Character Areas Overlay – Business : Newmarket	
Special Character Areas Overlay – Residential : Isthmus B – St Heliers	Special Character Areas Overlay – Business : Parnell	
Special Character Areas Overlay – Residential : Isthmus B – Herne Bay	Special Character Areas Overlay – Business : Ponsonby Road	
Special Character Areas Overlay – Residential : Isthmus B - Parnell	Special Character Areas Overlay – Business : Sandringham	
Special Character Areas Overlay – Residential : Isthmus B - Epsom	Special Character Areas Overlay – Business : Upper Symonds Street	

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Isthmus B – Epsom/Greenlane	Special Character Areas Overlay – Business : West Lynn	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part A)	Special Character Areas Overlay – Business : Onehunga	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part B)	Special Character Areas Overlay – Business : Otahuhu	
Special Character Areas Overlay – Residential : Isthmus B - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus B - Mount Roskill		
Special Character Areas Overlay – Residential : Isthmus B - Otahuhu		
Special Character Areas Overlay – Residential : Isthmus C : St Heliers/Glendowie		
Special Character Areas Overlay – Residential : Isthmus C - Mount Eden		
Special Character Areas Overlay – Residential : Isthmus C -Three Kings		
Special Character Areas Overlay – Residential : Isthmus C - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus C – Remuera/Epsom		

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Station Road, Papatoetoe		
Special Character Areas Overlay – Residential : Pukehana Avenue		

The special character area statements are located in Schedule 15 Special Character Schedule, Statements and Maps.

~~Note 1~~

~~There is no special character area statement for Special Character Area Overlay – Business : Howick.~~

The maps for the following special character areas are located in Schedule 15 Special Character Schedule, Statements and Maps:

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Balmoral Tram Suburb, West	Special Character Areas Overlay – Business : Balmoral Shopping Centre	Special Character Areas Overlay – General : Balmoral Tram Suburb, East
Special Character Areas Overlay – Residential : Helensville	Special Character Areas Overlay – Business : Eden Valley	Special Character Areas Overlay – General : Foch Avenue and Haig Avenue
Special Character Areas Overlay – Residential : North Shore – Birkenhead Point	Special Character Areas Overlay – Business : Ellerslie	
Special Character Areas Overlay – Residential : North Shore – Devonport and Stanley Point	Special Character Areas Overlay – Business : Grey Lynn	
Special Character Areas Overlay – Residential : North Shore – Northcote Point	Special Character Areas Overlay – Business : Helensville Central	
Special Character Areas Overlay – Residential : Early Road Links	Special Character Areas Overlay – Business : Kingsland	

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Kings Road and Princes Avenue	Special Character Areas Overlay – Business : Lower Hinemoa Street	
Special Character Areas Overlay – Residential : Isthmus B - Remuera	Special Character Areas Overlay – Business : Devonport	
Special Character Areas Overlay – Residential : Isthmus B – Remuera / Meadowbank	Special Character Areas Overlay – Business : Mt Eden Village	
Special Character Areas Overlay – Residential : Isthmus B – Mission Bay	Special Character Areas Overlay – Business : Newmarket	
Special Character Areas Overlay – Residential : Isthmus B – St Heliers	Special Character Areas Overlay – Business : Parnell	
Special Character Areas Overlay – Residential : Isthmus B – Herne Bay	Special Character Areas Overlay – Business : Ponsonby Road	
Special Character Areas Overlay – Residential : Isthmus B - Parnell	Special Character Areas Overlay – Business : Sandringham	
Special Character Areas Overlay – Residential : Isthmus B - Epsom	Special Character Areas Overlay – Business : Upper Symonds Street	
Special Character Areas Overlay – Residential : Isthmus B – Epsom/Greenlane	Special Character Areas Overlay – Business : West Lynn	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part A)	Special Character Areas Overlay – Business : Onehunga	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part B)	Special Character Areas Overlay – Business : Otahuhu	

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Isthmus B - Mount Albert	<u>Special Character Areas Overlay – Business : Howick</u>	
Special Character Areas Overlay – Residential : Isthmus B - Mount Roskill		
Special Character Areas Overlay – Residential : Isthmus B - Otahuhu		
Special Character Areas Overlay – Residential : Isthmus C – St Heliers/Glendowie		
Special Character Areas Overlay – Residential : Isthmus C - Mount Eden		
Special Character Areas Overlay – Residential : Isthmus C -Three Kings		
Special Character Areas Overlay – Residential : Isthmus C - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus C – Remuera/Epsom		
Special Character Areas Overlay – Residential : Station Road, Papatoetoe		
Special Character Areas Overlay – Residential : Pukehana Avenue		

The maps for the following special character areas are only provided in the planning maps:

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Isthmus A	Special Character Areas Overlay – Business : Howick	Special Character Areas Overlay – General : Hill Park

Special Character Areas Overlay – Residential : Pukehana Avenue		Special Character Areas Overlay – General : Puhoi
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D18.2. Objectives

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Schedule 15 Special Character Schedule, Statements and Maps

15.1.1. Background

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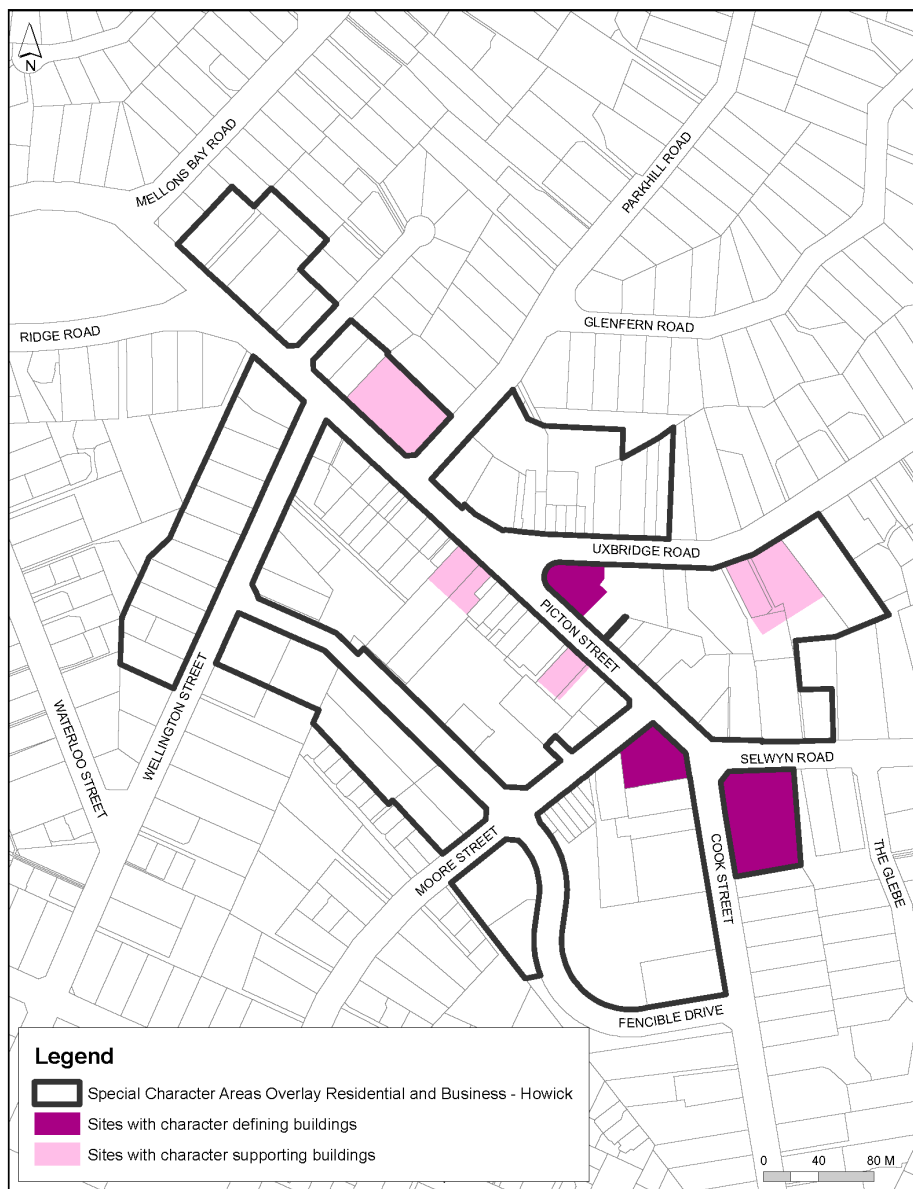
15.1.6. Special Character Areas Overlay - Business – Character Statements and Maps

15.1.6.1. Special Character Areas Overlay – Business: Howick

15.1.6.1.1. Extent of area

Special Character Area Map:

The extent of the Special Character Areas Overlay – Business: Howick can be found in the planning maps.



Description:

The extent of the overlay area reflects the commercial centre of Howick, located along Picton Street, and includes parts of Fencible Drive, Moore Street,

Uxbridge Road, Selwyn Road, Parkhill Road, Wellington Street and Walter MacDonald Street.

Picton Street is the mainstreet of Howick town centre. It is bookended by two historic landmarks: Stockade Hill to the northwest and All Saints Church (the Selwyn Church) at the southeastern end of Picton Street, at the junction of Selwyn Road, Cook and Picton Streets. All Saints Church is one of the most iconic and character-defining buildings of the centre.

15.1.6.1.2. Summary of special character values

No special character statement has been prepared for Howick.

Historical:

The area collectively reflects an important aspect, or is representative, of a significant period and pattern of community development within the region or locality.

Howick and its surrounds were traditionally known as Ōwairoa, which means 'of the long (flat) water'. The historic Papāroa pā was located south of Howick Beach, and pā, kāinga, middens and agricultural areas that were cultivated with kumara and bracken fern, are scattered throughout the area.

Howick is associated with an early period of European settlement and development in Auckland. Howick was established as a Fencible settlement in 1847. It was the ~~first and~~ largest of four Fencible settlements to the south of Auckland, tasked with guarding the south-eastern approaches to Auckland. The other three were at Onehunga, Panmure and Ōtāhuhu.

The features of the initial military settlement included the redoubt of Stockade Hill overlooking the surrounding landscape and roads radiating from the township along the ridgelines. Howick is named after the Rt Hon. Henry George Grey, 3rd Earl Grey and Viscount Howick, who was secretary for the Colonies in the British Parliament. Howick's links to Auckland's colonial and Fencible past are evident in both the street pattern and the naming of streets after British military heroes or battles such as Wellington, Picton, Waterloo and Uxbridge.

Howick was established with key features of a British settlement, including a village green (now Howick Domain, off Howe Street) and an Anglican Church, All Saints Church, erected in 1847 (~~the oldest surviving intact church in Auckland~~ ~~the first parish church to be built in the Auckland region and one of the oldest remaining parish churches in New Zealand~~). This was followed by construction of the original Our Lady Star of the Sea Roman Catholic Church, on the corner of Parkhill Road and Picton Street, in 1854. The two churches with graveyards, located on the main street, and in close proximity to one another are a rare surviving feature amongst all of the south Auckland Fencible settlements.

Originally, the commercial centre of Howick was focused around Howe Street. However, following the opening of the wharf in the late 19th century, Howick evolved into a popular seaside village and the community wanted to be closer to the churches and be able to enjoy the sea views. Therefore, during the early

20th century the main street commercial activity shifted to Picton Street, on the dominant ridgeline, where it remains today.

Following the initial military period of its history, Howick remained a small rural, seaside village that serviced the surrounding eastern farming areas. There was limited access to Auckland. Picton Street developed in the interwar period, from 1920 – 1930. Many of Howick’s character defining buildings derive from this period. The 1930s saw the construction of a concrete all-weather road connecting Howick to Panmure via Pakuranga.

Following the end of WWII, Howick experienced rapid growth in conjunction with investment in transport infrastructure that connected the area with other settlements, such as Penrose, Greenlane, Panmure and Otahuhu. Growth also occurred because of major post-war subdivisions that were undertaken to help remedy the housing shortage. The opening of the Panmure bridge in 1959 was a catalyst for further development. A number of commercial buildings on Howick’s main street date from the late 1950s to 1970s.

Physical and visual qualities:

The area collectively reflects important or representative buildings, types, designs, styles, methods of construction, materials and craftsmanship, urban patterns, landscape, and streetscape qualities.

The overlay area is of significance for its physical and visual qualities as it represents the structure of an early rural village within greater Auckland. The overlay area demonstrates in its structure and built fabric, the progressive development of the town centre from the establishment of Howick in the Victorian era through to commercial expansion and consolidation in the latter half of the 20th century through to present day.

15.1.6.1.3. Description of physical and visual qualities

Built Form

Period of development

The core commercial area, centred on Picton Street, includes a small number of 1920s and 1930s commercial buildings, which are identified as character-defining buildings. However, most of the buildings along Picton Street date from the mid- 20th century: late 1950s, 1960s and 1970s, following the opening of Panmure Bridge in 1959.

Fencible Drive was formed after 1959 and buildings along that street date from the second half of the 20th and early 21st centuries. Fencible Drive, itself, does not contribute to the special character of Howick, however 34 Moore Street (former Howick Borough Council Buildings) and 16 Fencible Drive contribute to the sense of place of Howick village.

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.

Scale of development

While there are only a small number of historic buildings, one of the defining characteristics of Howick town centre is the scale of development. Picton Street possesses an intimate scale of one and two-storey buildings including two solid masonry two storey buildings from the early 20th century, both of which are scheduled historic heritage places (Marine Hotel (former)/Prospect of Howick Hotel and McInness Building). Larger developments, both in height and scale are located behind the main street, fronting Fencible Drive.

This scale of development was further reinforced by height limits of 9m along much of Picton Street the western side of Wellington Street and the south-western side of Fencible Drive in the legacy Manukau District Plan. This has been carried through to the Auckland Unitary Plan via the height variation control.

A greater height of 12m was provided for in the legacy Manukau District Plan on the northeastern side of Fencible Drive. This has been increased to 13m on the northeastern side of Fencible Drive (to provide greater variety in roof forms) and in Picton Street on some of the scheduled historic heritage buildings (to recognise the greater height of the church spires).

Form and relationship to street

Howick town centre includes two distinct urban forms that relate to key stages of development. The first is the Picton Street traditional main street. Buildings have a strong relationship to the street, directly abutting the footpath with continuous verandahs over retail shopfronts, with large windows and direct openings to the street.

The roof forms of the churches, the hipped roof of the Prospect of Howick and the many differing roof forms of mid-20th century retail buildings contribute to the diversity of forms and interest along Picton Street.

Exceptions to this continuous built pattern occur at Market Square, which contains the Howick War Memorial Community Centre (information centre) and, with cafés and community facilities opening onto it, is a hub for the village. Other locations with breaks to the built edge include the garden outside the former Prospect of Howick Hotel on the corner of Picton Street and Uxbridge Road. The Our Lady Star of the Sea graveyard, which, dating from the mid-19th century, predates many of the buildings on Picton Street, and affords views to the Tamaki Strait.

In contrast, the blocks behind Picton Street, fronting Wellington Street and Fencible Drive, which relate to later development from 1959 onwards, do not exhibit the same strong relationship to the street and do not contribute to the character of Howick village. On the southwestern side of Fencible Drive, buildings are typically two storeys and built to the street edge, while the north-eastern side buildings are of a larger scale and mass and are set back from the street edge with car parking in front.

Major features and buildings

Character-defining buildings which make an important contribution to the area are shown on the special character area map. These include:

- 78 Picton Street – Good Home (Marine Hotel (former)/Prospect of Howick Hotel)
- 127 Picton Street – McInness Building (Macs Corner)
- 9 Selwyn Road - All Saints Church (Selwyn Church) and graveyard

Character-supporting buildings which contribute to the character and identity of Howick village are shown on the special character map and include:

- 28 Picton Street – Our Lady Star of the Sea Roman Catholic Church and graveyard
- 65 Picton Street – Bells Butchery and Rices Bakery
- 115 Picton Street – Howick War Memorial Community Centre (information centre)
- 35 Uxbridge Road - Uxbridge Arts & Culture Centre

Uxbridge, at the northern edge of the overlay area, is a community hub that includes the old wooden Uxbridge Presbyterian church dating from 1907 as well as the neighbouring Garden of Memories. Market square is also of significance as a gathering space and hub of the village.

Other contributing features include the bluestone kerbs, lampposts, street furniture, **bus shelter at Market Place**, the band rotunda, street trees, and the remnants of the old concrete road which add to the distinctive local amenity of Picton Street.

At the edge of the special character overlay area, the WWI and WWII memorial obelisk on the scheduled historic heritage Stockade Hill and the spire and Cypress trees at All Saints Church (Selwyn Church), also a scheduled historic heritage place, act as vertical markers for the entrances to the village centre.

Density/Pattern of development

Building frontages are based around an early subdivision pattern with lot widths between 12-30m. Buildings built to the street edge create a high density (although relatively low-rise) pattern of development that is maintained throughout Picton Street.

The lots fronting Fencible Drive are larger and less uniform and dominated by surface carparking. The buildings have large footprints and are up to 3 storeys, on the northeastern side of the street, with lower heights and a finer grain on the southwestern side of the street.

Types

The overlay area includes a range of building types and styles that reflect its development over a long period of time. The varied range of building types contributes to the vibrancy of the streetscape. Rather than a uniform architectural style, Howick village is defined by its street and subdivision pattern, relationship to heritage buildings and places and sea vistas between buildings.

Visual coherence

Despite stylistic variations, the general consistency along Picton Street of one to

two storey relatively continuous buildings built to the street edge with overhanging verandahs, lampposts and exotic street trees provides visual coherence to Picton Street as a main street.

There is less visual coherence to Fencible Drive.

15.1.6.1.4. Architectural values

Materials and construction – built fabric

Visual coherence is further strengthened by a limited palette of materials and colours reminiscent of an English British village including rendered brick, exposed red brick and white painted weatherboard, with red tile or slate/wooden shingle roofs. The Prospect of Howick and Howick Library with their exposed red bricks and yellow facings dominate the northeastern side of the village. Those colours and materials are repeated in other commercial buildings along Picton Street, including Howick War Memorial Community Centre. Windows are generally set within a solid façade. Some shopfronts exhibit the traditional tiled shopfront detailing.

15.1.6.1.5. Urban Structure

Subdivision

The subdivision pattern of the overlay area reflects the periods of development, as large farm blocks were subdivided for commercial and residential purposes in the mid-20th century. The lot sizes on Picton Street are generally narrower than the surrounding residential lots. The relatively narrow lot widths create a fine-grained character to the centre.

In contrast, the lot sizes on Fencible Drive are predominantly large parcels both in street frontage and depth.

Road pattern

The street pattern in Howick town centre is relatively organic, reflecting the landform. Picton Street follows the dominant ridge, while side streets radiate on spur ridges wending towards Howick Beach/ Mellons Bay to the north or Howick domain to the south. This street pattern affords vistas from the town centre to the surrounding landscape, including the Tamaki Strait, which reinforces Howick's sense of place as a seaside village.

Streetscape

The special character of Howick village has evolved from its roots as a traditional British seaside village. It is the interrelationship of seascape, landscape and built form that lends Howick its charm and special character. The form of commercial development within the overlay area is that of a traditional suburban town centre, serving the surrounding residential area. The continuous retail frontage punctuated by open spaces with views to Stockade Hill and the Tamaki Strait, reinforces the connection to the sea. The retail contributes to the streetscape quality by providing active building frontages with a mix of uses.

Parallel parking on both sides of the street and several pedestrian crossing points moderate traffic and lend Picton Street, and the neighbouring cross

streets, a pedestrian-orientated character. At some of the intersections the footpath has been widened to provide amenity areas which contain seating and planting, Uxbridge Road is notable with the garden of Prospect of Howick on one side and the rotunda on the other.

Vegetation and landscape characteristics

Howick has a number of mature exotic and some select native trees, many of them scheduled notable trees in the Auckland Unitary Plan, which lend character to Howick, reinforcing the sense of an ~~English~~ **British** village, and providing seasonal colour and enclosure to Picton Street. These include the oaks and Norfolk Island pines on Stockade Hill, Cypress trees in the ground of All Saint's Church, English oaks in the ground of Our Lady Star of the Sea Roman Catholic Church and pohutukawa trees and oaks on Cook Street.

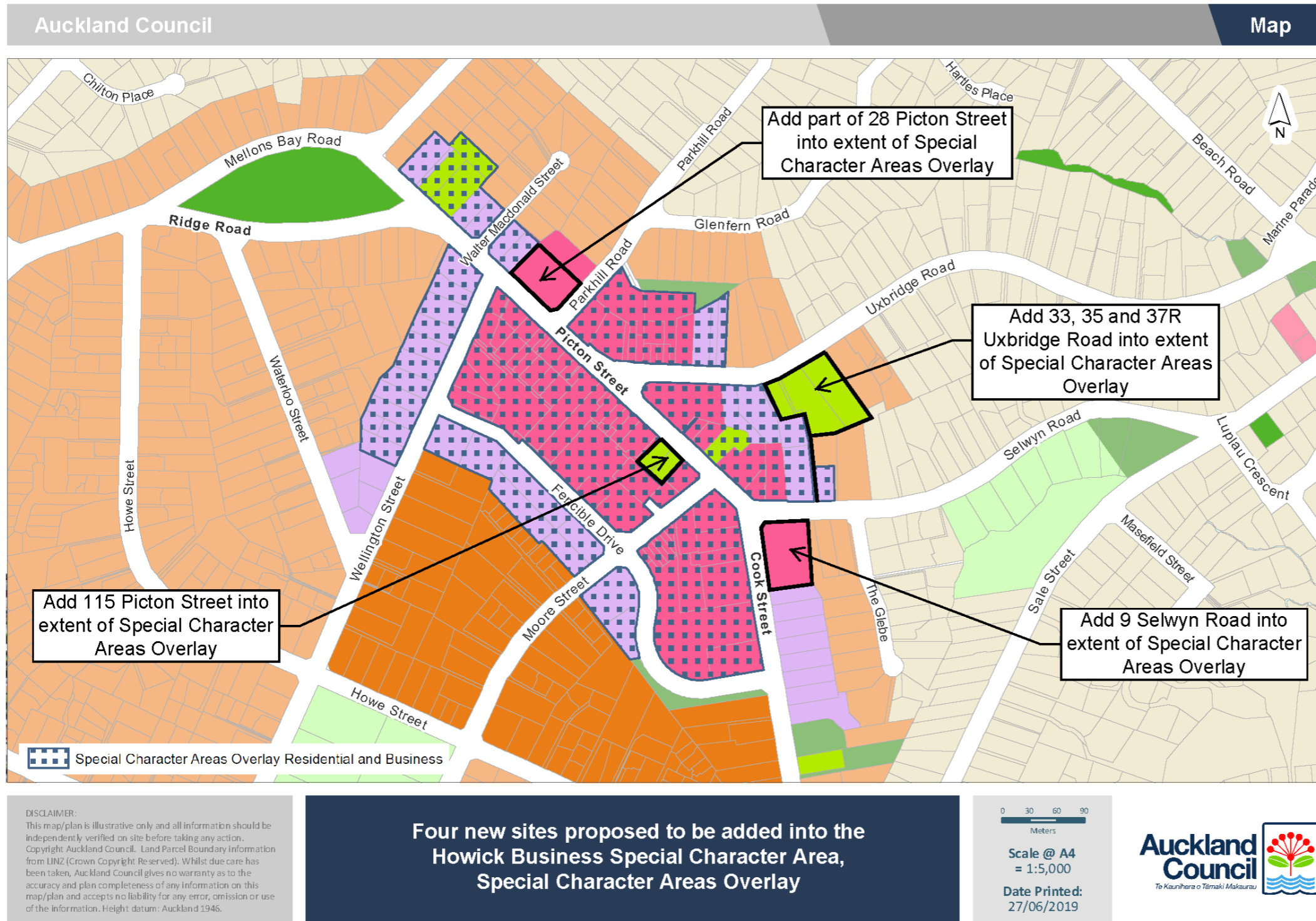
15.1.6.2. Special Character Areas Overlay – Business: Balmoral Shopping Centre

Proposed amendments to Auckland Unitary Plan GIS Viewer (maps)

Proposed Plan Change amendments to GIS Viewer (maps)

Note:

1. The proposed spatial changes to the GIS Viewer (maps) have not been made yet.
2. Add the Special Character Areas Overlay – Business : Howick to the following sites.



APPENDIX FOUR

URBAN DESIGN SPECIALIST REPORT

**PLAN CHANGE 34 – SPECIAL CHARACTER STATEMENT for SPECIAL
CHARACTER AREAS OVERLAY – HOWICK BUSINESS**

URBAN DESIGN SPECIALIST REPORT

**To: Katrina David
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Date: 30 March 2020

This review addresses submissions and further submissions to Plan Change 34, the purpose of which was to introduce a character statement for the Howick Business area in the Special Character Overlay into Schedule 15 of the Auckland Unitary Plan (AUP). The reason for this was to correct an omission in the AUP, which meant that Howick was the only area within the Special Character Overlay lacking a character statement. As stated in the plan change, character statements are important because they identify the collective special character values of the plan and enable those values to be considered when any new development proposals are presented within a special character area.

In particular, this review addresses the following matters:

1. Submissions seeking changes to character supporting and defining buildings
2. Suggested amendments to the character statement text.
3. Submissions seeking additions to the character overlay.
4. Submissions seeking inclusion of Stockade Hill.

1. Character Supporting and Defining Buildings

Submission 1 by Andrew Miller is largely supportive of the plan change but seeks some amendments. Submission point 1.4 seeks the upgrade of the proposed character-supporting status of 28 Picton Street to character-defining on the basis it is one of the initial buildings viewed when entering Howick from the northern end and sets the scene for the village.

Submission 7 by Heritage New Zealand Pouhere Taonga (HNZPT) does not seek that 28 Picton Street be upgraded to character-defining, however the submission notes that the continued association of the church with the original graveyard assigns the building considerable importance.

I agree with both submitters that the ongoing presence of the Catholic Church on Howick's main street is an important aspect of the character of the village and its continued association with the original graveyard should not be understated. However, the original wooden church at 28 Picton Street was demolished in 1959 and replaced by the present stone building in 1960. The church building falls into one of the key periods of development, namely the mid-20th century following the opening of the Panmure Bridge in 1959 and contributes to the character of the village similar to other buildings that have been identified as character-supporting. While it is an ecclesiastic building, the current church no longer represents the early development of Howick Village nor is it built of the typical materials identified as character defining, namely wood or brick, hence why it has been identified as character-supporting rather than character-defining.

Although the Business – Town Centre zone extends around the corner onto Parkhill Road, the Character Overlay does not include the residence associated with Our Lady Star of the Sea as this is more representative of residential architecture and does not reflect the qualities described within the character statement. If the whole site were to be included within the character overlay, that could be acceptable given it is all zoned Town Centre. However, the residential building does not contribute to the identified character, so if it is included within the overlay, it should not be identified as character-supporting or character-defining.

2. Suggested amendments to the character statement text

HNZPT submission point 7.5 suggests inclusion 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*'. I am supportive of this proposed amendment to the text as it strengthens the significance of Stockade Hill and its relationship to the special character area as one of the bookends of Picton Street.

At submission point 7.6 HNZPT suggests amending all references to 'English' village to 'British' village for consistency. For the reasons provided in the submission, I support the change. There are two references that require this amendment.

HNZPT state, at submission point 7.7, that it is unclear as to whether Council has sought a review of the proposed special character statement by an independent professional historian. Alan La Roche, an independent historian based in Howick, inputted into the development of the character statement and reviewed the draft character statement before it was notified. He has the most in-depth knowledge of Howick, having published books on the village, and this was relied on heavily in developing the character statement. This point was reiterated in the further submission 7 by Gayleen Mackereth.

That aside, further research would suggest that Onehunga was in fact the first fencible settlement, albeit Howick was the largest. To correct this "first and" should be removed from the third line of paragraph three under 15.1.6.1.2 Summary of special character values Historical: to read "It was the largest of the four Fencible settlements...

Information regarding All Saints Church is definitive that it was erected in 1847 and designed by Frederick Thatcher. However, some sources suggest it is the oldest remaining church in Auckland while others state it is the second oldest church and the first parish church to be built in Auckland region. It is certainly truthful to say it is not only one of the oldest churches in Auckland, but also one of the oldest remaining parish churches in New Zealand. Given the conflicting information, I would recommend the following amendment to the third line of paragraph five under 15.1.6.1.2 Summary of special character values Historical: to read "...All Saints Church, erected in 1847 (the first parish church to be built in Auckland region and one of the oldest remaining parish churches in New Zealand)" and deletion of "(the oldest surviving intact church in Auckland)".

3. Additions sought to the character overlay

As stated above, submission 1 by Andrew Miller is largely supportive but seeks the overlay be extended to include the band rotunda in the road reserve outside 60 Picton Street and the bus stop located at 115 Picton Street. He seeks that both of these be identified as character defining buildings. These do contribute to the character of Howick village. Investigation into the history of these structures would suggest the bus shelter was designed and built in the 1990s, not in one of the defining eras of the development of the village, namely 1920s-30s and 1960s-70s. Therefore, the bus shelter is not recommended for inclusion as a character-defining or character-supporting building within the overlay. However, as it does contribute to the character of the village, it is recommended that the following is added to paragraph four under 15.1.6.1.3 Built Form Major features and buildings "...street furniture, bus shelter at Market Place, the band rotunda...". The band rotunda is located within the road reserve and the general direction for the SCA has been to exclude the road reserve, whilst acknowledging elements within the road reserve may contribute to the character of the place. The band rotunda is already acknowledged as a contributing feature in the proposed character statement.

Submission 7 by HNZPT, at submission points 7.3 and 7.4, seeks inclusion of Crawford House, at 4 Picton Street, as character supporting. Crawford House is a Category 2 listed building within the HNZPT schedule. It included within the original extent of the SCA overlay. It is important to distinguish the difference between buildings that contribute to the character of the business area and buildings that are valued as historic heritage. The character of Howick Village as defined in the proposed character statement is based on the core commercial area, with either ecclesiastic buildings or businesses that have a strong relationship to the street. Crawford House is residential architecture and is clearly quite different to the character of the urban form and scale of development attributed to the identified character buildings on Picton Street. Should HNZPT wish to propose that Crawford House is included within the schedules for historic heritage, that can be assessed separately to PC34.

4. Submissions seeking inclusion of Stockade Hill

A large number of submissions including 4, 5, 6, 8, 10, 11, 12, 13 and 15 seek the inclusion of Stockade Hill in the character overlay. Stockade Hill is clearly hugely significant both to the history of Howick and also to its streetscape as stated in section two of this memo. Stockade Hill is the northern bookend to Picton Street and, at the high point, provides the backdrop to the street when viewing from the south. As such it shares a similar relationship to Howick that Maungawhau (Mount Eden) does to Mount Eden village.

In examining whether the overlay should be extended to include Stockade Hill, it is important to look at the other means by which it is recognised and protected within the Auckland Unitary Plan. The site is zoned Open Space – Conservation zone and the whole site is a scheduled historic heritage, which in combination provide a greater level of protection to Stockade Hill than would be provided by the Special Character overlay. The

Special Character overlay provision apply to use, development and demolition of buildings to manage change in those areas. As Stockade Hill has no buildings, and the provisions of the Historic Heritage overlay are more stringent regarding new buildings than the Special Character overlay, it would be more appropriate not to include Stockade Hill and rely instead on the stricter provisions to maintain its primacy.

Conclusions

In conclusion, the only amendments I would recommend to the Character Statement are:

- amending all references to 'English' village to 'British' village for consistency
- inclusion 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*'.
- amending the third line of paragraph three under 15.1.6.1.2 Summary of special character values Historical to read: "It was the largest of the four Fencible settlements..."
- amendment to the third line of paragraph five under 15.1.6.1.2 Summary of special character values Historical: to read "...All Saints Church, erected in 1847 (the first parish church to be built in Auckland region and one of the oldest remaining parish churches in New Zealand)"
- amendment to the second line of paragraph four under 15.1.6.1.3 Built Form Major features and buildings to read: "...street furniture, bus shelter at Market Place, the band rotunda...".

Please do not hesitate to contact me if you have any questions regarding the content of this memo.

Yours sincerely



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APPENDIX FIVE

CHAPTER B5 AND CHAPTER D18

B5. Ngā rawa tuku iho me te āhua – Historic heritage and special character

Ka haere te kawē rimurimu i te ara ka mako pare

Designs by man have links with nature

B5.1. Issues

- (1) Auckland's distinctive historic heritage is integral to the region's identity and important for economic, social, and cultural well-being.
- (2) Historic heritage needs active stewardship to protect it from inappropriate subdivision, use and development.
- (3) Areas with special character should be identified so their particular character and amenity values can be maintained and enhanced.

B5.2. Historic heritage

B5.2.1. Objectives

- (1) Significant historic heritage places are identified and protected from inappropriate subdivision, use and development.
- (2) Significant historic heritage places are used appropriately and their protection, management and conservation are encouraged, including retention, maintenance and adaptation.

B5.2.2. Policies

Identification and evaluation of historic heritage places

- (1) Identify and evaluate a place with historic heritage value considering the following criteria:
 - (a) historical: the place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people, or with an idea or early period of settlement within New Zealand, the region or locality;
 - (b) social: the place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value;
 - (c) Mana Whenua: the place has a strong or special association with, or is held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value;
 - (d) knowledge: the place has potential to provide knowledge through archaeological or other scientific or scholarly study, or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality;

- (e) technology: the place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials;
 - (f) physical attributes: the place is a notable or representative example of:
 - (i) a type, design or style;
 - (ii) a method of construction, craftsmanship or use of materials; or
 - (iii) the work of a notable architect, designer, engineer or builder;
 - (g) aesthetic: the place is notable or distinctive for its aesthetic, visual, or landmark qualities;
 - (h) context: the place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.
- (2) Define the location and physical extent of a significant historic heritage place, having considered the criteria in Policy B5.2.2 (1) to identify:
- (a) the area that contains the historic heritage values of the place; and
 - (b) where appropriate, any area that is relevant to an understanding of the function, meaning and relationships of the historic heritage values.
- (3) Include a place with historic heritage value in [Schedule 14.1 Schedule of Historic Heritage](#) if:
- (a) the place has considerable or outstanding value in relation to one or more of the evaluation criteria in Policy B5.2.2 (1); and
 - (b) the place has considerable or outstanding overall significance to the locality or greater geographic area.
- (4) Classify significant historic heritage places in [Schedule 14.1 Schedule of Historic Heritage](#) in one of the following categories:
- (a) Category A: historic heritage places that are of outstanding significance well beyond their immediate environs;
 - (b) Category A*: historic heritage places identified in previous district plans which are yet to be evaluated and assessed for their significance;
 - (c) Category B: historic heritage places that are of considerable significance to a locality or beyond;
 - (d) Historic heritage areas: groupings of interrelated but not necessarily contiguous historic heritage places or features that collectively meet the criteria for inclusion in [Schedule 14.1 Schedule of Historic Heritage](#) in Category A or B and may include both contributing and non-contributing places or features, places individually scheduled as Category A or B, and notable trees.

- (5) Identify the known heritage values, the primary feature or features of historic heritage value and the exclusions from protection of each historic heritage place in the [Schedule 14.1 Schedule of Historic Heritage](#).

Protection of scheduled significant historic heritage places

- (6) Avoid significant adverse effects on the primary features of significant historic heritage places which have outstanding significance well beyond their immediate environs including:
 - (a) the total or substantial demolition or destruction of any of the primary features of such places;
 - (b) the relocation or removal of any of the primary features of such places away from their original site and context.
- (7) Avoid where practicable significant adverse effects on significant historic heritage places. Where significant adverse effects cannot be avoided, they should be remedied or mitigated so that they no longer constitute a significant adverse effect.
- (8) Encourage new development to have regard to the protection and conservation of the historic heritage values of any adjacent significant historic heritage places.

Use of significant historic heritage places

- (9) Provide for the occupation, use, seismic strengthening, development, restoration and adaptation of significant historic heritage places, where this will support the retention of, and will not detract from, the historic heritage values of the place.

B5.3. Special character

B5.3.1. Objectives

- (1) [Deleted]
- (2) The character and amenity values of identified special character areas are maintained and enhanced.

B5.3.2. Policies

- (1) Identify special character areas to maintain and enhance the character and amenity values of places that reflect patterns of settlement, development, building style and/or streetscape quality over time.
- (2) Identify and evaluate special character areas considering the following factors:
 - (a) physical and visual qualities: groups of buildings, or the area, collectively reflect important or representative aspects of architecture or design (building types or styles), and/or landscape or streetscape and urban patterns, or are distinctive for their aesthetic quality; and

- (b) legacy including historical: the area collectively reflects an important aspect, or is representative, of a significant period and pattern of community development within the region or locality.
- (3) Include an area with special character in [Schedule 15 Special Character Schedule, Statements and Maps](#).
- (4) Maintain and enhance the character and amenity values of identified special character areas by all of the following:
 - (a) requiring new buildings and additions and modifications to existing buildings to maintain and enhance the special character of the area;
 - (b) restricting the demolition of buildings and destruction of features that define, add to or support the special character of the area;
 - (c) maintaining and enhancing the relationship between the built form, streetscape, vegetation, landscape and open space that define, add to or support the character of the area; and
 - (d) avoiding, remedying or mitigating the cumulative effect of the loss or degradation of identified special character values.

B5.4. Explanation and principal reasons for adoption

Historic heritage helps people to understand and appreciate their history, culture and identity. Historic heritage places contribute to Auckland's distinctiveness as a visitor destination and to its economic vitality. The recognition, protection, conservation and appropriate management of historic heritage places will help future generations appreciate what these places mean to the development of the region. Historic heritage places are a finite resource that cannot be duplicated or replaced.

There are two key components in managing historic heritage places and areas:

- the recognition of their significance, which may include multiple values, and protection of items with significant values through restrictions on demolition and modification;
- the protection of their values through appropriate use of them (including adaptive re-use) and appropriate management of their context, including other activities which may affect them.

These objectives and policies are based on a process of identification, evaluation and scheduling. The process is an on-going one and it is anticipated that the list of scheduled items will increase over time.

Special character areas include older established areas and places which may be whole settlements or parts of suburbs or a particular rural, institutional, maritime, commercial or industrial area. They are areas and places of special architectural or other built character value, exemplifying a collective and cohesive importance, relevance and interest to a locality or to the region. Historical heritage values may underlie the identification of special character areas and make a contribution to the character and amenity values of

such areas, but 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.

The identified character of these special character areas, should be maintained and enhanced by controls on demolition, design and appearance of new buildings and additions and alterations to existing buildings. It will also be important that the authorities responsible for the operation and maintenance of streets have proper regard for the appearance and quality of streets in special character areas, including in particular the presence of trees and other vegetation.

There are two key components in managing special character areas:

- identification and evaluation of areas with special character values and the maintenance and enhancement of the overall special character of an area from change by demolition, modification of existing building or development of new buildings which would be inappropriate in the context of the area; and
- supporting appropriate ongoing use and adaptive re-use to enable effective functioning and vitality of the areas.

Character area statements for special character areas are contained in [Schedule 15 Special Character Schedule, Statements and Maps](#). These statements provide descriptions of the nature of the special character for each area and are an important reference in assessing any application for resource consent in that area.

D18. Special Character Areas Overlay – Residential and Business

D18.1. Background

The Special Character Areas Overlay – Residential and Business seeks to retain and manage the special character values of specific residential and business areas identified as having collective and cohesive values, importance, relevance and interest to the communities within the locality and wider Auckland region.

Each special character area, other than Howick, is supported by a Special character area statement identifying the key special character values of the area. Assessment of proposals for development and modifications to buildings within special character areas will be considered against the relevant policies and the special character area statements and the special character values that are identified in those statements. These values set out and identify the overall notable or distinctive aesthetic, physical and visual qualities of the area and community associations.

Standards have been placed on the use, development and demolition of buildings to manage change in these areas.

Special character areas are provided for as follows:

- (1) Special Character Areas - Business; and
- (2) Special Character Areas – Residential; and
- (3) Special Character Areas - General (both residential and business).

Areas in the Special Character Areas Overlay - General may contain a mix of sites zoned residential or business. In such cases, for any site/s in a residential zone, the Special Character Areas Overlay - Residential provisions will apply and for any site/s in a business zone, the Special Character Areas Overlay - Business provisions will apply.

The following areas are identified as special character areas:

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Balmoral Tram Suburb, West	Special Character Areas Overlay – Business : Howick	Special Character Areas Overlay – General : Balmoral Tram Suburb, East
Special Character Areas Overlay – Residential : Helensville	Special Character Areas Overlay – Business : Balmoral Shopping Centre	Special Character Areas Overlay – General : Foch Avenue and Haig Avenue
Special Character Areas Overlay – Residential : North Shore – Birkenhead Point	Special Character Areas Overlay – Business : Eden Valley	Special Character Areas Overlay – General : Hill Park
Special Character Areas	Special Character Areas	Special Character Areas

D18 Special Character Areas Overlay – Residential and Business

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Overlay – Residential : North Shore – Devonport and Stanley Point	Overlay – Business : Ellerslie	Overlay – General : Puhoi
Special Character Areas Overlay – Residential : North Shore – Northcote Point	Special Character Areas Overlay – Business : Grey Lynn	
Special Character Areas Overlay – Residential : Early Road Links	Special Character Areas Overlay – Business : Helensville Central	
Special Character Areas Overlay – Residential : Kings Road and Princes Avenue	Special Character Areas Overlay – Business : Kingsland	
Special Character Areas Overlay – Residential : Isthmus A	Special Character Areas Overlay – Business : Lower Hinemoa Street	
Special Character Areas Overlay – Residential : Isthmus B - Remuera	Special Character Areas Overlay – Business : Devonport	
Special Character Areas Overlay – Residential : Isthmus B – Remuera / Meadowbank	Special Character Areas Overlay – Business : Mt Eden Village	
Special Character Areas Overlay – Residential : Isthmus B – Mission Bay	Special Character Areas Overlay – Business : Newmarket	
Special Character Areas Overlay – Residential : Isthmus B – St Heliers	Special Character Areas Overlay – Business : Parnell	
Special Character Areas Overlay – Residential : Isthmus B – Herne Bay	Special Character Areas Overlay – Business : Ponsonby Road	
Special Character Areas Overlay – Residential : Isthmus B - Parnell	Special Character Areas Overlay – Business : Sandringham	
Special Character Areas Overlay – Residential : Isthmus B - Epsom	Special Character Areas Overlay – Business : Upper Symonds Street	
Special Character Areas Overlay – Residential :	Special Character Areas Overlay – Business : West	

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Isthmus B – Epsom/Greenlane	Lynn	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part A)	Special Character Areas Overlay – Business : Onehunga	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part B)	Special Character Areas Overlay – Business : Otahuhu	
Special Character Areas Overlay – Residential : Isthmus B - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus B - Mount Roskill		
Special Character Areas Overlay – Residential : Isthmus B - Otahuhu		
Special Character Areas Overlay – Residential : Isthmus C : St Heliers		
Special Character Areas Overlay – Residential : Isthmus C - Mount Eden		
Special Character Areas Overlay – Residential : Isthmus C -Three Kings		
Special Character Areas Overlay – Residential : Isthmus C - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus C – Remuera/Epsom		
Special Character Areas Overlay – Residential : Station Road, Papatoetoe		
Special Character Areas Overlay – Residential :		

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Pukehana Avenue		

The special character area statements are located in [Schedule 15 Special Character Schedule, Statements and Maps](#).

Note 1

PC 34 (see Modifications)

There is no special character area statement for Special Character Area Overlay – Business : Howick.

The maps for the following special character areas are located in [Schedule 15 Special Character Schedule, Statements and Maps](#):

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Balmoral Tram Suburb, West	Special Character Areas Overlay – Business : Balmoral Shopping Centre	Special Character Areas Overlay – General : Balmoral Tram Suburb, East
Special Character Areas Overlay – Residential : Helensville	Special Character Areas Overlay – Business : Eden Valley	Special Character Areas Overlay – General : Foch Avenue and Haig Avenue
Special Character Areas Overlay – Residential : North Shore – Birkenhead Point	Special Character Areas Overlay – Business : Ellerslie	
Special Character Areas Overlay – Residential : North Shore – Devonport and Stanley Point	Special Character Areas Overlay – Business : Grey Lynn	
Special Character Areas Overlay – Residential : North Shore – Northcote Point	Special Character Areas Overlay – Business : Helensville Central	
Special Character Areas Overlay – Residential : Early Road Links	Special Character Areas Overlay – Business : Kingsland	
Special Character Areas Overlay – Residential : Kings Road and Princes Avenue	Special Character Areas Overlay – Business : Lower Hinemoa Street	
Special Character Areas Overlay – Residential :	Special Character Areas Overlay – Business :	

D18 Special Character Areas Overlay – Residential and Business

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Isthmus B - Remuera	Devonport	
Special Character Areas Overlay – Residential : Isthmus B – Remuera / Meadowbank	Special Character Areas Overlay – Business : Mt Eden Village	
Special Character Areas Overlay – Residential : Isthmus B – Mission Bay	Special Character Areas Overlay – Business : Newmarket	
Special Character Areas Overlay – Residential : Isthmus B – St Heliers	Special Character Areas Overlay – Business : Parnell	
Special Character Areas Overlay – Residential : Isthmus B – Herne Bay	Special Character Areas Overlay – Business : Ponsonby Road	
Special Character Areas Overlay – Residential : Isthmus B - Parnell	Special Character Areas Overlay – Business : Sandringham	
Special Character Areas Overlay – Residential : Isthmus B - Epsom	Special Character Areas Overlay – Business : Upper Symonds Street	
Special Character Areas Overlay – Residential : Isthmus B – Epsom/Greenlane	Special Character Areas Overlay – Business : West Lynn	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part A)	Special Character Areas Overlay – Business : Onehunga	
Special Character Areas Overlay – Residential : Isthmus B – Mount Eden/Epsom (Part B)	Special Character Areas Overlay – Business : Otahuhu	
Special Character Areas Overlay – Residential : Isthmus B - Mount Albert	[New text to be inserted]	
Special Character Areas Overlay – Residential : Isthmus B - Mount Roskill		
Special Character Areas Overlay – Residential :		

PC 34 (see Modifications)

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Isthmus B - Otahuhu		
Special Character Areas Overlay – Residential : Isthmus C – St Heliers		
Special Character Areas Overlay – Residential : Isthmus C - Mount Eden		
Special Character Areas Overlay – Residential : Isthmus C -Three Kings		
Special Character Areas Overlay – Residential : Isthmus C - Mount Albert		
Special Character Areas Overlay – Residential : Isthmus C – Remuera/Epsom		
Special Character Areas Overlay – Residential : Station Road, Papatoetoe		
Special Character Areas Overlay – Residential : Pukehana Avenue		

The maps for the following special character areas are only provided in the planning maps:

Special Character Areas Overlay - Residential	Special Character Areas Overlay - Business	Special Character Areas Overlay – General (both Residential and Business)
Special Character Areas Overlay – Residential : Isthmus A	Special Character Areas Overlay – Business : Howick	Special Character Areas Overlay – General : Hill Park
Special Character Areas Overlay – Residential : Pukehana Avenue		Special Character Areas Overlay – General : Puhoi

D18.2. Objectives

- (1) The special character values of the area, as identified in the special character area statement are maintained and enhanced.

- (2) The physical attributes that define, contribute to, or support the special character of the area are retained, including:
 - (a) built form, design and architectural values of buildings and their contexts;
 - (b) streetscape qualities and cohesiveness, including historical form of subdivision and patterns of streets and roads; and
 - (c) the relationship of built form to landscape qualities and/or natural features including topography, vegetation, trees, and open spaces.
- (3) The adverse effects of subdivision, use and development on the identified special character values of the area are avoided, remedied or mitigated.

D18.3. Policies

Special Character Areas Overlay - Residential

- (1) Require all development and redevelopment to have regard and respond positively to the identified special character values and context of the area as identified in the special character area statement.
- (2) Maintain and enhance the built form, design and architectural values of the buildings and the area, as identified in the special character area statement, so that new buildings, alterations and additions to existing buildings, infrastructure and subdivision (where applicable):
 - (a) maintain the continuity or coherence of the identified special character values of the area;
 - (b) maintain the streetscape qualities and cohesiveness;
 - (c) respond positively to the design, scale, height, setback and massing of existing development, any distinctive pattern of subdivision, intensity of development, its relationship to the street, streetscape cohesiveness and is of a compatible form which contributes to the identified special character values of the area;
 - (d) maintain the relationship of built form to open space and landscape context;
 - (e) maintain the setting of the special character area, where these features, such as mature trees and landform, contribute to the special character values of the area;
 - (f) enable the removal of additions and features that detract from the special character of the building or identified special character of the wider area;
 - (g) minimise the loss of built fabric and encourage maintenance and repair;
 - (h) require new materials to be compatible with the age, detailing, finishes and colour; and

- (i) recover or reveal special character values of buildings and features.
- (3) Discourage the removal or substantial demolition of buildings that contribute to the continuity or coherence of the special character area as identified in the special character area statement.
- (4) Require any application for demolition or removal of a building in a special character area to, on its own or cumulatively as a result of other removals or demolition, demonstrate that the loss of the building:
 - (a) would not erode the identified special character values of the area; and
 - (b) would not disrupt the cohesiveness of the streetscape and wider special character area, including links with scheduled historic heritage places.
- (5) Encourage the on-going use and maintenance of buildings in special character areas.
- (6) Manage the design and location of car parking, garaging and accessory buildings to maintain and enhance the streetscape and special character values of the area, as identified in the special character statement.
- (7) Encourage the retention of special features such as boundary walls, fences, paths and plantings that contribute to the character of the area.

Special Character Areas Overlay - Business

- (8) Require all development and redevelopment to have regard and respond positively to the identified special character values and context of the area as identified in the special character area statement.
- (9) Identify individual buildings that contribute to the identified special character according to the following descriptions:
 - (a) character defining – makes a considerable contribution to the character of the area because of historical, physical and visual qualities; and
 - (b) character supporting – makes a moderate contribution to the character of the area. The building should contribute to the appearance, quality, and identity of the area and should be consistent with the values of character-defining places.
- (10) Require any application for demolition or removal of a character-defining and character-supporting building in a Special Character Area- Business to, on its own or cumulatively as a result of other demolition, demonstrate that the loss of the building:
 - (a) would not erode the identified special character values of the area; and
 - (b) would not disrupt the cohesiveness of the streetscape and wider special character area, including links with scheduled historic heritage places.

- (11) Discourage the removal or substantial demolition of buildings that contribute to the continuity or coherence of the special character area as identified in the special character area statement.
- (12) Require new buildings, alterations or additions to existing buildings, or infrastructure, which are within the overlay but are not character defining or character supporting buildings, to maintain the integrity of the context of the area by providing quality design, materials, colour and decoration which respects and enhances the built form and streetscape of the area.
- (13) Require additions and alterations to existing character defining and character-supporting buildings, to be compatible with and respect the special character and existing scale of development.
- (14) Encourage the ongoing use and maintenance of buildings in special character areas.

D18.4. Activity table

Table D18.4.1 Activity table Special Character Areas Overlay – Residential specifies the activity status of land use and development for activities in the Special Character Area Overlay – Residential pursuant to section 9(3) of the Resource Management Act 1991.

[insert text]

[insert text]

Areas in the Special Character Areas Overlay - General may contain a mix of sites zoned residential or business. In such cases, for any site/s in a residential zone, the Special Character Areas Overlay - Residential rules in Table D18.4.1 Activity table will apply and for any site/s in a business zone, the Special Character Areas Overlay - Business rules in Table D18.4.2 Activity table will apply.

Rules for network utilities and electricity generation in the Special Character Areas Overlay – Residential and Business are located in [E26 Infrastructure](#).

Table D18.4.1 Activity table – Special Character Areas Overlay - Residential

Activity		Activity status
Development		
(A1)	Restoration and repair to a building on all sites in the Special Character Areas Overlay–Residential or the Special Character Areas Overlay - General (with a residential zoning)	P
(A2)	Minor alterations to the rear of a building on all sites in the Special Character Area Overlay – Residential or Special Character Areas Overlay - General (with a residential zoning) where works to the building use the same design and materials to the existing building	P

(A3)	<p>Total demolition or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof areas) of a building, or the removal of a building (excluding accessory buildings), or the relocation of a building within the site on:</p> <p>(a) all sites in all the following Special Character Areas Overlay - Residential:</p> <ul style="list-style-type: none"> (i) Special Character Area Overlay – Residential : Isthmus A; (ii) Special Character Areas Overlay – Residential : Pukehana Avenue; (iii) Special Character Area Overlay – General : Hill Park (those sites with a residential zone); and (iv) Special Character Area Overlay – General : Puhoi (those sites with a residential zone); and <p>(b) all other sites identified as subject to demolition, removal or relocation rules as shown in the maps in the Special Character Areas Overlay Statements.</p>	RD
(A4)	<p>External alterations or additions to a building on all sites in the Special Character Areas Overlay–Residential or Special Character Areas Overlay - General (with a residential zoning)</p>	RD
(A5)	<p>Construction of a new building or relocation of a building onto a site on all sites in the Special Character Area Overlay–Residential or Special Character Areas Overlay - General (those sites with a residential zone)</p>	RD
	[insert text]	
	[insert text]	

PC 26 (see Modifications)

Table D18.4.2 Activity table – Special Character Area – Business specifies the activity status of land use and development for activities in the Special Character Area Overlay – Business pursuant to section 9(3) of the Resource Management Act 1991.

Areas in the Special Character Areas Overlay - General may contain a mix of sites zoned residential or business. In such cases, for any site/s in a residential zone, the Special Character Areas Overlay - Residential rules in Table D18.4.1 Activity table will apply and for any site/s in a business zone, the Special Character Areas Overlay - Business rules in Table D18.4.2 Activity table will apply.

Rules for network utilities and electricity generation in the Special Character Areas Overlay – Residential and Business are located in [E26 Infrastructure](#).

Table D18.4.2 Activity table – Special Character Areas Overlay - Business

Activity	Activity
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		status
Development		
Special Character Areas Overlay – Business with identified character defining buildings		
(A6)	External redecoration and repair to a character defining building	P
(A7)	Alterations to the rear of a character defining building	P
(A8)	Additions to a character defining building	RD
(A9)	Total or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof area) of a character defining building	D
(A10)	Any demolition of the front façade of a character defining building	RD
(A11)	Alterations to a character defining building not otherwise provided for above	RD
(A12)	New buildings	RD
(A13)	Alterations and additions to buildings, not identified as character defining buildings	RD
Special Character Areas Overlay – Business with identified character supporting buildings		
(A14)	External redecoration and repair of a character supporting building	P
(A15)	Alterations to the rear of a character supporting building, except on corner sites where the works use a similar design and materials to the existing building	P
(A16)	Additions to a character supporting building	RD
(A17)	Alterations to a character supporting building not otherwise provided for above	RD
(A18)	Total or substantial demolition of a character supporting building (exceeding 30 per cent or more, by area, of wall elevations and roof area)	RD
(A19)	Any demolition of the front façade of a character supporting building	RD
(A20)	New buildings	RD
(A21)	Alterations and additions to buildings not identified as character supporting buildings	RD
Special Character Areas Overlay – Business with no identified character defining or character supporting buildings		
(A22)	External redecoration and repair of a building in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	P
(A23)	Alterations to the rear of a building in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	P
(A24)	Additions to a building in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	RD

(A25)	Alterations to a building in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	RD
(A26)	Total or substantial demolition of a building (exceeding 30 per cent or more, by area, of wall elevations and roof area) in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	RD
(A27)	New buildings in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings	RD

D18.5. Notification

- (1) Any application for resource consent for an activity listed in Table D18.4.1 or Table D18.4.2 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

D18.6. Standards

D18.6.1. Standards for buildings in the Special Character Areas Overlay - Residential

All activities listed in Table D18.4.1 Activity table - Special Character Areas Overlay - Residential must comply with the following standards.

[insert text]

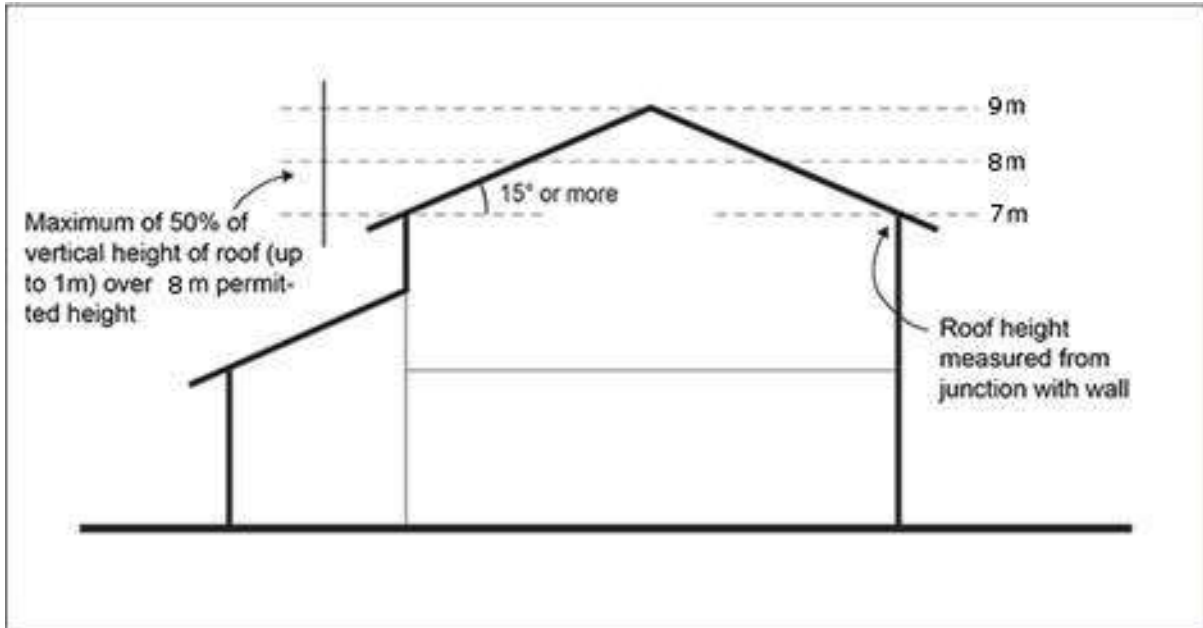
D18.6.1.1. Building height

[insert text]

- (1) Buildings in the Special Character Areas Overlay – Residential must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more. This is shown in Figure D18.6.1.1.1 Building height in the Special Character Areas Overlay – Residential.

Figure D18.6.1.1.1 Building height in the Special Character Areas Overlay - Residential

PC 26 (see Modifications)



D18.6.1.2. Height in relation to boundary

[insert text]

- (1) Buildings in the Special Character Areas Overlay – Residential must not project above a 45-degree recession plane measured from a point 3m above the ground level along any boundary of the site.

[insert text and figures]

D18.6.1.3. Yards

[insert text]

- (1) A building or parts of a building in the Special Character Overlay – Residential must be set back from the relevant boundary by the minimum depth listed in Table D18.6.1.3.1 Yards below:

Table D18.6.1.3.1 Yards

Yard	Minimum depth
Front	The average of existing setbacks of dwellings on adjacent sites, being the three sites on either side of the subject site or six sites on one side of the subject site
Side	1.2m
Rear	3m

[insert text]

D18.6.1.4. Building coverage

PC 26 (see Modifications)

PC 26 (see Modifications)

PC 26 (see Modifications)

PC 26 (see
Modifications)

[insert text]

- (1) The maximum building coverage for sites in the Special Character Areas Overlay – Residential must not exceed the percentage of net site area listed in Table D18.6.1.4.1 Building coverage in the Special Character Areas Overlay – Residential below:

Table D18.6.1.4.1 Building coverage in the Special Character Areas Overlay – Residential

Site area	Building coverage
Up to 200m ²	55 per cent of the net site area
200m ² – 300m ²	45 per cent of the net site area
300m ² – 500m ²	40 per cent of the net site area
500m ² – 1,000m ²	35 per cent of the net site area
Greater than 1,000m ²	25 per cent of the net site area

PC 26 (see
Modifications)

[insert text]

D18.6.1.5. Landscaped area

PC 26 (see
Modifications)

[insert text]

- (1) The minimum landscaped area for sites in the Special Character Areas Overlay – Residential is the percentage of net site area listed in Table D18.6.1.5.1 Landscaped area in the Special Character Areas Overlay – Residential below:

Table D18.6.1.5.1 Landscaped area in the Special Character Areas Overlay – Residential

Site area	Landscaped area
Up to 200m ²	28 per cent of the net site area
200m ² – 500m ²	33 per cent of the net site area
500m ² – 1,000m ²	40 per cent of the net site area
Greater than 1,000m ²	50 per cent of the net site area

- (2) The front yard must comprise at least 50 per cent landscaped area.

PC 26 (see
Modifications)

[insert text]

D18.6.1.6. Maximum paved area

[insert text]

- (1) The maximum paved area for sites in the Special Character Areas Overlay – Residential must not exceed the percentage of net site area listed in Table D18.6.1.6.1 Maximum paved area in the Special Character Areas Overlay – Residential below:

Table D18.6.1.6.1 Maximum paved area in the Special Character Areas Overlay – Residential

Site area	Paved area
Up to 200m ²	17 per cent of the net site area
200m ² – 500m ²	20 per cent of the net site area
500m ² – 1,000m ²	25 per cent of the net site area
Greater than 1,000m ²	25 per cent of the net site area

[insert text]

D18.6.1.7. Fences, walls and other structures

[insert text]

- (1) Fences, walls and other structures, or any combination of these, in the Special Character Areas Overlay - Residential must not exceed a height of 1.2m above ground level.

[insert text]

D18.6.2. Standards for buildings in the Special Character Areas Overlay – Business

All activities listed in Table D18.4.2 Activity table - Special Character Areas Overlay - Business must comply with the standards for the zone in which they are located, unless otherwise specified.

D18.7. Assessment – controlled activities

There are no controlled activities in this section.

D18.8. Assessment – Restricted discretionary activities

D18.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary resource consent application.

D18.8.1.1. Special Character Areas Overlay - Residential

- (1) For the total demolition or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof areas); or the removal of a

building (excluding accessory buildings) from a site; or the relocation of a building within the site:

- (a) the effects on the streetscape and special character context as outlined in the special character area statement;
 - (b) the integrity of the building in its current state, having regard to its architectural form and style and the authenticity of its component parts as well as its contribution to the streetscape character;
 - (c) the building's relationship to other adjacent buildings, and if it contributes to a group in such a way that its loss or relocation would result in the loss of a character value attributable to the group;
 - (d) the condition of the building, and the practicality and cost of any necessary rehabilitation, and the ability to achieve reasonable amenity for occupants and reasonable compliance with any requirement of the Building Act 2004;
 - (e) where a replacement building is proposed, its design, quality, purpose and amenities and the contribution that such as building might make to the qualities of streetscape character; and
 - (f) the effect on landscape and vegetation.
- (2) for external alterations or additions to buildings; or for the construction of a new building or the relocation of a building onto a site:
- (a) the effects on the streetscape and special character context as outlined in the Special Character Area Statement;
 - (b) the building and its contribution to streetscape character; including its design, quality, purpose and amenities including matters of scale, form, massing, materials, setbacks and the relationship to the street; and
 - (c) the effects on landscape and vegetation.
- (3) for an infringement of the any of the standards listed in Standard D18.6.1 Standards for buildings in the Special Character Areas Overlay – Residential:
- (a) the effects of the infringement of the standard on the streetscape and special character context as outlined in the special character area statement; and

Note 1

Where more than one standard will be infringed, the effects of all infringements on the streetscape and special character context as

outlined in the special character area statement will be considered together.

- (b) the matters for external alterations or additions to buildings or for the construction of a new building or relocation of buildings onto a site listed in D18.8.1.1(2) above.

[insert text]

D18.8.1.2. Special Character Business Areas

- (1) For all restricted discretionary activities:
 - (a) the effects of the activity on the streetscape and special character context as outlined in the special character area statement;
 - (b) the integrity of the building in its current state, having regard to its architectural form and style and the authenticity of its component parts as well as its contribution to the streetscape character;
 - (c) the building's relationship to other adjacent buildings, and if it contributes to a group in such a way that its demolition, alteration or addition would result in the loss of a character value attributable to the group; and
 - (d) the condition of the building, and the practicality and cost of any necessary rehabilitation, and the ability to achieve reasonable amenity for occupants and reasonable compliance with any requirement of the Building Act 2004.
- (2) for an infringement of the any of the standards on the zone in which the building is located :
 - (a) the effects of the infringement of the standard on the streetscape and special character context as outlined in the special character area statement.

Note 1

Where more than one standard is infringed, the effects of all infringements on the streetscape and special character context as outlined in the special character area statement will be considered together.

D18.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities.

D18.8.2.1. Special Character Areas Overlay – Residential

- (1) For the total demolition or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof areas); or the removal of a

building (excluding accessory buildings) from a site; or the relocation of a building within the site:

(a) Policies D18.3(1) to (7);

(b) for all areas in a Special Character Areas Overlay other than Special Character Areas Overlay – Residential : Isthmus B and Residential : Isthmus C:

- (i) whether the building has retained its original (or repaired) visual design features relating to form, mass, proportion and materials so that restoration/renovation of the building is practical and reasonable. When determining what is practical and reasonable, regard shall be had to providing amenity for occupants and compliance with any requirement of the Building Act;
- (ii) the extent to which any special character qualities and original design features of the existing building are visible from the street or a public realm;
- (iii) whether the building is beyond rehabilitation to its original state and the costs of the rehabilitation to reproduce the special character qualities of the building and enhance the architectural qualities and special character of the streetscape and the surrounding area, in comparison to the costs of a new building of a similar size and quality;
- (iv) whether in rare cases the building is beyond rehabilitation in terms of poor structural or physical condition, and the costs of the repair work or upgrading necessary to extend the useful life of the building are prohibitive, (in comparison to the costs of a new building of similar size), an application for a new building may be considered favourably in accordance with assessment criteria D18.8.2.1(1)(b)(v) below;
- (v) whether any proposed replacement building, in terms of its design, quality and amenities, makes a positive contribution to the qualities of streetscape character;

(c) for Special Character Areas Overlay – Residential : Isthmus B and Residential : Isthmus C:

- (i) whether the special character and architectural value of the existing building (irrespective of age) and its contribution to streetscape character warrants its retention;
- (ii) whether the special character value of the building by reference to its architectural style, whether as an exemplar of the type or as being representative of the type warrants its retention;

- (iii) whether the integrity of the building in its current state, having regard to its architectural form and style and the authenticity of its component parts warrants its retention;
- (iv) whether its relationship to other adjacent buildings and whether the contribution it makes to a group of buildings is such that its loss would result in the loss of a character value attributable to the group;
- (v) whether its contribution to streetscape character by reference to surrounds within the site, and/or to the public street, and/or to relationships to open space shared with adjacent buildings warrants its retention;
- (vi) whether the practicability and cost of any necessary rehabilitation, and the inability to achieve reasonable amenity for occupants and reasonable compliance with any requirement of the Building Act warrants its demolition;
- (vii) whether any proposed replacement building, in terms of its design, quality and amenities makes a positive contribution to the qualities of streetscape character.
- (viii) in Special Character Areas Overlay – Residential : Isthmus C; the extent to which the nature and extent of any disturbance to the biophysical components that contribute to streetscape character such as landform or vegetation cover can be avoided, remedied or mitigated.

(2) For external alterations and additions to a building:

- (a) policies D18.3(1) to (7);
- (b) for Special Character Areas Overlay – Residential : Helensville; Residential : General (with a residential zone); Residential – Balmoral Tram Suburb, West; Residential : Early Road Links; Residential : Kings Road and Princes Avenue; and Residential : Pukehana Avenue; Residential : Station Road, Papatoetoe:
 - (i) whether the effect of the additions and/or alterations on the special character of the building maintains or enhances its contribution to the streetscape of the area;
 - (ii) whether the design and appearance of the additions and/or alterations respond positively to the building, in terms of scale, proportions, architectural form, massing, materials and detailing;

- (iii) whether the addition or alteration is of a design and uses materials similar or compatible with the traditional character and material of the building;
- (iv) whether consideration has been given to retaining as much of the existing building façade as practicable by refurbishing, restoring and adapting parts of the existing building rather than replacing them;
- (v) whether the colour scheme is compatible with the age and detailing of the building; and
- (vi) whether the location and design of attachments, such as aerials and air conditioning units, are sympathetic to the existing building through the use of appropriate colour, design, form and location on the building.

(c) for Special Character Areas Overlay – Residential : Isthmus A:

- (i) whether, where garages or carports are to be adjoined to the existing building on the site, they are designed primarily to allow good visibility of the residential building from the street. Where visibility of the building will be significantly obscured, whether alternative designs and locations for garages and carports or provision of a car pad have been considered.

(d) for Special Character Areas Overlay – Residential : Isthmus A and Residential : Isthmus C:

- (i) whether the form, mass, proportion and scale of the external additions and alterations are such that they maintain or enhance the streetscape character and amenity.

(e) for Special Character Areas Overlay – Residential : Isthmus A and Residential : Isthmus C1:

- (i) whether the alterations and/or additions to expand the building within a roof space leave visible the dominant form and lines of the existing roof, particularly when viewed from the street;
- (ii) whether, where decoration and architectural features are used, they follow the characteristic form and detail of the existing building on the site, or if the original features have been removed/altered, they follow the characteristic form and detail of other buildings of the same period in the street;
- (iii) whether materials used are the same or similar as the existing materials of the building so that the new building work is

consistent with the traditional character and material of existing buildings on the site and in the street;

- (iv) whether any existing traditional fencing along the road frontage boundary is preserved or reinstated at the completion of development; and
- (v) whether, for those parts of the buildings highly visible to the street or public place the proportions and detail of the new windows and doors are consistent with those traditionally present in buildings of the style including the overall window to wall ratio.

(f) for Special Character Areas Overlay – Residential : Isthmus B:

- (i) whether the alteration or addition has regard to, or complements the form, style and materials of the existing building;
- (ii) whether the proposed change contributes positively to the street; and
- (iii) whether the alteration or addition is designed to have regard to landscape elements, including structural and built elements and existing established trees and hedges which make a significant contribution to streetscape value or if, where this is not practical, replacement planting or a replacement structural/built element is proposed.

(g) for Special Character Areas Overlay – Residential : Isthmus C:

- (i) whether the scale, form, mass, proportion and colour of the external addition or alteration is compatible with the prevailing architectural style of the existing building on the site; and
- (ii) whether the additions and alterations which are visible from the street or public realm detract from the architectural character of period housing or landscape qualities that are predominant in the street.

(h) for Special Character Areas Overlay – Residential : Isthmus C1:

- (i) whether, where garages or carports are to be adjoined to the existing building on the site, they are designed primarily to allow good visibility of the residential building from the street. Where visibility of the building will be significantly obscured, whether alternative designs and locations for garages and carports or provision of a car pad have been considered, unless such alternative locations create adverse visual effects on a volcanic landform;

- (ii) whether the addition or alteration or associated site-works for any proposed addition or relocation has avoided physical effects on the natural volcanic landform, including cumulative effects; and
 - (iii) whether the addition, alteration or relocation has minimized adverse visual effects on the volcanic landscape by minimising alteration to the natural landform, and by appropriate placement of additions or alterations on the site.
- (i) for Special Character Areas Overlay – Residential : Isthmus C2:
- (i) whether, the additions, alterations or relocation are located so that larger trees on the site are retained, where this is not practical, whether replacement planting, particularly of indigenous trees will be undertaken where appropriate; and
 - (ii) whether, the addition, alteration or relocation minimizes adverse visual effects on the landscape context by avoiding visually obtrusive excavation, and by appropriate placement of additions on the site.
- (j) for Special Character Areas Overlay – Residential : North Shore:

Note1

The threshold limits outlined below and illustrated in Figure D18.8.2.1(2)(j).1 Threshold limits for alterations and additions have been determined in consideration of the sensitivity to change inherent in the various elements of special character buildings. These thresholds distinguish between relatively minor proposals for change and proposals which will require additional consideration and assessment.

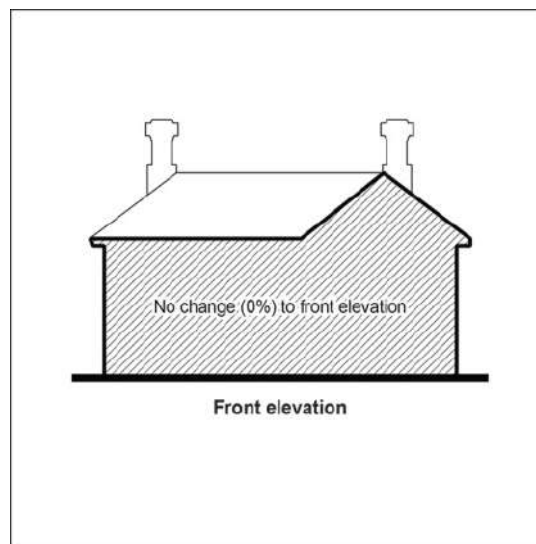
An application which proposes the following may be assessed only against criteria D18.8.2.1(2)(j)(i) – (v) below, where relevant:

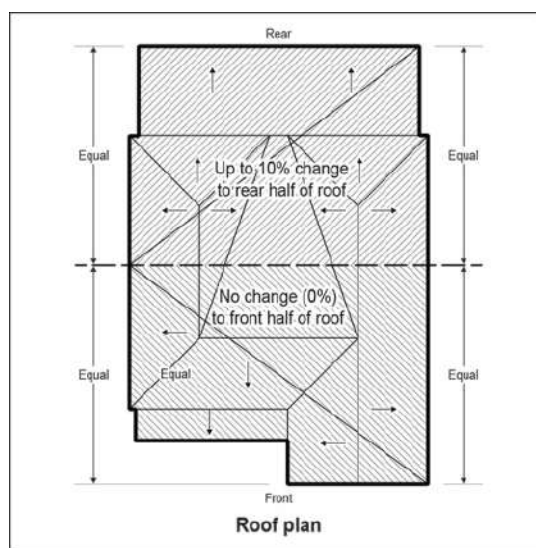
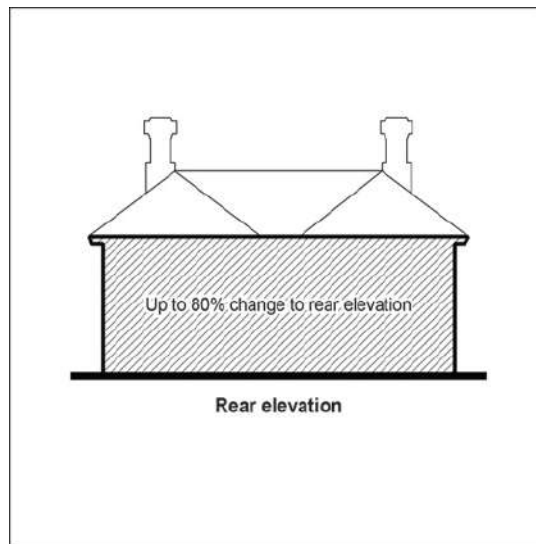
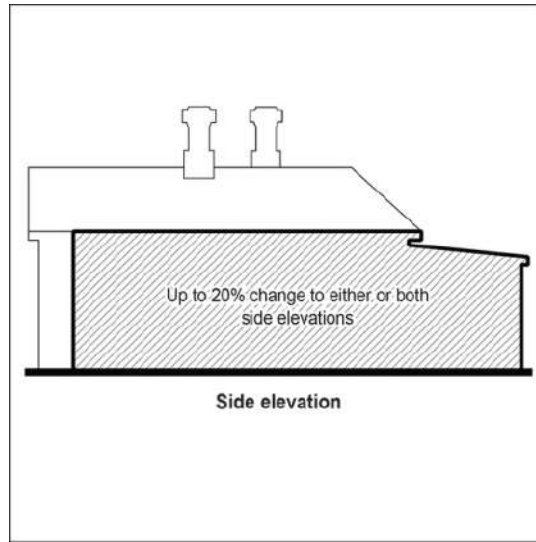
- no change to the front elevation (excluding the roof); and/or
- changes involving up to 20 per cent of the area of one or each of the side elevations (excluding the roof); and/or
- changes involving up to 80 per cent of the area of the rear elevation (excluding the roof); and/or
- no change to the front half of the roof; and/or
- changes involving up to 10 per cent of the rear half of the roof.

An application which proposes the following may be assessed against D18.8.2.1(2)(j)(i) – (vi) below, where relevant:

- any change to the front elevation (excluding the roof); and/or
- changes involving more than 20 per cent of the area of either side elevation (excluding the roof); and/or
- changes involving more than 80 per cent of the area of the rear elevation (excluding the roof); and/or
- any change to the front half of the roof; and/or
- changes involving more than 10 per cent of the rear half of the roof.

Figure D18.8.2.1(2)(j).1 Threshold limits for additions and alterations





- (i) whether the proposed additions/alterations to pre-1940 buildings retain the architectural and historic fabric, including the original

roof form, proportions and style of the building and other design characteristics such as design detailing, built fabric and materials, finishes, proportions, and window size, proportion and location within walls. Whether alterations to post-1940s buildings are designed to avoid dominance of, or contrast with, the streetscape character;

- (ii) whether the alterations and/or additions to expand the building within a roof-space leave visible the dominant form and lines of the existing roof, particularly when viewed from the street;
 - (iii) whether the additions and/or alterations adversely affects the contribution the subject building makes to a group of buildings which contribute to the special character of the area, particularly when the subject site is adjacent to or in the vicinity of any scheduled historic heritage place;
 - (iv) whether the design and appearance of alterations or additions use materials that are the same or similar to existing materials to maintain the integrity of the special character of the area. Traditional materials such as corrugated steel sheet, timber shingles, timber weatherboards, and timber joinery are considered generally appropriate, especially where these materials match or are very similar to the original materials, and are used in the same manner as those of the subject building;
 - (v) whether alterations and additions, to buildings that are clearly visible from the street or public realm should fit compatibly within the context of surrounding buildings and the neighbourhood and avoid dominance of, or contrast with the character of that context. Special attention must be paid to the bulk, scale, form, massing and use of materials and consistency with the style and detailing of the building; and
 - (vi) whether the additions/alterations have been designed to avoid cumulative adverse effects arising from successive additions and alterations. Where cumulative effects cannot be avoided, whether proposals include initiatives to recover original built form and lost details, particularly at the front of the buildings.
- (3) For the construction of a new building or relocation of a building onto a site:
- (a) policies D18.3(1) to (7);
 - (b) for all areas in a Special Character Areas Overlay other than Special Character Areas Overlay – Residential : Isthmus B and Residential : Isthmus C:

- (i) whether the design and external appearance of the proposed building is compatible with the streetscape and the identified special character of the area;
- (ii) whether the form, mass, proportion and scale of the building is compatible with the special character of the area;
- (iii) whether the building preserves the sense of visual frontage access and interactivity between residential buildings and the street, and does not present blank or near-blank façades to the street;
- (iv) whether materials used maintain the integrity of, and have a clear relationship to, the traditional character and materials of buildings in the street;
- (v) whether those parts of a building which are highly visible to the street maintain a window to wall ratio visible from the street that is similar to that surviving original predominant character buildings in the street;
- (vi) whether the building is located on a site that reflects the original subdivision and development patterns existing in the street, particularly in situations where development is occurring on an amalgamated site so as to maintain the 'grain' of the area in terms of the size, spacing and rhythm of street front buildings;
- (vii) whether particular attention has been paid to the continuity of the front façade alignment to the street;
- (viii) whether the building has a roof form that is compatible with the traditional roof forms predominant in the special character area and identified in the special character statement;
- (ix) whether the provision of any vehicle access and parking complements the character of the streetscape, having particular regard to location, design, detailing, use of materials and landscaping;
- (x) whether garages and carports allow good visibility of the building from the street, and where possible are located to the rear of, underneath (where appropriate in terms of topography), or alongside the building on the site.
- (xi) consent to the location of a garage or carport in the front yard may be considered acceptable where:
 - no practical location is available elsewhere on the site;

- any structure associated with the parking provisions is minimal in scale, (which in most circumstances will exclude a double-width garage or double-width carport) and is designed in a manner which is coherent with the architectural character of any buildings on the site; and
 - the garage or carport will not significantly obscure the visibility of the existing building from the street or public realm;
- (xii) whether any existing traditional fencing along the front boundary will be preserved or reinstated at the completion of development; and
- (xiii) the extent to which a building is designed to have regard to any particular landscape elements including mature trees, which make a significant contribution to the streetscape and special character of the area, or how the proposal mitigates this through replacement planting.
- (c) for Special Character Areas Overlay – Residential : Isthmus B:
- (i) the design of a proposed new/relocated building will complement the existing patterns of bulk and location, and the relationship to the street in the vicinity of the site;
 - (ii) if a new/relocated building is significantly larger than existing adjacent buildings, its architectural design acknowledges the predominant scale of those existing buildings, through its massing and formal arrangement on the site. In the case of non-residential buildings, it is acknowledged that such formal arrangement may not be appropriate;
 - (iii) whether bulk and location standards prevent the achievement of an architectural scale which might otherwise be appropriate to the locality or to the prevailing scale, or whether some relaxation of such standards will enable development of more appropriate form and scale;
 - (iv) whether the design of a new/relocated building in a contemporary idiom can be shown by analysis to have qualities which are sympathetic to existing established architectural forms and scale, in such a way as to make a positive contribution to streetscape; and
 - (v) whether a new/relocated building is designed to have regard to landscape elements, including structural and built elements and existing established trees and hedges which make a significant contribution to streetscape value or if, where this is not practical,

replacement planting or a replacement structural/built element is proposed

(d) for Special Character Areas Overlay – Residential : Isthmus C1:

- (i) whether materials used maintain the integrity of, and have a clear relationship to, the traditional character and materials of existing buildings along the street;
- (ii) whether the scale, form, mass, proportion and colour of the building is compatible with the architectural style predominant in the street;
- (iii) whether those parts of a building highly visible to the street maintain a window to wall ratio visible from the street that is similar to the predominant special character buildings in the street;
- (iv) whether the building is located on a site so that it reflects the original subdivision and development patterns existing in the street, particularly in situations where development is occurring on an amalgamated site so as to maintain the 'grain' of the area in terms of the size, spacing and rhythm of street-front buildings;
- (v) whether buildings are located on a site so as not to detract from the continuity of the front façade alignment of residential buildings in the street;
- (vi) whether any new or relocated building is visually compatible with and minimises the adverse effects on the volcanic landscape by minimising alteration to the landform and the appropriate placement of the building on the site;
- (vii) whether any existing traditional fencing along the front boundary will be preserved or reinstated at the completion of development;
- (viii) whether the buildings preserves the sense of visual frontage access and interactivity between houses and the street, and does not present blank or near-blank façades to the street;
- (ix) whether the building maintains the predominance of pitched roof form; and
- (x) whether garages and carports obscure the visibility of the existing dwelling from the street or give rise to adverse visual effects on the volcanic landscape.

(e) for Special Character Areas Overlay – Residential : Isthmus C2:

- (i) whether materials used maintain the integrity of, and have a clear relationship to, the traditional character and materials of existing buildings on the street;
 - (ii) whether the scale, form, mass, proportion and materials of the building is compatible with the architectural style of the existing building on the site, or the architectural style predominant in the street;
 - (iii) whether the new building detracts from or adds to the consistency and harmony of building forms in the street and the coherence of the streetscape;
 - (iv) whether the building contributes positively to the special character and coherence of the streetscape;
 - (v) whether the building is located so that larger trees on the site are retained, and where this is not practical, replacement planting, particularly of indigenous trees are undertaken where appropriate;
 - (vi) whether any building or site-works avoids physical effects on the natural land-form, including cumulative effects;
 - (vii) whether any new or relocated building minimises adverse visual effects on the landscape by avoiding visually obtrusive excavation and by appropriate placement of the building on the site; and
 - (viii) whether pitched roofs, in gabled and/or hipped forms, are used to mitigate adverse visual effects on the natural environment.
- (4) for an infringement of any of the standards listed in Standard D18.6.1 Standards for buildings in the Special Character Areas Overlay – Residential:
- (a) policies D18.3(1) to (7).

[insert text]

D18.8.2.2. Special Character Areas Overlay - Business

- (1) For the total or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof area) of a character defining building or a character supporting building; or for the total or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof area) of a building in the Special Character Areas Overlay – Business with no identified character defining or character-supporting buildings; or for any demolition of the front façade of a character supporting building:

(a) policies D18.3(8) to (14) as relevant, and in addition, all of the following:

- (i) whether the proposal significantly adversely affects the built special character of the area, including the contribution the individual building makes to the context, character or cohesiveness of the streetscape;
- (ii) the contribution the building makes to adjoining or nearby scheduled buildings and other character defining or supporting buildings or to the wider character area where there are no identified character supporting or character defining buildings, either through the context and the relationship of the building or through the building's mass, height or rhythm of façades;
- (iii) whether the existing building forms part of a cohesive group of buildings in terms of similarity of age, scale, proportion or design and the extent to which the building's demolition or partial demolition would detract from the contribution that group makes to streetscape, the special character and context of the area;
- (iv) whether the building is beyond rehabilitation to a state which would display its special qualities, architectural qualities or special characteristics of the streetscape and the surrounding area; and
- (v) whether the costs of restoration and repair are significantly greater in comparison to the costs of a new building of similar size and quality.

(2) For additions to a character defining building:

(a) policies D18.3(8) to (14) as relevant, and in addition, all of the following:

- (i) whether the additions are appropriate when considered against the relevant assessment criteria for additions in the zone;
- (ii) whether at the street elevation(s) maintains an appearance similar to the original façade of the character defining building;
- (iii) where relevant, whether the addition to building is positioned and designed to retain the continuity of the front façade alignment of the building or adjoining buildings and the established horizontal or vertical modulation;
- (iv) whether the design and materials respect and respond positively to those originally used and contribute strongly to the architectural character and detailing of the building;

- (v) whether the additions to building are compatible with the architectural form, mass, proportions and style of the existing building(s) on the site;
 - (vi) whether the additions to the building retain as much of the existing building fabric as practicable;
 - (vii) whether the additions to building use a colour scheme which is compatible with the age and detailing of the building;
 - (viii) for retail premises whether the additions to the building have main frontage(s) incorporating significant areas of unobscured display glazing and building entries reflecting traditional forms in order to maintain good visual connections with the street; and
 - (ix) whether the additions to the building locate and design attachments, such as signs, aerials and air conditioning units, sympathetically to the existing building.
- (3) For alterations or additions to buildings identified as character supporting:
- (a) policies D18.3(8) to (14);
 - (b) whether the alterations or additions to the building:
 - (i) are appropriate when considered against the relevant assessment criteria for alterations or additions in the zone;
 - (ii) have street elevation(s) sympathetic to the existing building, and any other surrounding scheduled historic heritage place, character-defining or character-supporting buildings;
 - (iii) where relevant, are positioned and designed to retain the continuity of the front façade alignment of the building or adjoining buildings, and the adjoining established horizontal or vertical modulation;
 - (iv) are compatible with the dominant architectural style of the existing building in terms of form, mass, proportion and materials;
 - (v) use materials which maintain the integrity of the special character and materiality of the building;
 - (vi) propose to combine adjoining buildings and whether the finished appearance/façade retains visual evidence of the historic pattern of development by vertical modulation;
 - (vii) for retail premises, have main frontage(s) incorporating significant areas of unobscured display glazing and building

entries reflecting traditional forms in order to maintain good visual connections with the street; and

- (viii) locate and design attachments, such as signs, aerials and air conditioning units, sympathetically to the existing building.
- (4) For new buildings; or alterations and additions to buildings not identified as character defining or character supporting:
- (a) policies D18.3(8) to (14);
 - (b) whether the new building or alterations and additions to buildings not identified as character defining or character supporting:
 - (i) are appropriate when considered against the relevant assessment criteria for new buildings or alterations or additions in the zone;
 - (ii) reflect and have regard to the special character statement for the area;
 - (iii) are designed to respond positively to the architectural form, bulk, proportions, materials and colour of any existing buildings on the site and/or any surrounding scheduled historic heritage place, character-defining or character-supporting buildings;
 - (iv) are designed to respond positively to the built form characteristics and urban structure of the special character area;
 - (v) are designed and located in a manner that respects original physical features of the special character area as identified in the built form section of the special character statement;
 - (vi) where possible, are positioned to reflect and/or enhance the continuity of the historic front façade alignments of the adjoining character defining or character supporting buildings;
 - (vii) are constructed with materials that are of a high standard of quality and durability that respond positively to the architectural character and detailing of any scheduled historic heritage place, character-defining or character-supporting buildings;
 - (viii) are designed to respond positively to the established horizontal or vertical modulation evident on the front façade of any existing scheduled historic heritage place, character-defining or character-supporting buildings;
 - (ix) for retail premises, have main frontage(s) incorporating significant areas of unobscured display glazing and building

entries reflecting traditional forms in order to maintain good visual connections with the street;

- (x) proposes to combine buildings and/or sites, so that the finished appearance/facade maintains visual evidence of the previous pattern of development by vertical modulation; and
- (xi) provides for on-site parking or loading where this would enable better outcomes in terms of maintaining/enhancing special character and supporting commercial land use viability.

(5) For additions or alterations to a building in a Special Character Areas Overlay – Business with no identified character supporting or character defining buildings; or for a new building in a Special Character Areas Overlay – Business with no identified character supporting or character defining buildings:

(a) policies D18.3(8) to (14);

(b) whether the proposal:

- (i) is appropriate when considered against the relevant assessment criteria for new buildings or alterations or additions in the zone;
- (ii) reflects and has regard to the special character statement for the area;
- (iii) is designed to respond positively to the architectural form, bulk, proportions, materials, colour and other built form characteristics and urban structure of the special character area;
- (iv) is designed and located in a manner that respects original physical features of the special character area as identified in the built form section of the special character statement;
- (v) where possible, is positioned to reflect and/or enhance the continuity of the front façade alignments of the adjoining buildings;
- (vi) is constructed with materials that are of a high standard of quality and durability that respond positively to the architectural character and detailing identified in the special character statement;
- (vii) is designed to respond positively to the established horizontal or vertical modulation evident on the front façade of the existing buildings in the character area;
- (viii) for retail premises, has main frontage(s) incorporating significant areas of unobscured display glazing and building entries

reflecting traditional forms in order to maintain good visual connections with the street;

- (ix) proposes to combine buildings and/or sites, so that the finished appearance/facade maintains visual evidence of the previous pattern of development by vertical modulation; and
- (x) provides for on-site parking or loading where this would enable better outcomes in terms of maintaining/enhancing special character and supporting commercial land use viability.

D18.9. Special information requirements

There are no special information requirements in this section.

APPENDIX SIX

SUBMISSIONS AND FURTHER 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

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

Contact phone number: 021711898

Postal address:

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

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

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

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

4.2

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.

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

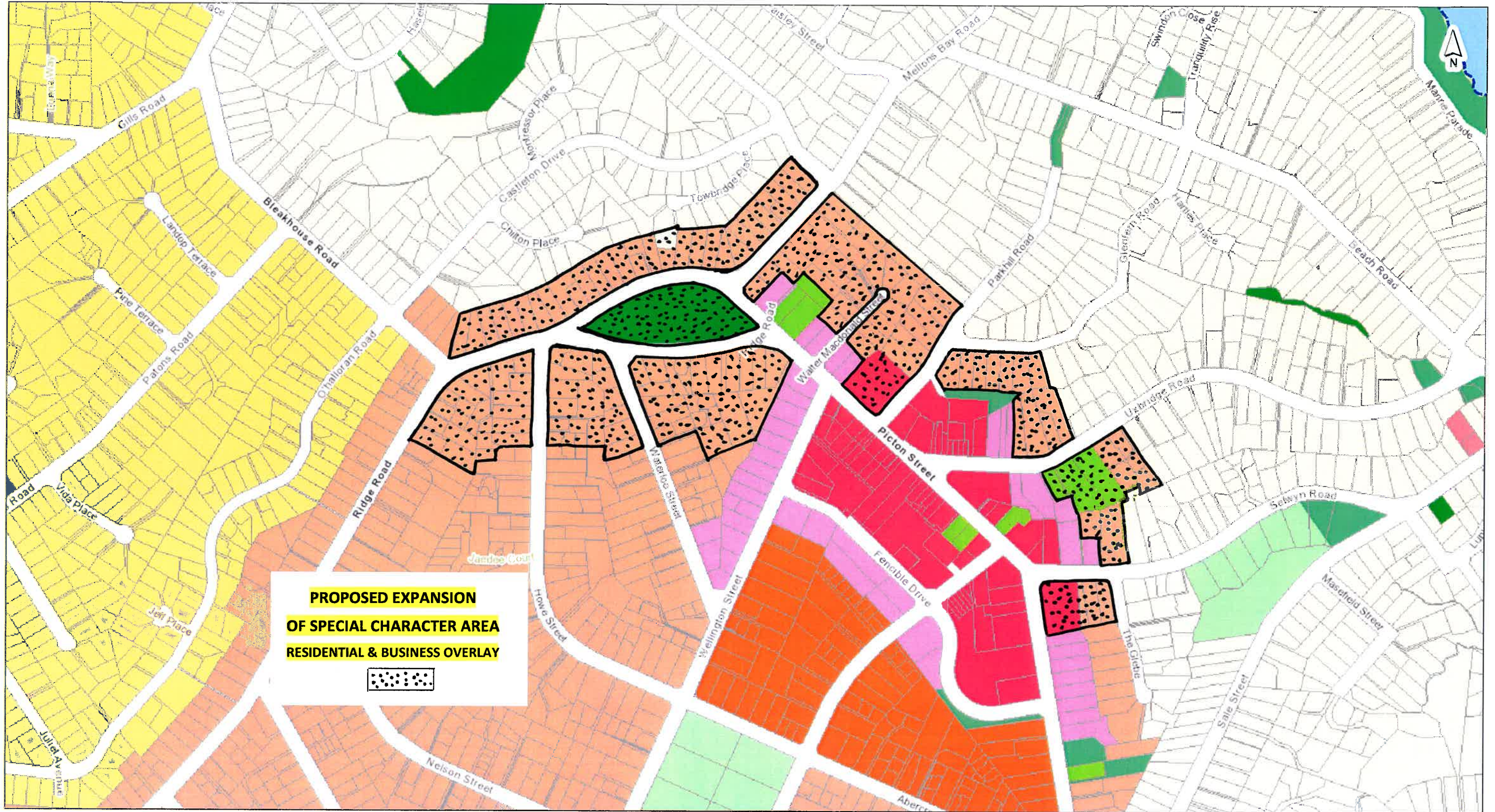
Could you gain an advantage in trade competition through this submission? No

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.

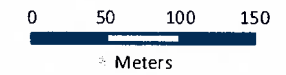


**PROPOSED EXPANSION
OF SPECIAL CHARACTER AREA
RESIDENTIAL & BUSINESS OVERLAY**

•••••

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



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:

Email address: sjclutterbuck@windowslive.com

Contact phone number:

Postal address:

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

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

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.



21st 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'*.
- 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.

7.5

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.
- 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'.

7.6

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
PO Box 105 291, Auckland
09 307 9920
sandrews@heritage.org.nz

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Grey Power Howick Pakuranga and Districts Association Inc

Organisation name: Grey Power Howick Pakuranga and Districts Association Inc

Agent's full name:

Email address: peter.bankers@allianceit.co.nz

Contact phone number: 021763404

Postal address:

P.O Box 38-281 Howick,
Howick
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

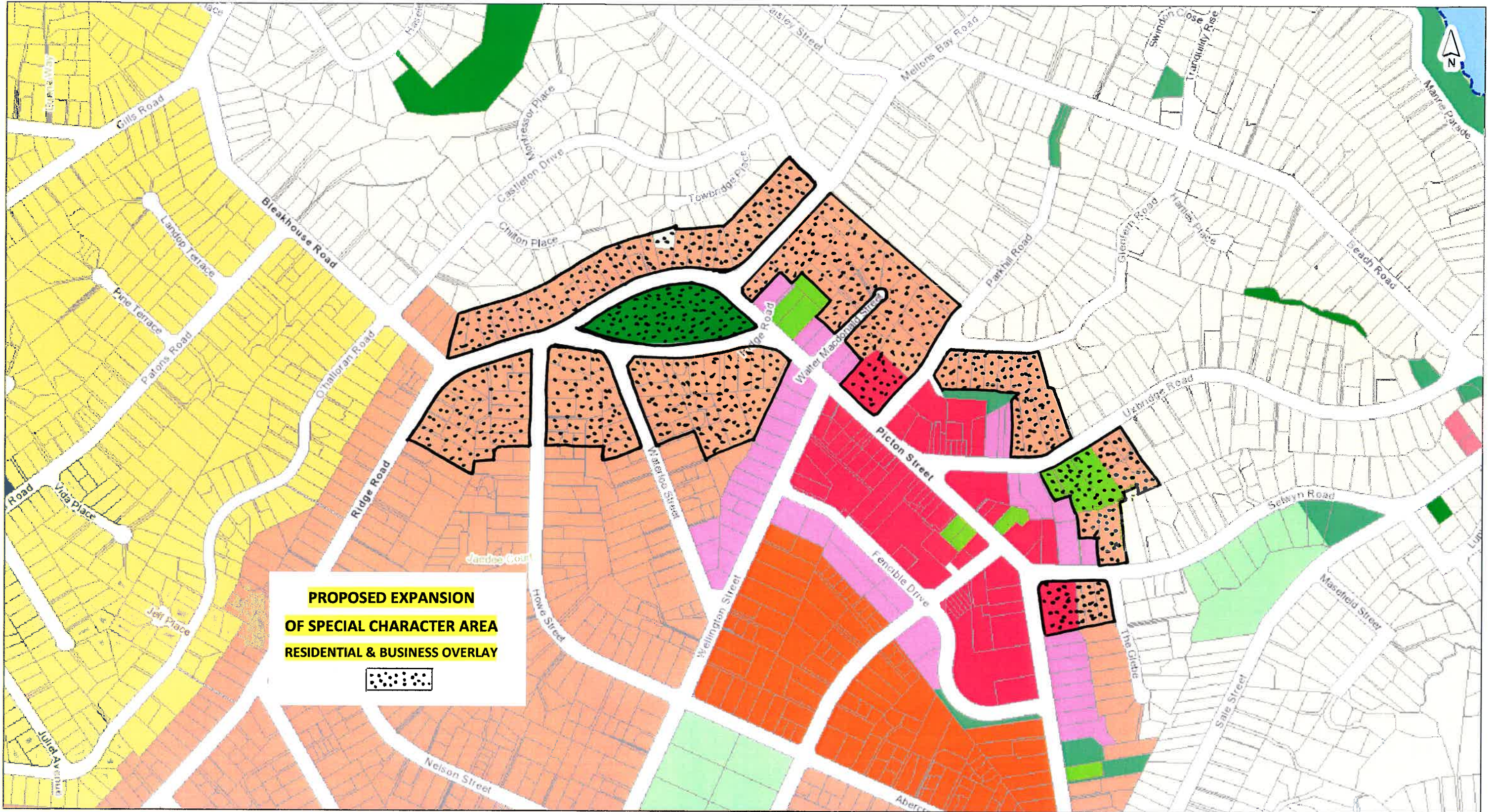
Could you gain an advantage in trade competition through this submission? No

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.

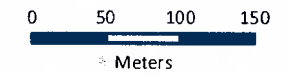


**PROPOSED EXPANSION
OF SPECIAL CHARACTER AREA
RESIDENTIAL & BUSINESS OVERLAY**

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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

Full name of submitter: Gayleen Mackereth

Organisation name:

Agent's full name: Gayleen Mackereth

Email address: mackereth.g@gmail.com

Contact phone number: 021323637

Postal address:

mackereth.g@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:

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

Email address: nestforlife@gmail.com

Contact phone number: 0279093555

Postal address:
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

Details of amendments: see attached file

10.1

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.”²

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 values³ 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.⁴ 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.⁵ 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 area⁹, 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 case¹² 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 matter¹³. 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.”

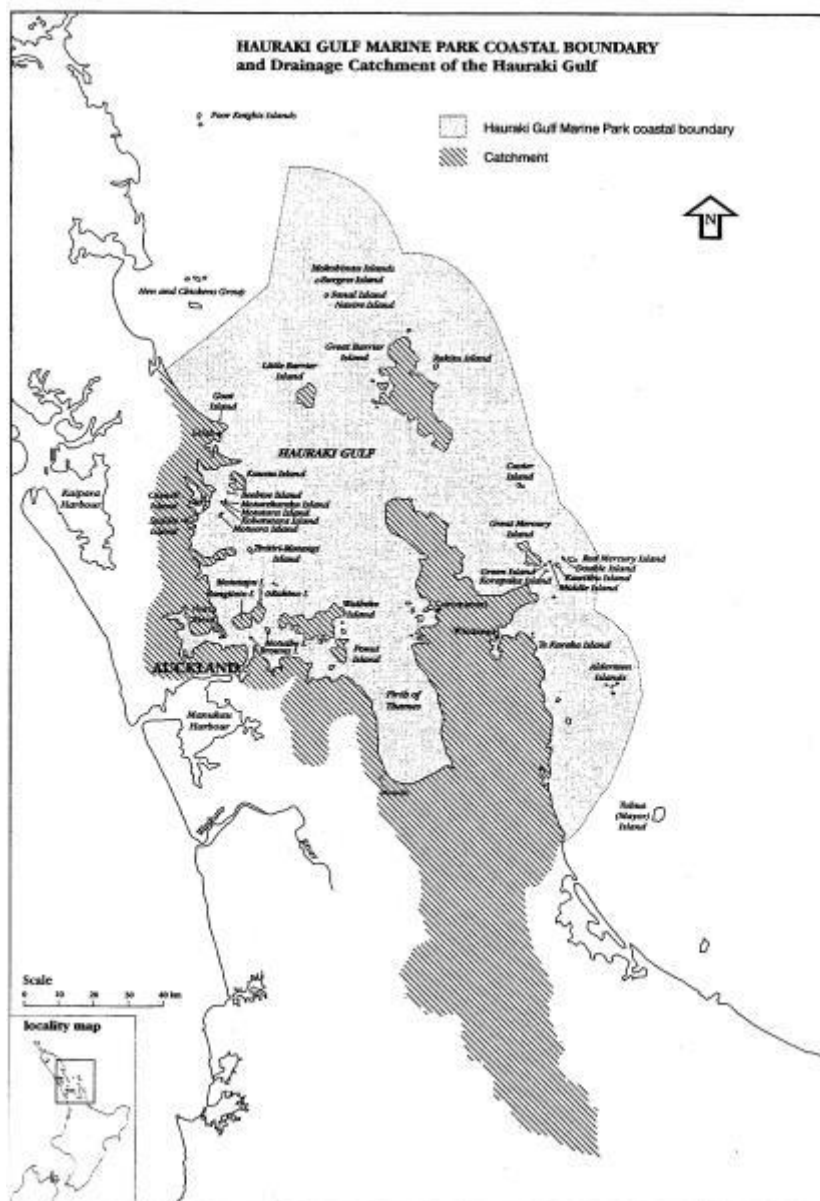
New Zealand Coastal Policy Statement 2010 The NZCPS guides local authorities in the day to day management of the coastal environment. Objectives in the NZCPS seek to safeguard the integrity, form, functioning and resilience of the coastal environment, and to sustain its ecosystems;¹⁶ preserve the natural character of the coastal environment and protect natural features and landscape values;¹⁷ 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.¹⁸ Other objectives seek to maintain and enhance public open space qualities and recreation opportunities of the coastal environment;¹⁹ ensure that coastal hazard risks are managed (taking climate change into account);²⁰ enabling people and communities to provide for their social, economic and cultural wellbeing and their health and safety through subdivision use and development;²¹ and ensuring that the management of the coastal environment recognises and provides for New Zealand’s international obligations regarding the coastal environment.²² 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.

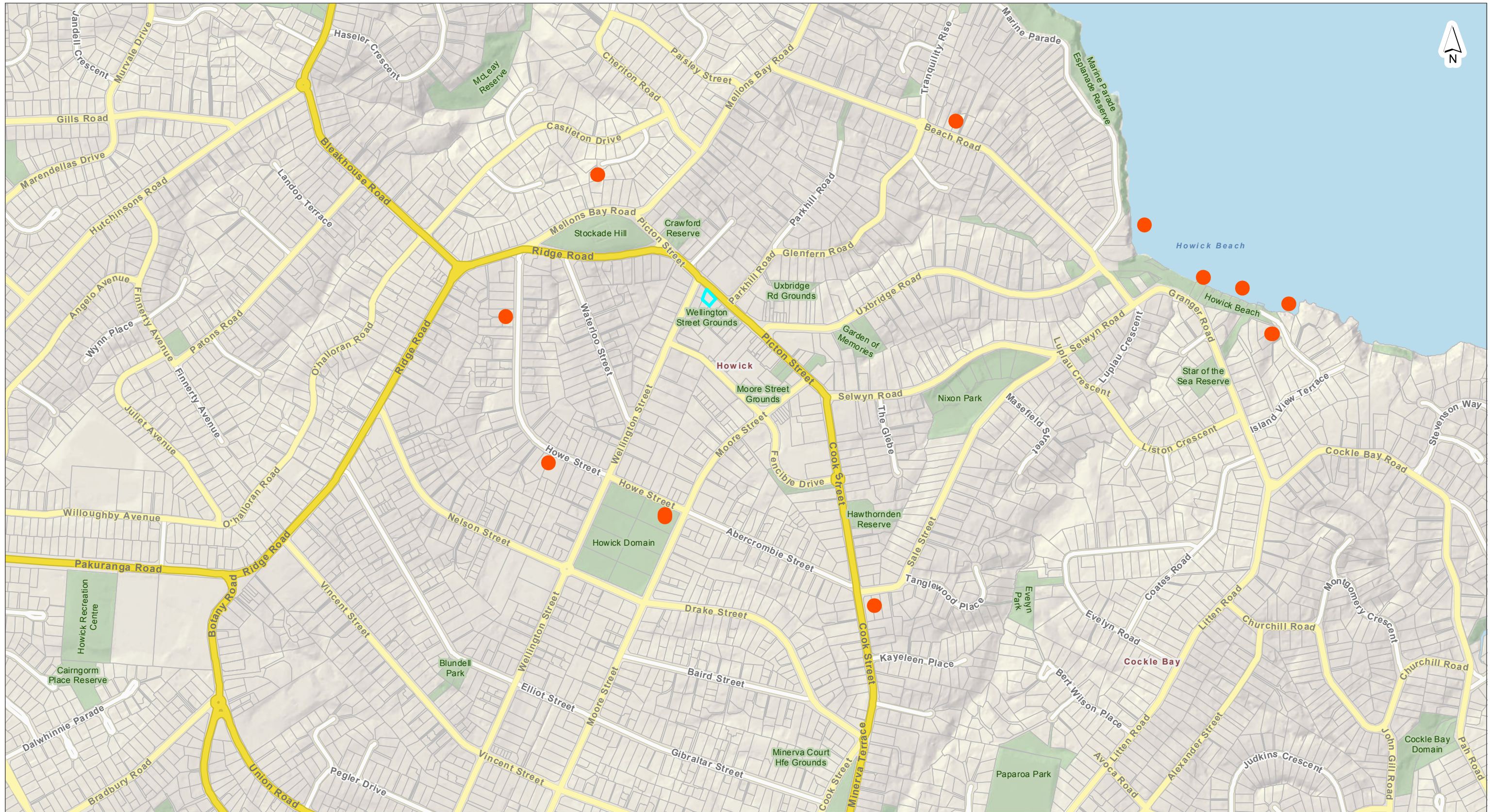
Note: the 4 choices offered are confusing and make for lots of work that will have errors, I suggest proposed preferred option be accepted and then reviewed thru proper consultation or you adopt the all items and concerns and I am willing to assist in person with these if needed. This plan change offer 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.

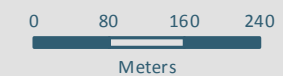
Matthew Brajkovich

Personal presentation

0279093555



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Scale @ A3
 = 1:8,000

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:
25/11/2019

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

Contact phone number:

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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.

(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)

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 purposes of the Act, particularly Part 2. PLEASE NOTE I HAVE CHOSEN OPTION 2 BELOW, BUT I MEAN WITH MY ABOVE-MENTIONED AMENDMENTS, NO ONE ELSE'S.

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

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

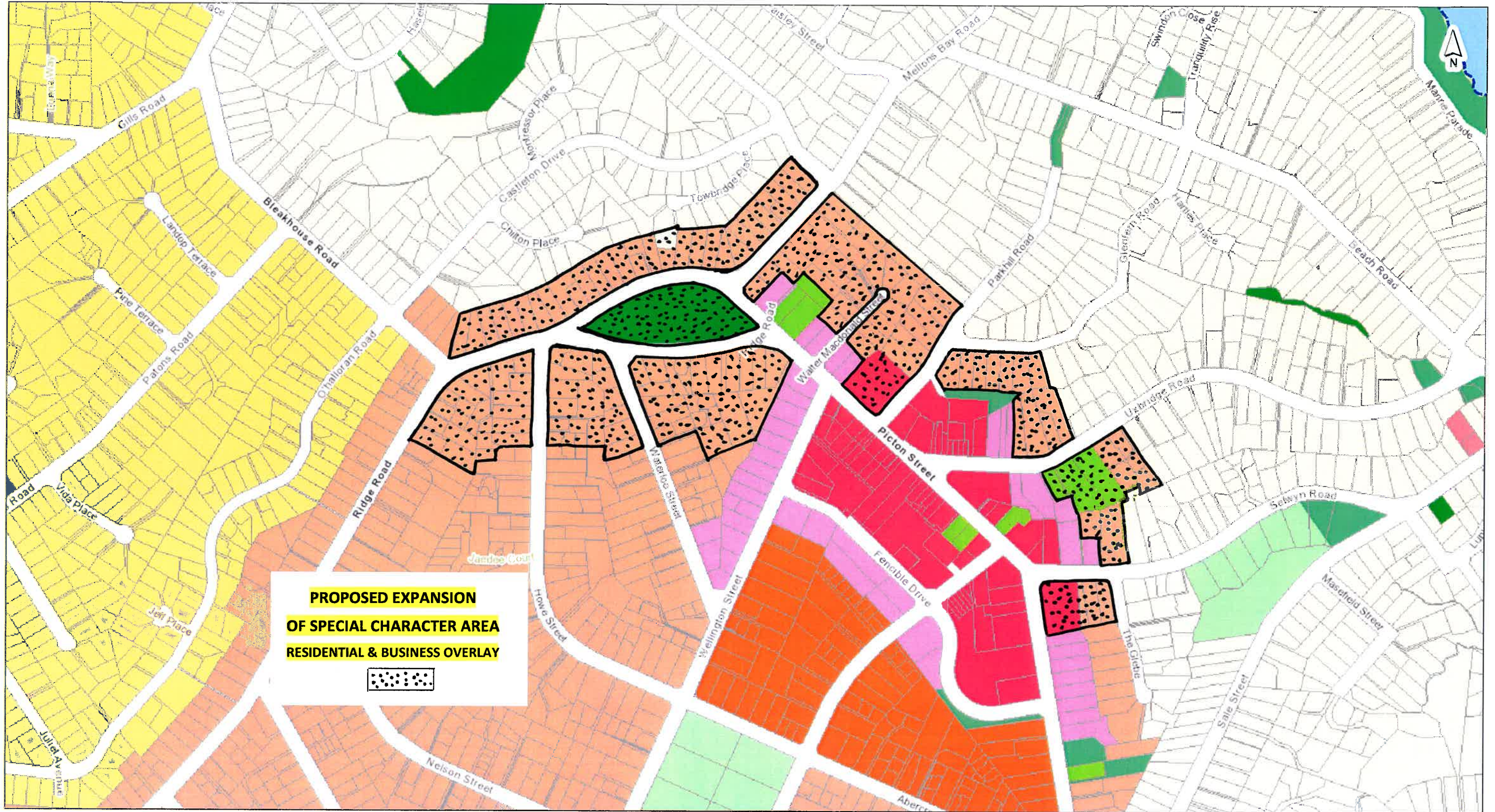
Could you gain an advantage in trade competition through this submission? No

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.

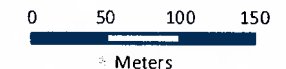


**PROPOSED EXPANSION
OF SPECIAL CHARACTER AREA
RESIDENTIAL & BUSINESS OVERLAY**

•••••

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Expanded SCA - Residential & Business Overlay



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: Matthew Brajkovich as CHAIR

Organisation name: The Howick Ratepayers and Residents Association Inc

Agent's full name: matthew brajkovich

Email address: matthewboomer49@gmail.com

Contact phone number: 0279093555

Postal address:

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

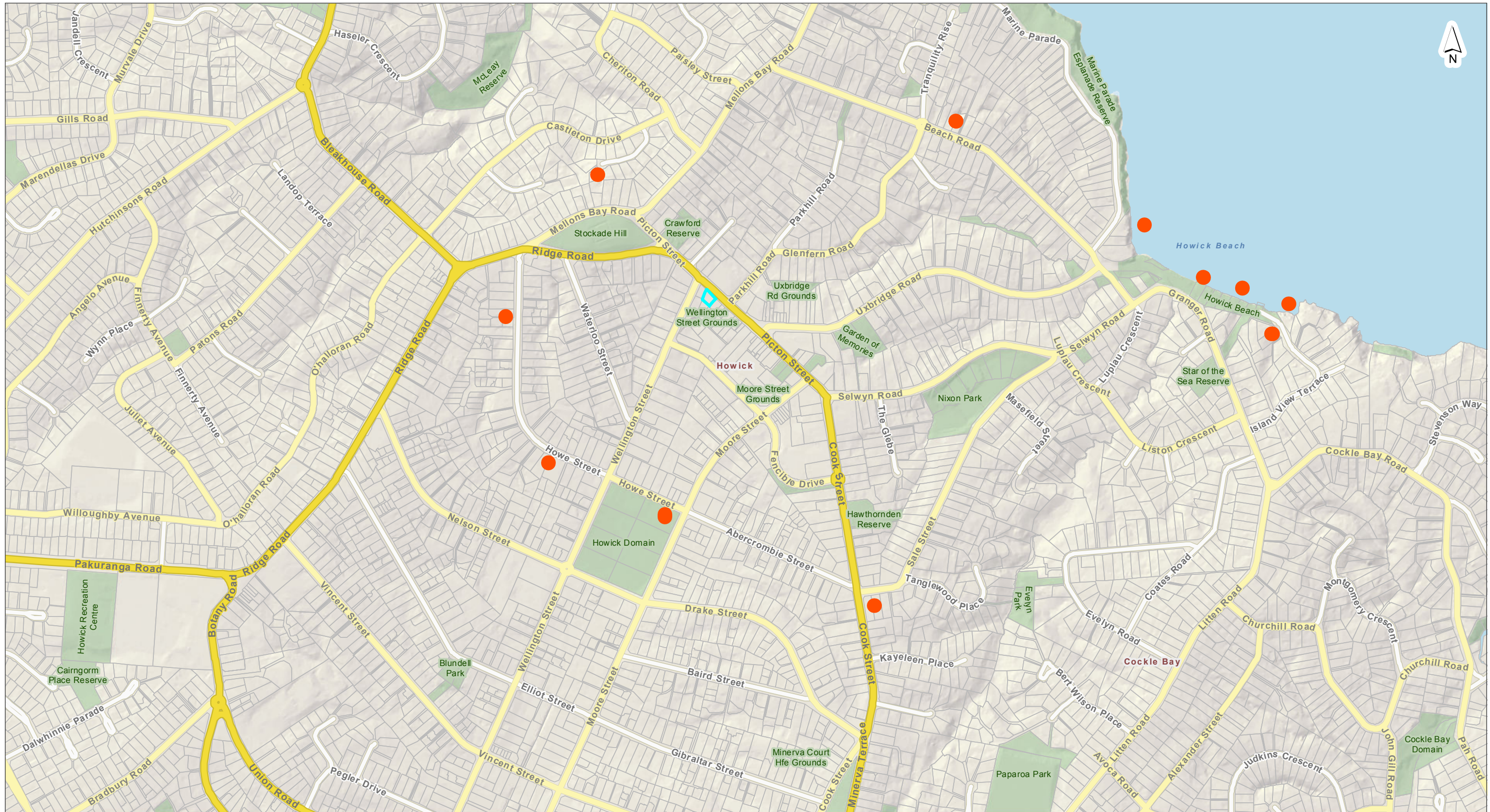
The AUP became operative in part on 15 November 2016. The AUP identifies special character areas through the Special Character Areas Overlay – Residential and Business (SCA Overlay). Special character areas have “...collective and cohesive values, importance, relevance and interest to the communities 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.”²

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

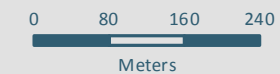
18.

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 values³ 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.⁴ 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.⁵ 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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Scale @ A3
 = 1:8,000

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:
25/11/2019

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

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. (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) 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). (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.

	13.4
	13.5
	13.6
	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

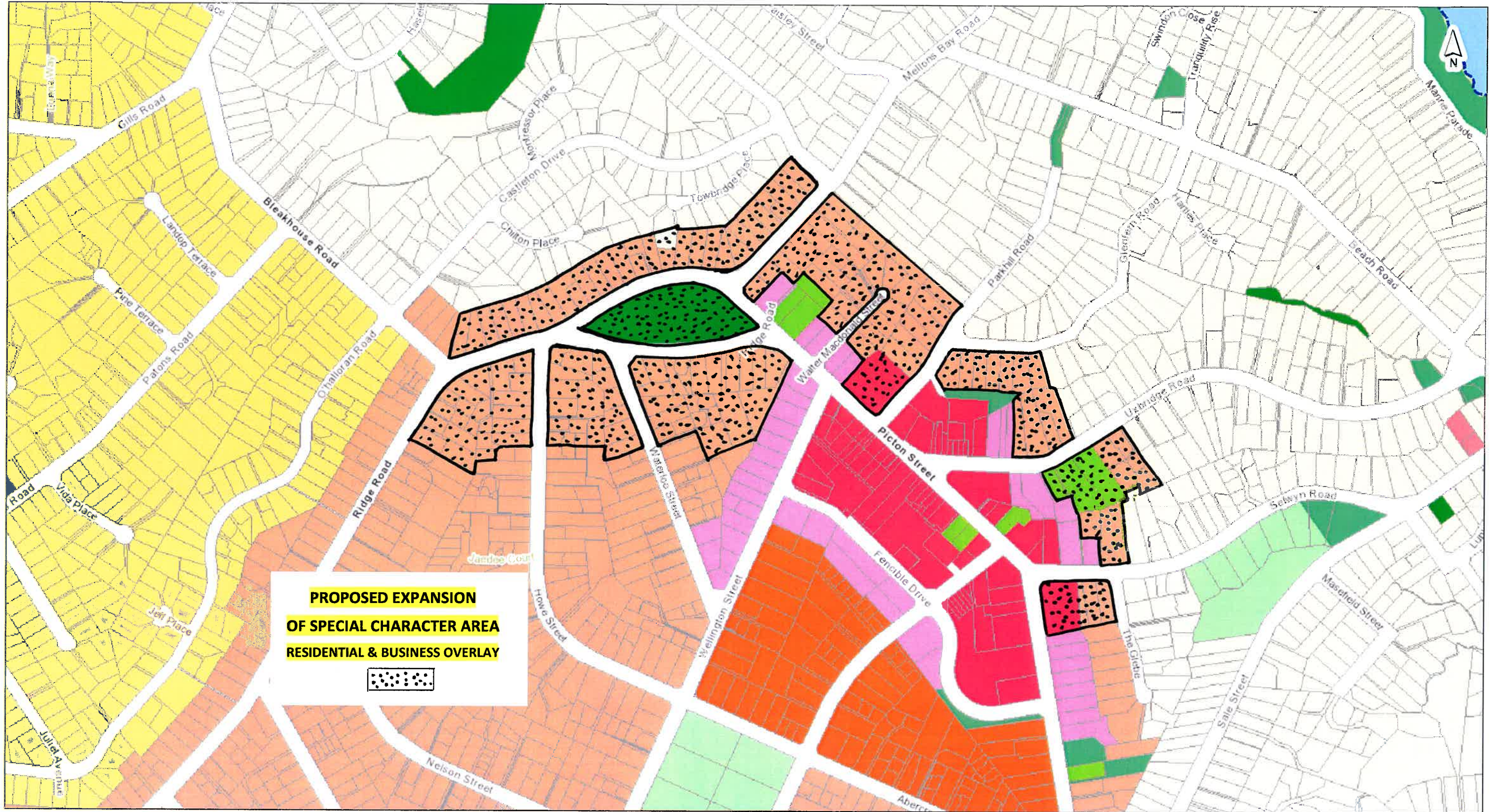
Could you gain an advantage in trade competition through this submission? No

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

0 50 100 150
Meters

Scale @ A3
= 1:5,000

Date Printed:
15/11/2019



**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:¹
 - (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 works².

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:

¹ Sections 12(f)-(g) of the Kāinga Ora Act.

² 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 22nd day of November 2019

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



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.

Beca Limited
PO Box 6345
Auckland
Attention: Matt Lindenberg
Email: matt.lindenberg@beca.com

Kāinga Ora – Homes and Communities
PO Box 74598
Greenlane, Auckland
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:

Email address: cmlinton16@gmail.com

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

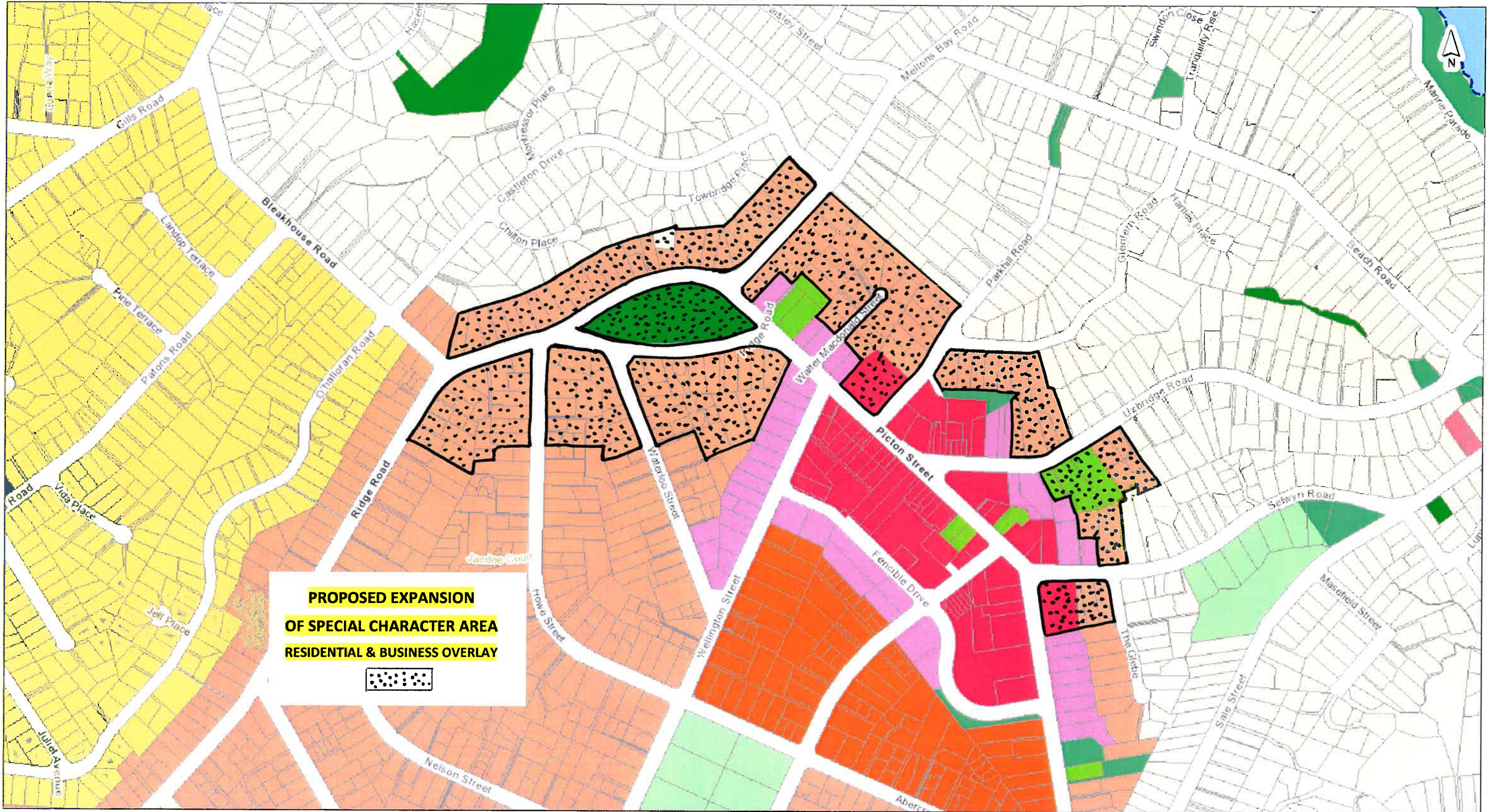
Could you gain an advantage in trade competition through this submission? No

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**



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Expanded SCA - Residential & Business Overlay

0 50 100 150
Meters

Scale @ A3
= 1:5,000

Date Printed:
15/11/2019



Plan modification name: Special Character Statement for Special Character Areas Overlay — Howick Business

Original submission details

Original submitters name and address:

Janet Dickson
2/24 Selwyn Road
Cockle Bay
Auckland 2014

Submission number: 4

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number All, but also to comment on the other 14 submitters

The reasons for my or our support or opposition are:

To clarify Council's stance, to reinforce my own position, and to single out relevant points or information from other submissions, either to support or oppose.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 4 February 2020

Supporting documents

Plan Change 34 - further submission Dickson 4 Feb 20.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

I was born and live within 200m of Howick Village

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority

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

To Auckland Council Plans and Places: Re PC34: Further submission:

Regarding the total of 15 submissions made to this Proposed Plan Change, I wish to make the following points:

1. In your summary of these submissions, you apply to 3 of them, numbers 1, 3 and 4 (myself), the statement that the submitter “Accept(s) the Plan Modification”. Accepts which Plan Modification? Plans and Places’ proposal(s) in PC34? Or the modification(s) that the submitter him or herself is asking for? I submit that the tick in the box system in the online submission format is totally confusing on this point. For example submitter #1, and I, clearly did not agree with the proposals of PC34 and wished to have our OWN modifications or rejections accepted BY COUNCIL. Submitter number 3 on the other hand, by his clear agreement with PC34, thought that by ticking that box he was accepting COUNCIL’S modifications in PC34. The complete opposite. I rest my case. This is baffling jargon for the uninitiated – I’m a language teacher recognising the traps and calling them by their name – so don’t do it. And don’t dare work out any stats based on these responses. Submission #8 is another perfect example of this misunderstanding.
2. In your transcription of the online entries, my “ultra vires” (= “beyond its powers” – the nub of my point) has emerged auto-corrected into gibberish “ultra votes”. Please correct this.
3. In the second part of my submission there are as many vital and valid points made as there are sentences, but whichever Council officer had the task of numbering and noting everyone’s points for the summary chart has deliberately ignored almost all of them. Excuse me? What censorship is this? To decide in advance what the admissible “scope” of response shall be, in order to impose the pre-determined restrictions of PC34 and pretend that the public have been truly consulted and listened to? This is exactly what the accompanying “letter” to PC34 intended to achieve, and this behaviour alone has removed all semblance of validity from the way PC34 has been conducted: a baseless pre-determined goal was announced, and the process was engineered to make sure that it was / will be achieved.
4. In particular I am sad to take issue with submission #7 from Heritage NZ. It is clear the writer does not realise Plans and Places’ deliberate goal of denying Howick a combined Business and Residential Character Statement / Overlay, because the main thrust of the submission is naively around the historic residential / non-business aspects of the Howick Village area. By accepting the Business nomenclature only, Heritage NZ has unwittingly played into these Council officers’ political hands.
5. I also take particular issue with submission #9, for the reason that it is simply parroting the false premise of Plans and Places’ claim, that PC34 as it stands will afford Howick Village as a whole some protection.

It will do no such thing. The extravagant over-development possibilities of the Unitary Plan, as it is now being interpreted and permitted by Plans and Places, will destroy Howick Village entirely and cause major infrastructural collapse in the process.

6. Likewise, the signatories of #14 in particular are employed by Kainga Ora aka Housing NZ, which like the writers of PC34 has been actively thwarting the attempts of the people of Howick to protect, preserve and enhance (as per the RMA) the area's historic and environmental treasures - this damage being inflicted via at least one of these very signatories.
7. I strongly support submissions #8, #10, #11, #12, #13 and #15, for their insistence on the extension of the Character Statement to include vital Residential aspects, places and areas, notably Stockade Hill itself and the views to and from it.

As per my original submission, I wish to be heard.

Signed:

Janet Dickson
04 February 2020

To Auckland Council Plans and Places: Re PC34: Further submission:

Regarding the total of 15 submissions made to this Proposed Plan Change, I wish to make the following points:

1. In your summary of these submissions, you apply to 3 of them, numbers 1, 3 and 4 (myself), the statement that the submitter "Accept(s) the Plan Modification". Accepts which Plan Modification? Plans and Places' proposal(s) in PC34? Or the modification(s) that the submitter him or herself is asking for? I submit that the tick in the box system in the online submission format is totally confusing on this point. For example submitter #1, and I, clearly did not agree with the proposals of PC34 and wished to have our OWN modifications or rejections accepted BY COUNCIL. Submitter number 3, by his clear agreement with PC34, thought that by ticking that box he was accepting COUNCIL'S modifications in PC34. The complete opposite. I rest my case. This is baffling jargon for the uninitiated – I'm a language teacher recognising the traps and calling them by their name – so don't do it. And don't dare work out any stats based on this response. Submission #8 is another perfect example of this misunderstanding.
2. In your transcription of the online entries, my "ultra vires" (= "beyond its powers" – the nub of my point) has emerged auto-corrected into gibberish "ultra votes". Please correct this.
3. In the second part of my submission there are as many vital and valid points made as there are sentences, but whichever Council officer had the task of numbering and noting everyone's points for the summary chart has deliberately ignored almost all of them. Excuse me? What censorship is this? To decide in advance what the "scope" of response shall be, in order to impose the pre-determined restrictions of PC34 and pretend that the public have been truly consulted and listened to? This is exactly what the accompanying "letter" to PC34 intended to achieve, and this behaviour alone has removed all semblance of validity from the way PC34 has been conducted: a baseless pre-determined goal was announced, and the process was engineered to make sure that it was achieved.
4. In particular I am sad to take issue with submission #7 from Heritage NZ. It is clear the writer does not realise Plans and Places' deliberate goal of denying Howick a combined Business and Residential Character Statement / Overlay, because the main thrust of the submission is naively around the historic residential / non-business aspects of the Howick Village area. By accepting the Business nomenclature only, Heritage NZ has unwittingly played into these Council officers' political hands.
5. I take particular issue with submission #9 for the reason that it is simply parroting the false premise of Plans and Places' claim that PC34 as it stands will afford Howick Village as a whole some protection. It will do no such thing. The extravagant over-development possibilities of the

Unitary Plan, as it is now being interpreted and permitted by Plans and Places, will destroy Howick Village entirely and cause major infrastructural collapse in the process.

6. Likewise, the signatories of #14 in particular are employed by Kainga Ora aka Housing NZ, which like PC34 has been actively thwarting the attempts of the people of Howick to protect, preserve and enhance (as per the RMA) the area's historic and environmental treasures.
7. I support in particular submissions #8, #10, #11, #12, #13 and #15, for their insistence on the extension of the Character Statement to include vital Residential aspects, places and areas, notably Stockade Hill itself and the views to and from it.

Signed:

Janet Dickson
03 February 2020

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Janet Dickson

Organisation name:

Full name of your agent:

Email address: janet@dickson.co.nz

Contact phone number: 021765408

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

Submission details

This is a further submission to:

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas Overlay — Howick Business

Original submission details

Original submitters name and address:
All

Submission number: All

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number in general

The reasons for my or our support or opposition are:
Further information regarding my own submission, but with particular reference as an example only to #9

I or we want Auckland council to make a decision to: Disallow part of the original submission

Specify the parts of the original submission you want to allow or disallow:
as above

Submission date: 7 February 2020

Supporting documents
Additional Further Submission to PC34 7 Feb 2020 Janet Dickson.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
Born raised and now living in central Howick

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Additional Further Submission 7 Feb 2020:

One other point I wish to stress, in relation to the scope of PC34, which is referred to for example by submitter #9:

I understand that, in regard to the Howick area, Plans and Places is limiting the scope of PC34 to the Business Area only, disregarding the Residential aspect, based, as stated by Celia Davison and Katrina David in their single attempt to “consult” with the public, on the unfinished work begun under the legacy Manukau Council, which was dealing only with the commercial aspect.

BUT: the vital piece of this jigsaw is totally missing in their Character Area Statement Business:

Under Manukau Council, Howick Residential properties were already protected under the Howick Heritage 7 zoning provisions, which prevented exploitation and destruction by the sort of intensive development encouraged – and exceeded – under the current Unitary Plan.

In fact, this inspired HH7 concept was quietly removed during the PAUP process, so stealthily that those of us who live and work in the area didn't even notice - until it was too late.

Therefore, the basic mechanism for protecting Residential properties in the Howick area totally disappeared.

And yet, AC are STILL sticking like glue – fanatically, I would say - to their out-dated plan to protect only Business aspects of the area.

This indefensible stance is criminal in its neglect.

Protection must be given to the many residential properties which provide and secure the outstanding aspects of Howick's unique character, which at its very heart include the iconic centrepiece of Stockade Hill, around which the subtle, quiet rules of Heritage 7 have ensured the protection of its stunning and treasured views – extensive, breathtaking views, which encapsulate the character and appeal of this seaside township.

They must remain, protected in perpetuity.

Auckland Council: fix it.

Janet Dickson
07 February 2020

**FURTHER SUBMISSION BY KĀINGA ORA HOMES AND COMMUNITIES ON PLAN
CHANGE 34 (SPECIAL CHARACTER) TO THE AUCKLAND UNITARY PLAN
(OPERATIVE IN PART)**

TO: Auckland Council
Plans and Places
Attn: Planning Technician

unitaryplan@aucklandcouncil.govt.nz

1. **KĀINGA ORA HOMES AND COMMUNITIES** (“**Kāinga Ora**”) at the address for service set out below makes the following further submission on Plan Change 34 (Special Character) (“**PC34**”) to the Auckland Unitary Plan Operative in Part (“**AUP:OP**”) in support of / in opposition to original submissions to the Plan Change.
2. Kāinga Ora was established in October 2019 and consolidates Housing New Zealand Corporation, HLC (2017) Ltd and parts of the KiwiBuild Unit. Is the Government’s delivery agency for housing and urban development and its two key roles are being a world class public housing landlord, and leading and co-ordinating urban development projects. Kāinga Ora’s primary submission on PC34 provides additional detail around its role, functions and mandate with respect to urban development.
3. Kāinga Ora is a person who has an interest in the proposal that is greater than the interest the general public has, being an original submitter on PC34 with respect to its interests as a Crown agency responsible for the provision of public housing, and its housing portfolio in the Auckland Region. Kāinga Ora also represents a relevant aspect of the public interest for a number of reasons, including (without limitation):
 - (a) Kāinga Ora is a major landowner in the Auckland region. The housing portfolio managed by Kāinga Ora comprises approximately 30,100 dwellings. Kāinga Ora’s housing assets form a major part of the Auckland Region’s social infrastructure and particularly its affordable housing infrastructure. The provisions of the AUP:OP have the potential to directly affect the sustainable management of these housing assets and are therefore of considerable interest to Kāinga Ora.
 - (b) Kāinga Ora’s statutory objective requires it to contribute to sustainable, inclusive, and thriving communities. In addition, Kāinga Ora has statutory

functions relating to urban development more generally. In that regard, two key roles of Kāinga Ora are:¹

- (i) Initiating, facilitating and/or undertaking development not just for itself, but in partnership or on behalf of others;
 - (ii) Providing a leadership or coordination role more generally; and
 - (iii) To understand, support, and enable the aspirations of communities and of Māori in relation to urban development.
4. Kāinga Ora makes this further submission in respect of submissions by third parties to PC34 to the extent that they directly affect the relief sought in its own submission on PC34, which supports PC34 (and particularly its extent) as notified.
5. The reasons for this further submission are:
- (a) The reasons set out in Kāinga Ora's primary submission on PC34.
 - (b) In the case of the Primary Submissions that are opposed:
 - (i) The Primary Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 ("**RMA**");
 - (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
 - (iii) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
 - (iv) The Primary Submissions are inconsistent with the policy intent of Kāinga Ora's primary submission.
 - (c) In the case of Primary Submissions that are supported:

¹ Sections 12(f)-(g) of the Kāinga Ora Act.

- (i) The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
 - (ii) The reasons set out in the Primary Submissions to the extent that they are consistent with the Corporation's Submissions; and
 - (iii) Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.
- (d) Such additional reasons (if any) in respect of each of the Primary Submissions supported or opposed as are set out in the **attached** Schedule.

Relief Sought

- 6. The specific relief in respect of each Primary Submission that is supported or opposed is set out in the **attached** Schedule.
- 7. Kāinga Ora wishes to be heard in support of this further submission.
- 8. If others make a similar submission, Kāinga Ora would be willing to consider presenting a joint case with them at hearing.

Dated this 7th day of February 2020

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



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.

Beca Limited
PO Box 6345
Auckland
Attention: Phil Stickney
Email: phil.stickney@beca.com

Kāinga Ora – Homes and Communities
PO Box 74598
Greenlane, Auckland
Attention: Gurv Singh
Email: gurv.singh@kaingaora.govt.nz

SCHEDULE

Sub #	Sub. Point	Submitter Name	Summary	Kāinga Ora Response (Support/Oppose)	Reasons
1	1.1	Andrew David Miller	Accept the plan modification.	Support	Kāinga Ora supports this submission to the extent that it is consistent with Kāinga Ora's original submission.
2	2.1	Fiona Moran	Accept the plan modification, including the two storey character of the main street. Howick should be retained as a village.	Support	Kāinga Ora supports this submission to the extent that it is consistent with Kāinga Ora's original submission
3	3.1	Adam Muncey	Accept the plan modification.	Support	Kāinga Ora supports this submission to the extent that it is consistent with Kāinga Ora's primary submission
4	4.2	Janet Dickson	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.	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's primary submission.
4	4.4	Janet Dickson	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.	Oppose	Kāinga Ora opposes this submission to the extent that it is inconsistent with Kāinga Ora's primary submission, which sought retention of the Plan Change in its notified form.
4	4.5	Janet Dickson	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.	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's original submission, which sought that residential zoned sites should not be included within the Special Character Overlay – Business: Howick and retention of the spatial extent of the Plan Change as notified.

4	4.6	Janet Dickson	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's original submission.
4	4.7	Janet Dickson	Reject plan change if amendments in submission are not made.	Oppose	Kāinga Ora opposes this submission to the extent that it is inconsistent with Kāinga Ora's original submission.
5	5.1	Stevie Robertson-Bickers	Amend the plan modification if it is not declined.	Oppose	Kāinga Ora opposes this submission to the extent that it is inconsistent with Kāinga Ora's original submission.
5	5.2	Stevie Robertson-Bickers	Seeks that several other areas are included, especially the preservation of Stockade Hill and its views.	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's original submission, which sought retention of the Plan Change in its notified form.
6	6.1	Jeff Doyle	Amend the plan modification if it is not declined	Oppose	Kāinga Ora opposes this submission to the extent that it is inconsistent with Kāinga Ora's original submission.
6	6.2	Jeff Doyle	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.	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's original submission, which sought which sought retention of the Plan Change in its notified form.
8	8.1	Grey Power Howick Pakuranga and Districts Association Inc.	Accept the plan modification with amendments sought.	Oppose	Kāinga Ora opposes the proposed amendment to the extent it is inconsistent with Kāinga Ora's original submission.

8	8.2	Grey Power Howick Pakuranga and Districts Association Inc	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.	Oppose	Kāinga Ora opposes the proposed amendment to the extent it is inconsistent with Kāinga Ora's original submission.
8	8.4	Grey Power Howick Pakuranga and Districts Association Inc	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."	Oppose	Kāinga Ora opposes the proposed amendment to the extent it is inconsistent with Kāinga Ora's original submission.
8	8.5	Grey Power Howick Pakuranga and Districts Association Inc	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.	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's original submission, which sought that residential zoned sites should not be included within the Special Character Overlay – Business: Howick and that the Plan Change be retained in its notified form.
8	8.6	Grey Power Howick Pakuranga and Districts Association Inc	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's original submission, which sought that residential zoned sites should not be included within the Special Character Overlay – Business: Howick.
8	8.7	Grey Power Howick Pakuranga and Districts Association Inc	Reject plan change if amendments in submission are not made.	Oppose	Kāinga Ora opposes this submission to the extent it is inconsistent with Kāinga Ora's original submission.

9	9.1	Gayleen Mackereth	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.	Support	Kāinga Ora supports this submission to the extent it is consistent with Kāinga Ora's original submission.
10	10.1	Matthew Brajkovich	Amend the plan modification if it is not declined.	Oppose	Kāinga Ora opposes this submission to the extent it is inconsistent with Kāinga Ora's original submission.
10	10.2	Matthew Brajkovich	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.	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's original submission, which sought that residential zoned sites should not be included within the Special Character Overlay – Business: Howick and that the Plan Change be retained in its notified form.
10	10.3	Matthew Brajkovich	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	Oppose	Kāinga Ora opposes the proposed amendment to the extent it is inconsistent with Kāinga Ora's original submission.
10	10.4	Matthew Brajkovich	Incorporate the issues regarding failed infrastructure into the plan change.	Oppose	Kāinga Ora opposes the proposed amendment to the extent it is inconsistent with Kāinga Ora's original submission.

11	11.4	Bea Buys	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."	Oppose	Kāinga Ora opposes the proposed amendment to the extent it is inconsistent with Kāinga Ora's primary submission, which sought that the Plan Change be retained in its notified form.
11	11.5	Bea Buys	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.	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's original submission, which sought that residential zoned sites should not be included within the Special Character Overlay – Business: Howick and that the Plan Change be retained in its notified form.
11	11.6	Bea Buys	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's original submission, which sought that residential zoned sites should not be included within the Special Character Overlay – Business: Howick.
11	11.7	Bea Buys	Amend the text of the plan change to include the additions set out in the attachment. [attachment is a map]	Oppose	Kāinga Ora opposes the proposed amendment to the extent it is inconsistent with Kāinga Ora's original submission.
11	11.8	Bea Buys	Reject plan change if amendments in submission are not made.	Oppose	Kāinga Ora opposes this submission to the extent it is inconsistent with Kāinga Ora's original submission.
12	12.2	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	Seeks more rules and planning restriction for Howick so as not to degrade the natural heritage [refers to flooding issues]. See maps in submission.	Oppose	Kāinga Ora opposes the proposed amendment to the extent it is inconsistent with Kāinga Ora's primary submission, which sought retention of the Plan Change in its notified form.

12	12.4	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	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.	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's original submission, which sought that residential zoned sites should not be included within the Special Character Overlay – Business: Howick and that the Plan Change be retained in its notified form.
12	12.5	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	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."	Oppose	Kāinga Ora opposes the proposed amendment to the extent it is inconsistent with Kāinga Ora's original submission, which sought that the Plan Change be retained in its notified form.
13	13.1	Claire Thompson	Decline the plan modification.	Oppose	Kāinga Ora opposes the proposed amendment to the extent it is inconsistent with Kāinga Ora's original submission.
13	13.2	Claire Thompson	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.	Oppose	Kāinga Ora oppose the proposed amendment to the extent it is inconsistent with Kāinga Ora's original submission.

13	13.3	Claire Thompson	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."	Oppose	Kāinga Ora opposes the proposed amendment to the extent it is inconsistent with their original submission.
13	13.4	Claire Thompson	Amend the extent of the Special Character Areas Overlay as shown on map in submission. This includes residential sites and Stockade Hill.	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's original submission, which sought that residential zoned sites should not be included within the Special Character Overlay – Business: Howick and that the Plan Change be retained in its notified form.
13	13.5	Claire Thompson	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's original submission, which sought that residential zoned sites should not be included within the Special Character Overlay – Business: Howick.
13	13.6	Claire Thompson	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]	Oppose	Kāinga Ora opposes this submission to the extent it is inconsistent with Kāinga Ora's original submission.
13	13.7	Claire Thompson	Reject plan change if amendments in submission are not made.	Oppose	Kāinga Ora opposes this submission to the extent it is inconsistent with Kāinga Ora's original submission.
15	15.1	Catherine Linton	Accept the plan modification with amendments.	Oppose	Kāinga Ora opposes the proposed amendment to the extent it is inconsistent with Kāinga Ora's original submission.

15	15.2	Catherine Linton	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."	Oppose	Kāinga Ora opposes the proposed amendment to the extent it is inconsistent with Kāinga Ora's original submission.
15	15.3	Catherine Linton	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.	Oppose	Kāinga Ora opposes the proposed amendment to the extent it is inconsistent with Kāinga Ora's original submission.
15	15.4	Catherine Linton	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."	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's original submission, which sought that residential zoned sites should not be included within the Special Character Overlay – Business: Howick.
15	15.5	Catherine Linton	Amend the extent of the Special Character Areas Overlay to include areas shown on map in submission. This includes residential sites and Stockade Hill.	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's original submission, which sought that residential zoned sites should not be included within the Special Character Overlay – Business: Howick and retention of the mapped extent of the Plan Change in its notified form.

15	15.6	Catherine Linton	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	Oppose	Kāinga Ora opposes the proposed amendment to the extent that it is inconsistent with Kāinga Ora's original submission, which sought that residential zoned sites should not be included within the Special Character Overlay – Business: Howick.
15	15.7	Catherine Linton	Reject plan change if amendments in submission are not made.	Oppose	Kāinga Ora opposes the proposed amendment to the extent it is inconsistent with Kāinga Ora's original submission.

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Matthew Brajkovich

Organisation name: Howick Ratepayers and Residents Association

Full name of your agent: Matthew Brajkovich

Email address: matthewboomer49@gmail.com

Contact phone number: 0279093555

Postal address:
49a Advene Road
Cockle Bay
Auckland
Auckland 2014

Submission details

This is a further submission to:

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas Overlay — Howick Business

Original submission details

Original submitters name and address:

Kāinga Ora – Homes and
Communities

attn: Dr Claire Kirman

attn: Alex Devine

ckirman@ellisgould.co.nz

adevine@ellisgould.co.nz

Submission number: 14

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number paragraph 10 (a),(b).

The reasons for my or our support or opposition are:

this is the exact point of the entire HRRRA committee that a total intergrate plan and overlay is needed to meet the RMA and the AUP in full.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 7 February 2020

Supporting documents

PC 34 extra.pdf

Catchment area_ags_a766e989-8862-4034-8ecc-f777dee1ce1c_20200207125922.285.pdf

Catchment area cockle bay_ags_ab936b11-e263-4219-b2e2-

8eebdc5c3215_20200207130026.426.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Yes

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
that HRRAs represent the Howick Ward on these matters

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Date: 7/02/2020

PC34 further information re submissions as requested

Dear Plans and Places and Unitary Planning.

Please accept the extra info that has only just been made available to myself Chair of the HRRRA, (Howick Ratepayers and Residents Association).

I also include info from previous chair which has just been made available.

I also include 2 x catchment plan of the area.

NEW info: from the village plan, identifying the water issues, and the need for rain gardens, this idea is not new and design must be in character with the values of Howick as a whole. The rain gardens are vital for the future to mitigate damage of the rain run off, from the village as a whole, from damaging private property, the natural environment, these are the affects the village centre has ultimately on the beaches and Gulf. As well as damaging the vital sewer network and other infrastructure, destroying Howick.

Additionally: the heritage NZ submission is excellent and is in scope of PC34, concerns have been raised re the extent of PC34 (see heritage nz 4.3), re potential unintended consequences, see (4.11 to 4.14 of heritage nz, 7.5 to 7.7 council ref). Submissions can be in scope, but was that correct and does it meet the AUP, RMA, and the effect of in SCOPE submissions have, maybe opposite to other objectives and policies in the AUP or RMA. These in scope do not address the whole area and the affect the other areas have on character to the OVERLAY for the business area or meet any other ACT they directly affect in a negative way. This is evident in submission 14, paragraph 10(a),(b). My study re the scope, intent for PC34 is this, under manukau the residential area was protected by HH7 and therefore not included in the business overlay under manukau, hence was not in the information presented at the IHP. The AUP requires as noted by myself and submitter 14, an integrated approaches for good outcome for the community. If this is not addressed (PC34 does not address this) only bad outcomes and failures to achieve objectives and policies as per the RMA and AUP will occur as noted in the Village Plan. As discussed with Celia on Monday, and agreed "a residential overlay maybe needed". Or and integrate approach to fix all the historical problems, (the reason for the HH7), this is currently being looked at with council departments.

I would also like to thank planners Celia and Craig for the conference call monday the 3rd February 2020, this call allowed me to clear up some misconceptions re the origin of the PC34.

Too reiterate the points, that an expanded overlay is needed, and the info and detail in the proposed PC34 is lacking. Such as details around key character values of as built form, the interrelationship with the House Zones or other up zoned areas and the negative affects these may have on the VILLAGE of HOWICK as part or of the catchment of COCKLE BAY. This data has not been studied and not been considered in part or full to my knowledge. The IHP, I believed was presented with

the information attached from the old chair of HRRA, this presentation sets out the scope and it is all inclusive as per the AUP and not specific to the business zone see page one of that document attached.

Please find attached info, 2 x files, and I am available for the hearings as needed.

.....
From HRRA committee member Andries:

Hi

Thanks for the copy of your further submission and well done on putting together a very clear case.

I certainly hope submitters numbers 8, 10, 11,12,13,and 15 also have or will lodge a further submission by the 7th February.

Heritage NZ's point 7.5 which seek to include" views to and from Stockade Hill" is also worthy of support.

As predicted Kainga Ora (aka Housing NZ) stance on seeking to ensure adjacent Residential Zoned land was to be outside the scope point #14 sub point 14.1 and should be opposed.

AC has shown considerable skill in laying the rail road tracks before seeking public consultation and clearly PC34 is no different.

From the Section 32 report, the AUP currently has 28 Residential, 17 Business and 4 General (both Residential and Business) Special Character Overlays. To me the logic of including Stockade Hill into the SCA overlay and the adjacent Residential zoned land is compelling. It supports;

- 1/ maintaining the continuity or coherence of the identified special character values of the area
- 2/ maintain the streetscape qualities and cohesiveness
- 3/maintain the relationship of built form to open space and landscape content.

Regards, Andries

As chair I fully support the above and attached information.

Matthew



***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”

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

“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.

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.”²

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 values³ 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.⁴ 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.⁵ 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.

Special Character Statement (Howick) (by Howick Ratepayers and Residents Assn Inc.)

Preamble

Introduction to Heritage:PAUP

Auckland has a rich historic heritage. Our historic heritage is unique to Auckland; it cannot be duplicated or replaced.

Auckland's historic heritage manifests in many different ways, and exhibits a range of values, which may evolve over time.

*Historic heritage places can range **from individual features or structures to areas and landscapes**. They can encompass multiple features, including buildings and structures, archaeological and maritime sites, gardens and plantings, **places of historical or cultural importance**, including sites and places of significance to Mana Whenua (see appendix1) , areas, townscapes, **streetscapes, landscapes**, and other places of heritage value.*

*Historic heritage is important to Auckland because it helps us understand and appreciate our history, culture and identity. Our heritage contributes to Auckland's **distinctiveness as a visitor destination** and to its economic vitality. (See appendix2)*

D18. Special Character Areas Overlay – Residential and Business

D18.1. Background **The Special Character Areas Overlay** – Residential and Business seeks to retain and manage the special character values of specific residential and business areas identified as having collective and cohesive values, importance, relevance and interest to the communities within the locality and wider Auckland region. Each special character area, other than Howick, is supported by a Special character area statement identifying the key special character values of the area.

Assessment of proposals for development and modifications to buildings within special character areas will be considered against the relevant policies and the special character area statements and the special character values that are identified in those statements. These values set out and identify the overall notable or distinctive aesthetic, physical and visual qualities of the area and community associations. Standards have been placed on the use, development and demolition of buildings to manage change in these areas

D18.2. Objectives

- (1) The special character values of the area, as identified in the special character area statement are maintained and enhanced.
- (2) The physical attributes that define, contribute to, or support the special character of the area are retained, including:
 - (a) built form, design and architectural values of buildings and their contexts;
 - (b) streetscape qualities and cohesiveness, including historical form of subdivision and patterns of streets and roads; and
 - (c) the relationship of built form to landscape qualities and/or natural features including topography, vegetation, trees, and open spaces.
- (3) The adverse effects of subdivision, use and development on the identified special character values of the area are avoided, remedied or mitigated.

S The attributes that contribute to the character of each area include:

Historical context

Physical and visual qualities

Howick:

Historical context

William Thomas Fairburn, with his wife and family, established a Church Missionary Society Mission Station at Maraetai in 1836. The local Maori insisted they buy the 40,000 acres between the Tamaki and Wairoa Rivers to prevent attack by the Ngapuhi and Waikato tribes. As an act of Christian peacemaking, Fairburn reluctantly bought the land with his life savings.

In 1840, following the Treaty of Waitangi, the Government took 36,000 acres which it used for the Fencible settlements of Otahuhu and Howick and sold most of the remaining land to settlers, as well as paying Maori and returning most of the Wairoa Valley to them."

Historical Unitary Plan: *"The area collectively reflects an important aspect, or is representative, of a significant period and pattern of community development within the region or locality"* The Special Character overlay area is of significance because of the historical significance of the development of Howick that occurred from the 1840s onwards.

Historical context Howick township

From the Howick and Pakuranga Times 2006

"HOWICK is named after the third Earl Grey, formerly Lord Howick, who was Secretary for the Colonies in the British Parliament and was responsible for the Royal New Zealand Fencible Corps. Howick's links to Auckland's pioneering and Fencible past has influenced its development and is also evident in the names of many streets. Others are significantly named for British military heroes or battles."

History: Howick was the first of the Fencible settlements. A total of 804 Fencible soldiers were landed at Howick beach to go on to establish the Fencible settlements at Onehunga, Panmure and Otahuhu, 'forming a line from east to west' defending the fledgling town of Auckland after the capital was shifted from Kororaraka in 1842

The Fencibles were retired soldiers, mostly Irish. These soldier-settlers were offered a free passage to New Zealand with their wives and families, a cottage and an acre of land providing they performed certain military duties – including compulsory church parade on Sundays – their cottage and acre would be theirs after a seven-year term of service. They received a small pension and were required to find gainful employment in addition to their duties.

Howick was the largest of the four Fencible settlements and can claim to be the first European Village in Auckland. With the arrival of the Fencibles Bishop Selwyn was in haste to complete All Saint's church. There are stories that he was himself on the roof finishing the Kauri shingles and exclaimed that he had just "finished the 'SALVATION ahead of the 'PERDITION' referring to the "wet Canteen" now known as Shamrock Cottage finished a short time later.

All Saints (Anglican) Church was built in 1847 and is **Auckland's** oldest church and second oldest church in NZ It is a category 1 historic monument.

Physical and visual qualities

The interrelationship of seascape and landscape is part of the charm and special character of Howick.

Howick's close link between the Gulf and the town is undeniable but there are also close links to the volcanic cones seen from Stockade Hill. A recent article indicated the significance which Maori attached to the view from Stockade Hill to Mt Wellington when observing the equinox just as Europeans attached equal importance to Mt Wellington as the next Fencible post to receive information and news which was then then communicated to Auckland. On the Southern side of Ridge Rd (aptly named as the Village is on a dividing ridge ie the water flows both ways) a panoramic view stretches as far as the eye can see from Mt Richmond across Mangere Mt, the Manukau Heads and right round to the Hunuas. It is this 360 degree view from the entry to the town visible from Stockade Hill with extensive views right round every point of the compass that is unique to Howick.++

Howick Village and business area is book-ended by two listed historical monuments Stockade Hill and All Saints Church. From the point when one comes over the Hill at Ridge Road, on the old concrete road beside the knoll known as Stockade Hill where women and children sheltered from expected Maori invasion, the view opens up to a stunning vista of the Hauraki Gulf, Waiheke Island, Coromandel Peninsula, and the Beachlands Marina. one's view sweeps down on a little Village nestled in the valley under the shadow of the Maraetai forest area and the Hunua Ranges and one's eye is drawn to the startling white Selwyn Church ,the oldest church in Auckland and the 2nd oldest church in NZ at the apex of the town. The church with its 1857 Cypress trees, stands like a beacon at the end of the intimate scale of the business district. From All Saints Church the view looks back to Stockade Hill, a focal point for the community still today.

Roading pattern

The Fencible soldiers when they arrived planned and built the roads.

The roads leading from the township all have historical connections and are all named after Fencible Officers or British military heroes or battles.. Wellington St, Moore St, Waterloo St, Fencible Drive and so on.

The roading pattern is laid out in the pattern of an old walled European town. This enabled the Fencibles to take up a defensive position to protect the young village, if required. A look at the map of Howick will reveal that the roading pattern is circular encompassing Stockade Hill, down Wellington St to the Domain where the Fencibles first settled them back up to Stockade Hill via Moore St and Picton St. back to Stockade Hill. Inner roads criss-cross within that circle. The Fencible planned their escape routes carefully should any threat or invasion take place.

From Stockade Hill, at points all along what is now the village's business area, (Picton St) all other roads ultimately lead to the beaches.



Circular road pattern from Howick Domain to Ridge Rd and Picton St.



Paris in late 1800's

Physical and visual qualities: *The area collectively reflects important or representative buildings, types, designs, styles, methods of construction, materials and craftsmanship, urban patterns, landscape, and streetscape qualities*

The overlay area is significant for its physical and visual qualities as it exhibits a range of buildings from 1847 through to 1920's and 1950's. The buildings collectively demonstrate a range of architectural styles and types from the late 19th and 20th century period of development and illustrate the urban pattern of development of Howick. Few new builds or modifications have occurred since this period but those which have been undertaken have been undertaken in a style in sympathy with the existing historic associations.

Periods of development

There are three distinct periods of development in Howick.

1847 Fencible regiments arrive and take up grants of 1-5 acres

1931 opening of the Concrete road

1950's The present Panmure Bridge constructed

1840-1900

During the initial development of Howick, life was centred on the Church and Shamrock Cottage (the "wet canteen") By the early 1850's a General Store had opened in Wellington St and the Star of the Sea, the Catholic Church on the corner of Parkhill Rd was built 1854.

By the 1860's it remained a farming district with a small town. Wheat and oats were the major exports. The Maori Wars in which a number of Howick men died, and the apparent threat of invasion saw a substantial stockade built on "Stockade Hill" to protect women and children It was occupied at times by Fencible soldiers as well.

In 1865 the swing bridge was constructed over the Tamaki River which gave a direct route to Howick, but the journey was still difficult as the heavy clay of Howick took toll on the horses.

The economic depression of the late 1880s and early 1890s also had an impact. Howick continued to grow but was limited by its geography, poor roads and need to cross the Tamaki estuary.



1900-1930

By the early 1900's Howick was a pleasant seaside town. The Marine Hotel (1906) at the corner of Uxbridge Rd was not only a staging post for the coaches but was a social centre. With its great views to the sea and the land visitors used to come to stay in the hotel in this country seaside village, arriving by ferry to Howick beach's Long wharf or by horse



(The Marine Hotel burnt down and was later replaced by the brick "Prospect of Howick" The attempt at motorised transport failed due to the poor clay roading with the vehicle constantly stuck)

The First World War halted development with a number men local men killed in action and our first Victoria Cross recipient, Reginald Judson



World War I coincided with increased interest in the town planning movement overseas, and the adoption of the **Garden Suburb movement** and its emphasis on the health benefits of space, sunlight, and vegetation. Added to this concern was the devastating effect of the influenza pandemic of late 1918 where NZ lost half as many as had been killed in the war. Overcrowding was considered a major disease risk.

But it was not until the construction of the concrete road 1920-31 that the population swelled to over 1500. It was at this time that many of our now listed Historic Buildings were constructed.

- Old Presbyterian Church, 35 Uxbridge Road, 1907
- Rice's bakery building 67 Picton Street, 1922,
- Bells butchery, 1922
- McGuinness building 127 Picton Street, 1927.
- Monterey Theatre 1927
- The prospect of Howick, hotel Tavern, 78 Picton Street, 1930, replacing the original 1906 building.

At the corner of Uxbridge Rd the building later known as "The Prospect Hotel" was a major focus as it was not only a hotel and pub but a staging post for travellers. The old Presbyterian church was built in 1907 echoing the building materials and colour of the Prospect

The Rice's Bakery building at 67 Picton was built in 1922 and beside it, the Bell's butchery building also in 1922.

The substantial Mc Innes building opposite All Saints Church in Picton St was built in 1927. The Californian influence popular in the 1930's was evidenced by the Monterey Spanish Mission style building built in 1929 and originally named La Scala but renamed the Monterey in 1930

The concrete road to Stockade Hill completed 1931 should have given greater stimulus to development but the Great Depression of the 1930's put paid to any further work with the national income falling 40% in 3 years and 70,000 unemployed with no benefits to survive on.

This was followed by WW2 and the absence of manpower for farming and building.

1945-1960

It was the construction of the Panmure bridge after the war in the 1950's which brought the next real thrust of development. In conjunction with residential growth, the Village developed. Shops of typical 1950's style soon lined the main road extending from All Saints to Stockade Hill corner. The red brick Howick War Memorial Information Centre opened in 1957 after funds were raised from the community to build it.



The 1950's post war development gave the business district the form it has today. Since that time there has been little development and the development which has taken place has been in sympathy with the overarching colours and textures.

Character of town centres

Architectural style

The dominant character of the traditional town centres is not dependant on particular architectural styles but rather on the architectural elements and common design principles evident. The built fabric, including walls, roof, floors, windows, shop fronts and verandahs are an important aspect of particular buildings. Commercial buildings in the late 19th and early 20th centuries were commonly designed in classically-derived architectural styles (Mc Innes building). The façades of early commercial buildings or the 1920's are generally modulated vertically and horizontally with pilasters and the use of detail such as string courses, cornice lines and parapets to conceal roof forms. This modulation is a significant aspect lending a vertical proportion to two-storied buildings.



The verandas and the window set of buildings of this period such as the higher set windows of the Mc Innes building and of the Bells Butchery building belie their 1920's origin whereas the wider and more expansive plate glass windows of the 1950s build is the predominant style of the flat roofed single storey builds on the west side of Picton St The continuous glazed frontages and entrance doors promote public interaction between the street and the buildings. The wide verandahs provide shelter for shoppers in a style typical of the period.

Building details such as Kauri shingles on All Saints church, replicated on the bus shelter and on the Rotunda in front of the Post Office and mimicked on the adjacent café roof as well as on a renovated build on the corner of Wellington St, create rhythm and articulation that contribute significantly to a coherent street character. Decorative detail such as dark "Tudor style" external framework seen on All Saints, the Bus Shelter and Spillers Hardware increases the coherence of style. Traditional building materials, predominantly warm red brick work, and plaster detail have generated a rich architectural style in a numbers of buildings adjacent to the "Good Home" (Prospect of Howick) in Picton St. and in the building replacing Rishworth's store which stood on the corner of Parkhill Rd and Picton St. The red brick is also picked up in the Information Centre in the square opposite.



. The vitality and character of the traditional town centres are generated by both this unity and diversity of architectural styles.

Building heights and • Visual coherence•

The triumvirate of listed historical buildings All Saint’s Church, the old Prospect of Howick (now called the Good Home) and the Mc Innes building are three distinct buildings (2 storeys) which stand out visually. What is noticeable is the intimate scale of the village as the majority of the town consists of low or single storeyed buildings fronting the street with wide verandas.

While this variation of height, provides some diversity and visual interest, the general continuity of a reasonably consistent building height contributes to the coherence and enclosure of the street

Character Defining buildings

Tthe three significant listed historic buildings, All Saint’s Church, Mc Innes building, the “Good Home” (Prospect of Howick) and the modified “Monterey” building plus the Star of the Sea Cathoic church are all Chracter Defining buildings



Character supporting buildings A:

Definition: Unitary Plan

b.character-supporting – makes a moderate contribution to the character of the area. The building should contribute to the appearance, quality, and identity of the area and should be consistent with the values of character-defining places.

A number of newer buildings in Howick have deliberately been built to mimic the colour and or form of historic sites with pitched roofs imitating the dominating vision of Howick-the church roof and spire, as well as the "Tudor" style wood on the facade. Other buildings have the shingled roofs in imitation of the church roof. Even the bus stop is shingled and exhibits the Howick Coat of Arms. Clearly these are character supporting buildings.(See listed photos below)

On the seaward side of Picton St; the dominant colour of warm bricks is seen in a number of buildings including the new building replacing historic Rishworths' store The Picton Centre however, has picked up the grey colour of the church's Kauri shingles

On the opposite side of the road the 1950's single story builds predominate and the only new renovations have been the upper storey of the "Basalt" restaurant-painted white to match the Mc Innes building adjacent to it, and the renovation on the corner of Wellington St where the architects have used the pointed roof shape reminiscent of All Saint's Church, and added grey shingle roofing to pick up the historic theme (See photo below)

There has been a deliberate attempt to support the character of buildings in the main street as seen in the following photo



The warm colours of the

"Prospect Of



Howick"and the old Presbyterian Church



Spillers Hardware store and adjoining buildings Pitched roof, and "Tudor style" wood detailing reminiscent of the Selwyn church "All Saints" See below.

Howick Gazebo

Howick bus stop with Howick Coat of Arms and shingled roof



Church

in the same style as the shingles on All Saints

New building on corner of Wellington St with pitched roof and shingles



Significant historic trees

1857 Cypress trees All Saint’s Church

1868 Pine “Christmas Tree” Stockade Hill

1926 Reginald Judson Memorial Oak Stockade Hill (WWW Victoria Cross)

1953 Coronation Oaks Stockade Hill.

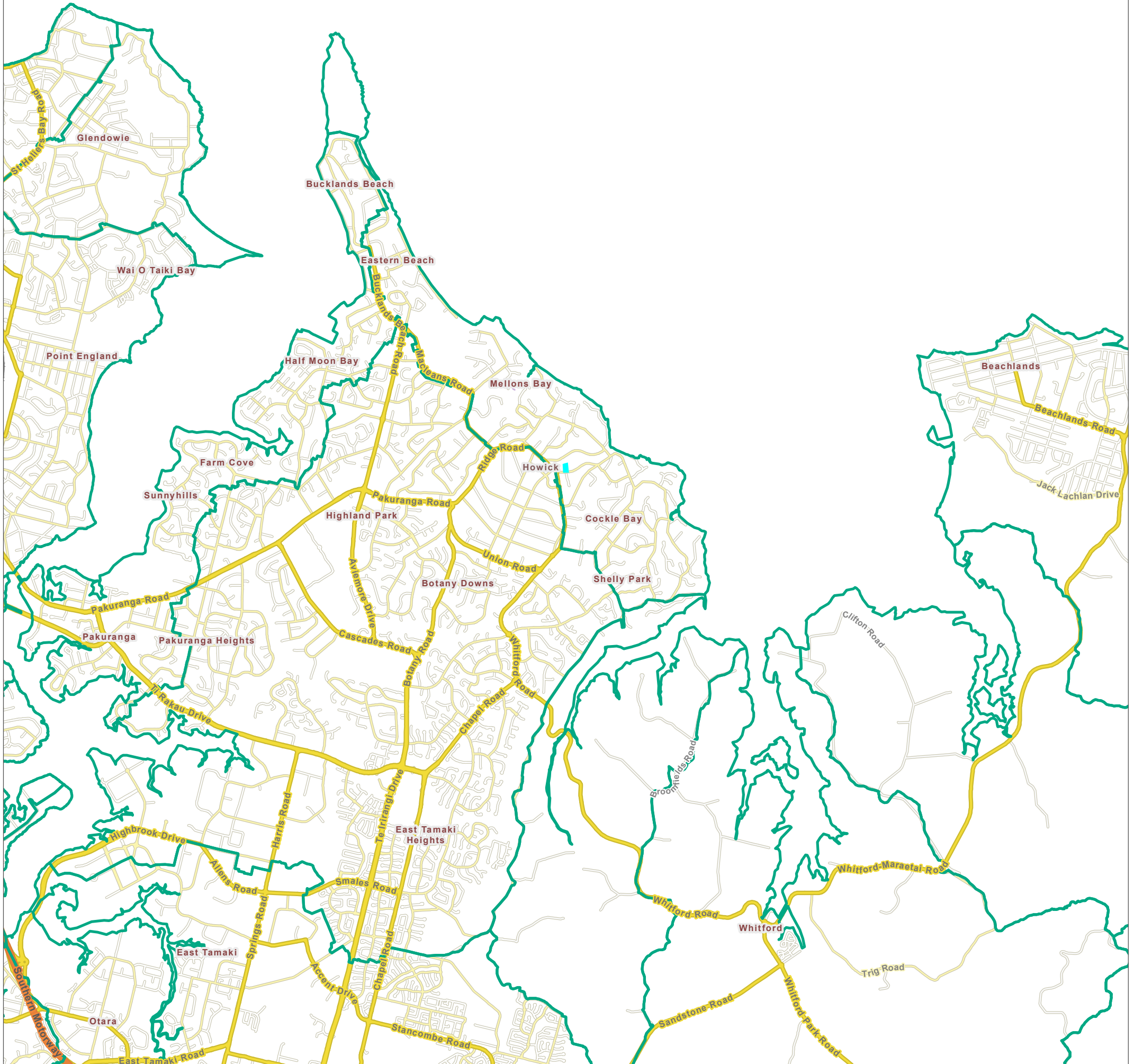


Howick Ratepayers and Residents Assn Inc.

O Ruru Tumaro Maara Whiu Pungarehu Matai Takiara

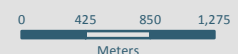


Browns Island (Motukorea)



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Catchment Cockle Bay




Scale @ A3 = 1:50,000

Date Printed: 6/02/2020



Auckland Council
Kaitiaki o Tāmaki Makaurau

Stormwater Catchments

 Stormwater Catchments


Place Name (50,000)

Place Name (50,000)


Hydrographic Place Name (50,000)

Hydrographic Place Name (50,000)


Rail Stations (50,000)

 Rail Stations (50,000)

Railway (500,000)

 Railway (500,000)

Auckland Council Boundary


 Auckland Council Boundary


Roads (50,000)

ROADCODE, STATUS


 Motorway

 Motorway Under Construction


 Secondary Arterial Road


 Secondary Arterial Road Under Construction


 Primary Arterial Road

 Primary Arterial Under Construction

 Collector Road

 Collector Road Under Construction

 Local Road

 Local Road Under Construction

Parcels

 Parcels

Legend

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Date Printed:
6/02/2020



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Catchment Cockle Bay


0 425 850 1,275
 Meters

Scale @ A3
 = 1:50,000

Date Printed:
 6/02/2020



Stormwater Catchments

 Stormwater Catchments

Place Name (50,000)

Place Name (50,000)


Hydrographic Place Name (50,000)

Hydrographic Place Name (50,000)


Rail Stations (50,000)

 Rail Stations (50,000)

Railway (500,000)

 Railway (500,000)

Auckland Council Boundary


 Auckland Council Boundary


Roads (50,000)

ROADCODE, STATUS

 Motorway

 Motorway Under Construction


 Secondary Arterial Road


 Secondary Arterial Road Under Construction


 Primary Arterial Road

 Primary Arterial Under Construction

 Collector Road

 Collector Road Under Construction

 Local Road

 Local Road Under Construction

Parcels

 Parcels

Legend

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Date Printed:
6/02/2020

HRRRA Attached 1:

Howick Ratepayers and Residents PC34 summary as requested.

PC 34 summary of opposed and support, created at request of Planners, I thank you so much for this.

PC 34, HRRRA ATTACHMENT SUMMARY			
Submitter	Oppose	Support	
1		Support	
2		Support	
3	OPPOSE		
4		Support ALL	
5		Support 5.2	
6		Support 6.2	
7		support 7.2, 7.3, 7.4,7.5,7.6 and 7.7	
8		Support all	
9	OPPOSE		
10		Support ALL	
11		Support ALL	
12		Support ALL	
13		Support ALL	
14	Oppose	SUPPORT, point paragraph 10 (a),(b) support.	
15		Support ALL	

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Matthew Brajkovich

Organisation name: Personal

Full name of your agent: Matthew Brajkovich

Email address: matthewboomer49@gmail.com

Contact phone number: 0279093555

Postal address:
49a Advene Road
Cockle Bay
Auckland
Auckland 2014

Submission details

This is a further submission to:

Plan modification number: Plan change 34

Plan modification name: Special Character Statement for Special Character Areas Overlay — Howick Business

Original submission details

Original submitters name and address:

Kāinga Ora – Homes and
Communities

attn: Dr Claire Kirman

attn: Alex Devine

ckirman@ellisgould.co.nz

adevine@ellisgould.co.nz

Submitter 14 paragraph ...10 a and b on page 2....15 all.

Submission number: 14.

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number submitter 14, paragraph 10 (a),(b).

The reasons for my or our support or opposition are:

that PC34 does not meet the intent or scope of the AUP and information present to the AUP IHP re the historical issues in howick the character and the community amentiy values for howick. if these are not addressed howick will fail and other issues with compliance to the RMA section 35 andothers will occur.

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:
submitter 14, paragraph 10 (a) and (b).

Submission date: 7 February 2020

Supporting documents

PC34 extra.pdf

Catchment area_ags_a766e989-8862-4034-8ecc-f777dee1ce1c.pdf

Cacthment area cockle bay_ags_ab936b11-e263-4219-b2e2-8eebdc5c3215.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Yes

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I am the local Ratepayers Chair as well a decendant of the first settlers, on my mothers side

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

PC34

Date: 07/02/2020

Dear Plans and Places and Unitary Planning Committee.

Further info from Matthew Brajkovich
Email: nestsforlife@gmail.com

Please accept the extra info that has only just been made available to myself.

I also include attached files and this email containing new info:

NEW info: from the village plan, (not just business), identifying the water issues, and the need for rain gardens, this idea is not new and design must be in character with the values of Howick as a whole. The rain gardens are vital for the future to mitigate damage of the rain run off, from the village as a whole, and Stockade Hill, from damaging private property, the natural environment, these are the affects the village business centre has ultimately on the beaches and Gulf. As well as damaging the vital sewer network and other infrastructure. see attached photos on approx 80 Selwyn Road, sewer exposed due to run off from the business and other areas, (as someone mentioned that other day there thousand like this in howick).

Additionally: the heritage NZ submission is excellent and is in scope of PC34, concerns have been raised re the extent of PC34 (see heritage nz 4.3), re potential unintended consequences, see (4.11 to 4.14 of heritage nz, 7.5 to 7.7 council ref). Submissions can be in scope, but was that correct and does it meet the AUP, RMA, and the effect of in SCOPE submissions have, maybe opposite to other objectives and policies in the AUP. These in scope submissions do not address the whole area and the affect the other areas have on character to the proposed business character OVERLAY area or meet any other ACT they directly affect in a negative way. This is evident in submission 14, paragraph 10(a),(b).

My personal study re the scope, intent for PC34 is this, under manukau the residential area was protected by HH7 and therefore not included in the then proposed business overlay under manukau. Hence this information was not presented to the IHP as part of the "manukau proposed business character statement". The AUP requires as noted by myself and submitter 14, an integrated approaches for good outcome for the community. If this is not addressed (PC34 does not address this) only bad outcomes and failures to achieve objectives and policies as per the RMA and AUP will occur as noted in the Village Plan and many other sections of the AUP. As discussed with Celia on Monday, and agreed "a residential overlay maybe needed". Or an integrated approach, or both or a document to fix all the historical problems, (the reason for the HH7), this is currently being looked at with council departments.

I would also like to thank Celia and Craig for the conference call Monday the 3rd February 2020, this call allowed me to clear up some misconceptions in the community re the origin of the PC34.

Last part is, too reiterate my points, that an expanded overlay is needed, and the info and detail in the proposed PC34 is lacking. Such as details around key character values of as built form, the interrelationship with the House Zones or other up zoned areas and the negative affects these may have on the VILLAGE of HOWICK, as a whole or part. This data has not been officially studied and not been considered in part or full to my knowledge.

.....
From the proposed Village plan.....PC34 does not integrate this.....
"In 30 years the green spaces and rich biodiversity provided by existing trees and healthy waterways will support and enhance the health and well being of both the community and the wider natural environment. The sustainable design that has been adopted throughout Howick village will help to realise the green village concept."
PC34 fails to cover this approach re as built character.

.....
"this Village Plan also DIRECTLY links stockade hill to the village and the plan"

.....
From the proposed village plan.....PC34 does not integrate this.....
A green village will also provide opportunities for Howick to support new and innovative sustainable approaches to business, technology, and to resource use and reuse. It will use green infrastructure and its natural assets to manage stormwater and flooding through the utilisation of integrated stormwater management techniques such as tree pits. This is particularly relevant for roads that currently have a high traffic flow such as on Picton Street and Fencible Drive
"PC 34 does not address this"

.....
"PC34 is character, this how is this addressed in an integrated with the AREA.
"From the proposed village plan".....
Howick will continue to support its distinctive village character and sense of community that the village values by encouraging sustainable building techniques for new developments, as well as for retrofitting existing buildings where appropriate. This will help to ensure that any future development and growth in the area occurs in a sustainable manner.

.....
"From the proposed village plan".....village link to the beach.....
2. Monitor and upgrade stormwater and wastewater infrastructure to ensure capacity meets demand, and support the ongoing monitoring of water quality at Howick Beach.

.....
I would also like to point out I am not the only submitter to point out Part 2 failure issues as per submitter 14. Paragraph 10(a),(b).

Please find attached info, 3 x files, (80 selwyn road), plus two photos of typical issues of erosion and scouring from inappropriate works, sewer installation, infill housing, illegal water discharge causing increased water flows, eroding PRIVATE property. the marked areas of the photos are slips, scouring and erosion and inappropriate stone and concrete sides that cause extra erosion.

I am available for the hearings as needed.

One final point, all the issues listed above should and could have been solved if monitoring, planning and basic law, bylaw and duty of care steps had been taken during the AUP process. leaving this much longer will result in a massive amount of work and or death, let alone loss of the valued ecological assets and amenity of the area and failures to protect the area under the TREATY of WAITANGI.

Matthew Brajkovich

Photos of general issues in the area eg: 80 Selwyn Road, sewer pipe exposed in the stream and slips, erosion and ecological degradation.







***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”

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

“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.

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.”²

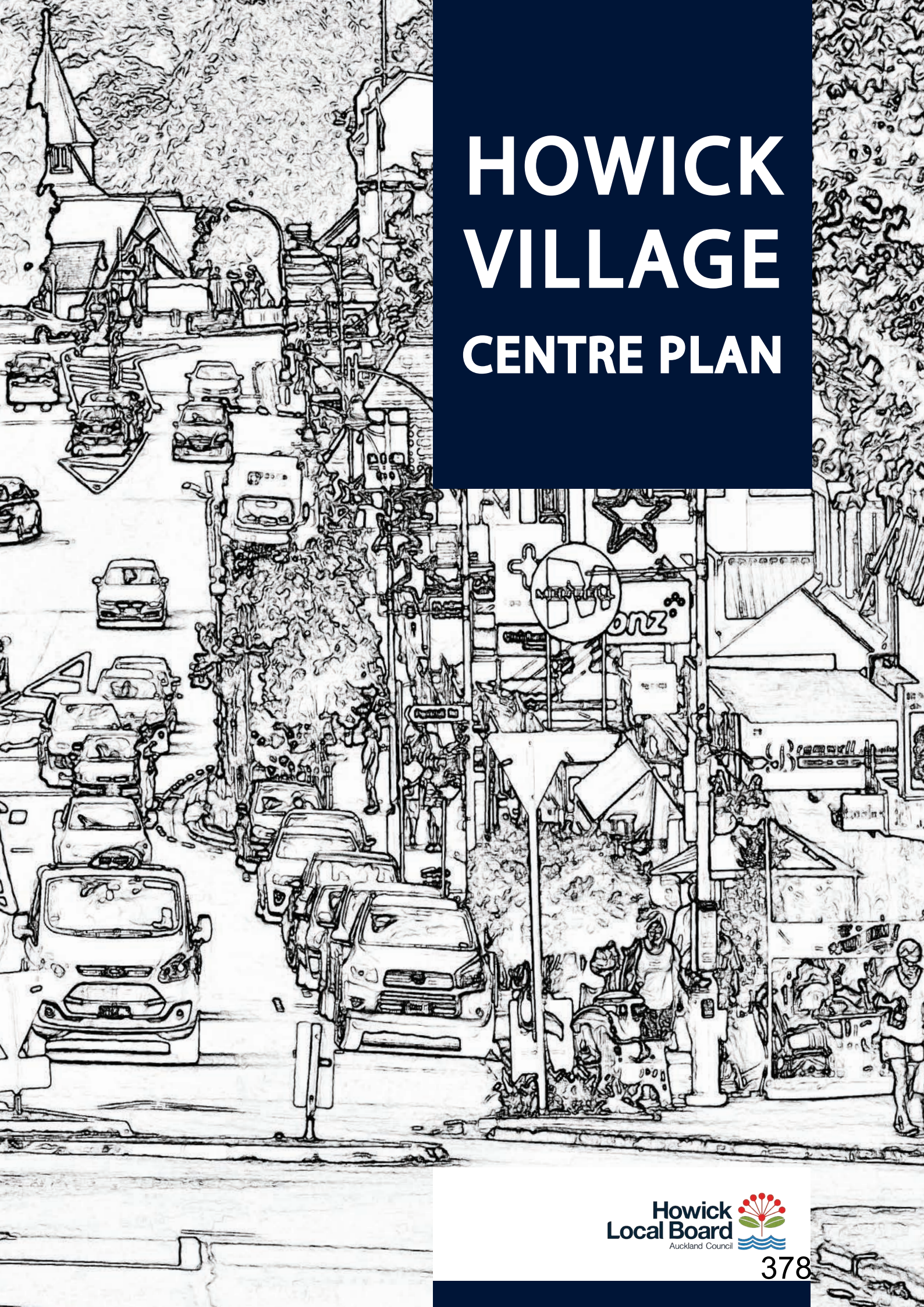
Comment: “I do not see how PC34 addresses these issues in a cohesive form”.

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 values³ 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.⁴ 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.⁵ 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.

HOWICK VILLAGE CENTRE PLAN



Te Mihi

Tēnā kia hoea e au taku waka mā ngā tai mihi o ata
e uru ake ai au mā te awa o Tāmaki
ki te ūnga o Tainui waka i Ōtāhuhu.
I reira ka toia aku mihi ki te uru ki te Pūkaki-Tapu-a-Poutūkeka,
i reira ko te Pā i Māngere.
E hoe aku mihi mā te Mānukanuka a Hoturoa
ki te kūrae o te Kūiti o Āwhitu.
I kona ka rere taku haere mā te ākau ki te puaha o Waikato,
te awa tukukiri o ngā tūpuna, Waikato taniwharau, he piko he taniwha.
Ka hīkoi anō aku mihi mā te taha whakararo
mā Maioro ki Waiuku ki Mātukutūreia
kei kona ko ngā Pā o Tahuna me Reretewhioi.
Ka aro whakarunga au kia tau atu ki Pukekohe.
Ka tahuri te haere a taku reo ki te ao o te tonga e whāriki atu rā mā runga i ngā hiwi,
kia taka atu au ki Te Paina, ki te Pou o Mangatāwhiri.
Mātika tonu aku mihi ki a koe Kaiaua
te whākana atu rā ō whatu mā Tikapa Moana ki te maunga tapu o Moehau.
Ka kauhoetia e aku kōrero te moana ki Maraetai
kia hoki ake au ki uta ki Ōhūiarangi, heteri mō Pakuranga.
I reira ka hoki whakaroto ake anō au i te awa o Tāmaki
mā te taha whakarunga ki te Puke o Taramainuku, kei kona ko Ōtara.
Katahi au ka toro atu ki te Manurewa a Tamapohore,
kia whakatau aku mihi mutunga ki runga o Pukekiwiriki
ki kona au ka whakatau, kei raro, ko Papakura.

Let this vessel that carries my greetings
travel by way of the Tāmaki River
to the landing place of Tainui canoe at Ōtāhuhu.
There, let my salutations be borne across the isthmus to the Pūkaki lagoon
and the community of Māngere.
Paddling the Manukau Harbour
we follow the Āwhitu Peninsula to the headland.
From there we fly down coast to the Waikato river mouth,
sacred waters of our forebears.
Coming ashore on the Northern side
at Maioro we head inland to Waiuku and Mātukutūreia,
there too is the Pā at Tahuna and Reretewhioi.
Heading southward I come to Pukekohe.
My words turn to follow the ancient ridgelines along the Southern boundary,
dropping down into Mercer and Te Pou o Mangatāwhiri.
My greetings reach you at Kaiaua who gaze across Tikapa Moana to the sacred mountain,
Moehau.
Taking to the sea, my remarks travel to Maraetai
and then to Ōhūiarangi, sentinel to Pakuranga.
There we follow again the Tāmaki River to Te Puke o Taramainuku, Ōtara resides there.
From here I reach for Manurewa
until my greetings come to rest on Pukekiwiriki,
and there I rest, below lies Papakura.



Foreword from Howick Local Board

We are delighted to present the Howick Village Centre Plan. The Howick Local Board sponsored the process and has worked very closely with the planning project team in putting the plan together. We have listened closely to community and stakeholder feedback and this has helped us shape the plan's content and proposed actions.

The plan sets out a vision for the future of Howick village. It aims to capitalise on the area's rich history, character and cultural values which are highly valued by the local community.

Your feedback has shown that the area must ultimately be a place for people. The Local Board welcomes the opportunity to work with council and the community to implement the action plan, to help realise the vision for Howick.

Thank you to everyone who has contributed to the centre plan, to ensure that we make the village and surrounding areas a better place to live, work and play.

David Collings
Chairperson

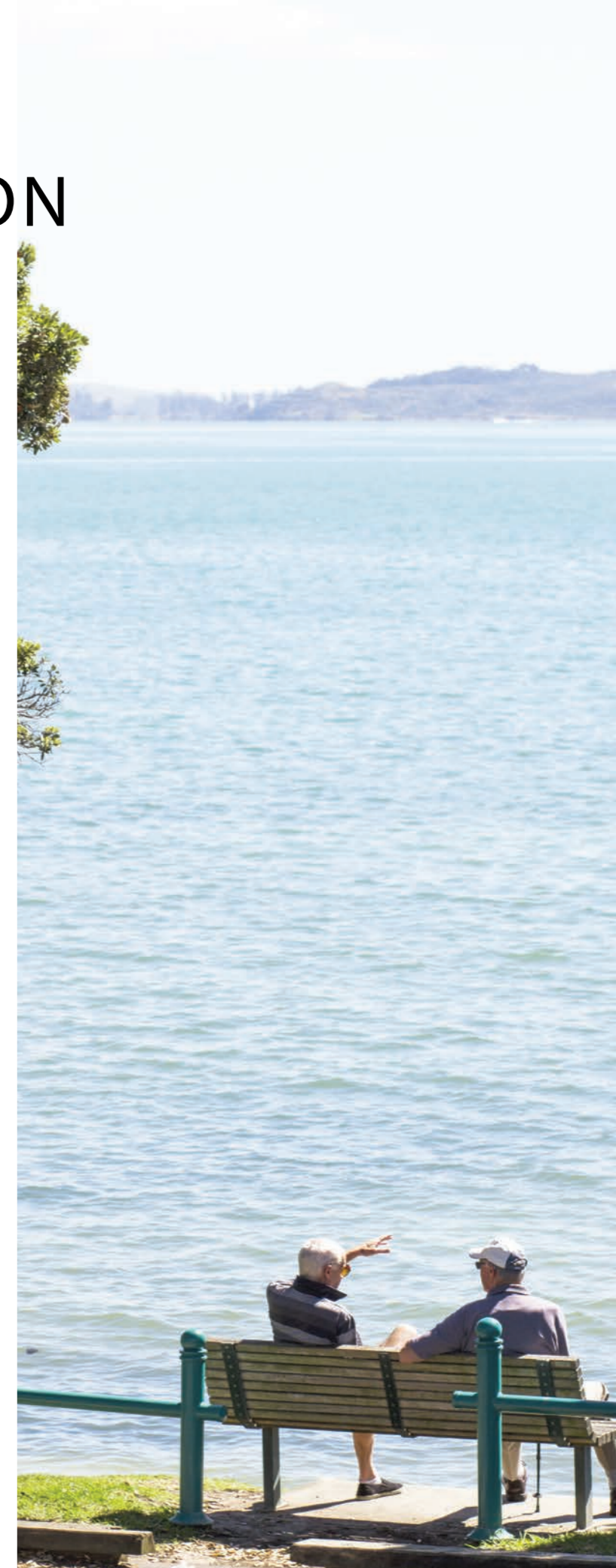
CONTENTS

INTRODUCTION	04
STRATEGIC CONTEXT	05
STUDY AREA	07
HISTORIC HOWICK	09
HOWICK TODAY	11
FEEDBACK	13
VISION	15
A CHARACTER VILLAGE	17
A COMMUNITY VILLAGE	21
AN ACCESSIBLE VILLAGE	25
A GREEN VILLAGE	29
PROJECT MAP	33
IMPLEMENTATION PLAN	35



INTRODUCTION

This Howick Village Centre Plan has been sponsored by the Howick Local Board to build on the strengths of Howick and to ensure the village thrives in the future. The plan sets out a 30 year vision for Howick based on four interlinked key concepts. Each concept is supported by actions that will help to realise the vision. The concepts and actions were developed based on feedback from the community, the wider council family and other key stakeholders.



STRATEGIC CONTEXT

Centre plans are non-statutory documents that provide strategic guidance and potential projects to improve a centre. They do not contain any specific rules controlling development. A centre plan is prepared within the wider context of Auckland's strategic planning documents which are outlined below.

The Auckland Plan

The Auckland Plan is a strategic document that provides guidance on how growth is to be managed while protecting and enhancing the attributes we value most in our region. It addresses how we will prepare for an additional one million people and four hundred thousand new homes by 2040.

Long-Term Plan

Auckland Council's Long-term Plan sets out all council and Council Controlled Organisation funding across Auckland over a 10 year period. It is one of the key tools for implementing the Auckland Plan and includes budgets for projects and initiatives identified within local board plans.

Auckland Unitary Plan Operative in Part

The Auckland Unitary Plan is the principal statutory planning document for Auckland. It sets the regulatory framework through zoning and rules for land use development. Under the Auckland Unitary Plan the commercial heart of Howick along Picton Street, and between Picton Street and Fencible Drive, is identified as a Town Centre zone with a Special Character Business Overlay. The surrounding areas are zoned for Mixed Use, with a mixture of residential zones surrounding the Mixed Use area.

Howick Local Board Plan

Local board plans are strategic three-year plans that set out the aspirations and priorities of the community and guide the decision making and actions of the local board. Local board plans form the basis for development of the annual local board agreements for each financial year and inform the development of the council's Long-term Plan. Actions identified in the Howick Village Centre Plan can be prioritised for funding and implementation through the local board plan and annual agreements.



IMPLEMENTATION

Includes plans, policies, procedures, projects, activities and frameworks to deliver the strategic framework. Includes the Māori Responsiveness Framework and organisational transformation projects, etc.

HOWICK VILLAGE CENTRE PLAN

Aerial view of centre plan area with the village centre indicated



HISTORICAL HOWICK*

PRE EUROPEAN HISTORY

Before the arrival of people to New Zealand, Auckland was covered in kauri forest and was home to many species of moa. Moa bones have been uncovered throughout the eastern beaches and moa crop stones have been found in Howick. Selwyn Road and Picton Street were likely moa trails and later became tracks used by Māori who settled the area. With the arrival of European settlers these tracks were developed into the roads we know today.

Howick and its surrounds were traditionally known as Ōwairoa, which means 'of the long (flat) water'. The historic Papāroa pā was located south of Howick beach, and pā, kāinga, middens and agricultural areas that were cultivated with kumara and bracken fern, are scattered throughout the area.

Although many tribal groups have settled in Howick, the area forms part of the heartland of the rohe of Ngai Tai. Ngai Tai descend from the crew of the Tainui canoe that settled throughout the Tāmaki region between 25 and 30 generations ago.

The Howick area continued to be occupied and cultivated into the 18th century, however intertribal warfare developed between the people of Tāmaki, Hauraki and Northland.

EUROPEAN SETTLEMENT



Howick from the wharf, ca 1915
Photograph courtesy of Howick Historical Society



Howick mural by Ron Gribble at the top of Picton Street

Howick was part of the area purchased by Reverend William Fairbank of the Church Missionary Society in 1836, to be held by the church as part of peace-making efforts. At the time of purchase the Howick area was unpopulated due to ongoing tribal conflict. Although the area of the original land purchase was greatly reduced in size by the Crown Commissioners, land did not revert back to Māori ownership and instead became surplus land for disposal by the Crown. Much of it was taken up by European settlers.

The Fencible village of Howick was established in 1847 and intended to protect Auckland from possible attack from the south. For many years Howick remained a rural town with limited access to Auckland, and following the Waikato war of 1863-1864 many of the settlers left. The population of Howick slowly rose in the early 20th century as the village developed into an attractive retirement and seaside holiday location. Beginning in the 1940s and continuing through to the 1970s the Howick area experienced rapid growth as new roads connected it with other settlements and post war subdivisions.

*The information in this section came from La Roche, Alan J (2011) Grey's Folly: A History of Howick, Pakuranga, Bucklands-Eastern Beaches, East Tamaki, Whitford, Beachlands and Maraetai. Manukau, N.Z. Tui Vale Publications.

HOWICK TODAY

Today Howick is recognised as one of Auckland's character villages. Howick is close to the sea and its centre is focussed along Picton Street which is home to local shops, restaurants, cafes, banks and the popular Saturday market held in the village square. There are two main roads into Howick, Pakuranga Road from the west and Whitford Road, which turns into Cook Street, from the east. The centre plan area extends down to the beach and up to Stockade Hill which sits on top of the ridge line with views out to the Hauraki Gulf.



Image top: Uxbridge Arts and Culture Centre and Uxbridge Presbyterian Church
Images right: Stalls at Howick Village Market



Picton Street looking towards Stockade Hill

Community facilities, including the library, Uxbridge Arts and Cultural Centre and Emilia Maud Nixon Garden of Memories are located on Uxbridge Road, just a few minutes' walk from Picton Street. Further down Uxbridge Road you will find yourself at Howick Beach. There are public reserves dotted in and around the village, including Crawford Reserve, Nixon Park and Stockade Hill.

In recent years low rise apartment buildings have been developed in the village. These provide opportunities for people to live within a short walking distance of Picton Street. In embracing new development and change it is vital that Howick's village atmosphere is maintained and enhanced as both Howick, and Auckland, grow.

WAYS WE RECEIVED FEEDBACK



Feedback forms

This village plan has been prepared in consultation with key stakeholders and the wider community. Workshops were held with key stakeholders late in 2016 to find out what people liked and did not like about the village, and what their aspirations were for the future. Feedback from these workshops was used to create the four concepts which were then taken out to the community for comment from December 2016 to January 2017. The feedback gathered in this round of consultation informed the draft document.

The draft document went out to the community in April 2017 for a five week consultation period. In this period almost 200 pieces of feedback were received through various mediums including Shape Auckland, paper feedback forms and emails. Consultation was also carried out with four schools in the area and feedback was received from approximately 100 students. The feedback was analysed and has shaped this document, helping to ensure it reflects community aspirations.



A stall at 3 Saturday markets, 4 drop-in sessions at the library and school visits



Consultation at Howick Intermediate School



E-mail and ShapeAuckland

- Value traditions, old history, buildings and assets
- heritage trails with signage
- Playgrounds with shade
- [create] nice street appeal by having some street art, murals and lights
- Historic names need to be retained
- Preservation of current character
- Erect one or two large and very professional display signs with a map, short history, and points of interest in the square for visitors (and locals alike)
- Fencible Walk is already a lovely space... more tables and benches needed though

YOU TOLD US...

- Widen the footpaths on Picton Street and limit the speed to 30 km/hr
- Improve footpaths, 'pram crossings' and access to beaches
- Plant more trees on Stockade Hill and along Fencible Drive to assist drainage and form a wind break and vista for apartment dwellers
- Keep it green - retain Crawford reserve and Fencible walkway as natural, flexible, public spaces. No expensive colour-coded paving
- Improve cycle access [stands and access generally]
- No pedestrianisation of Picton Street
- More trees in Moore St and Wellington St
- I would really like to see the Auckland Council support restoration of habitats and streams as I believe it gives more life to Howick

THE VISION

The planning team has listened to community and stakeholder feedback to develop a vision for Howick Village. The vision will be implemented through the four concepts. The concepts are interlinked and are detailed in the next section of this document. Each concept is supported by actions which are detailed further in the implementation plan on pages 38-40.

AN ATTRACTIVE,
LIVELY AND
WALKABLE VILLAGE
THAT CELEBRATES
ITS HISTORY
AND PROVIDES A
STRONG SENSE
OF IDENTITY AND
COMMUNITY





A CHARACTER VILLAGE

In 30 years Howick will have enhanced its distinctive village atmosphere and will continue to celebrate its past. Residents and visitors alike will enjoy the experience of being in a bustling character village nestled in its natural landscape, and they will come away with an appreciation of the stories of Howick.

A character village will celebrate and enhance the historic characteristics that set Howick apart through the preservation and celebration of its unique European and Māori history. Howick is proud of its past and the key characteristics that help to define its identity. These include its village like atmosphere, ridgeline setting, sea views, a traditional main street, mature trees and heritage buildings.

The village is centred on Picton Street which is the historic east-west axis and the main shopping street. It is bookended by two historic landmarks, Stockade Hill and All Saints Church. Within the village centre are a number of other buildings and sites associated with the early history of Howick. These are scattered amongst more contemporary buildings of a similar height and scale.

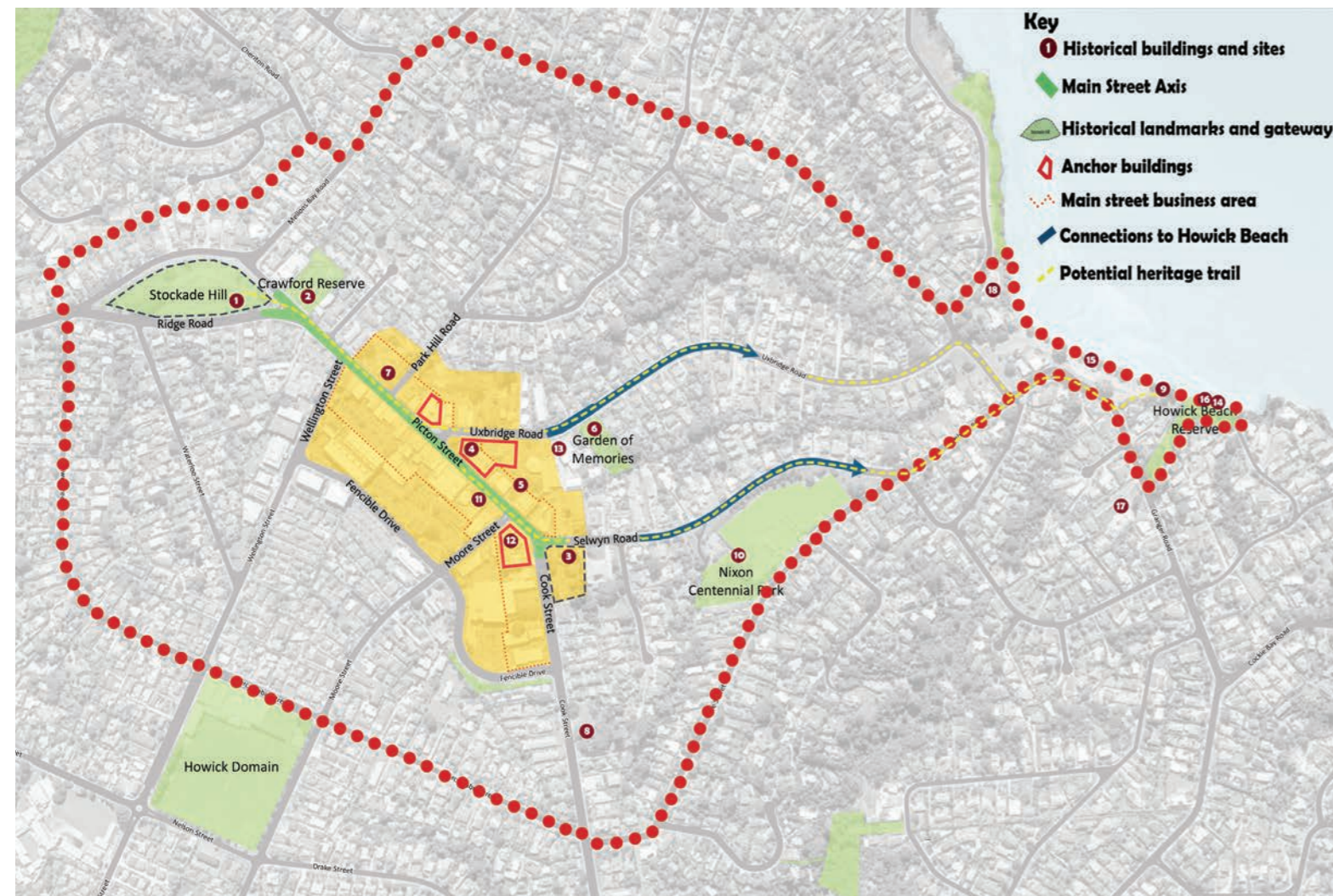
In a character village there is an opportunity to provide a heritage trail for people to navigate through landmarks in Howick. This will encourage locals and visitors, young and old, to explore the area and learn about its past. The map on page 21 shows a number of historical buildings and sites, along with a possible heritage walking trail.

A character village will have interpretative signage to tell Howick's story. Interpretative signage, complemented by digital technologies such as story-telling apps, will be installed at key locations in the village and along the heritage trail. These signs will explain the history and significance of existing buildings, and of places such as the old pā site, Māori middens and World War Two gun emplacements that are no longer evident in the existing physical environment. This will help to improve understanding of the historic character of the area and provide educational opportunities for both European and Māori history.

In a character village the main street, its street frontages and retail signage will reflect the character and amenity of the area. Guidelines for shopfront signage will be developed to encourage a cohesive and distinctive look that celebrates the character of Howick village.

The past is the foundation for Howick's future and the Fencible history and village atmosphere of Howick are two qualities that are highly valued by the community. The aim is to preserve the village atmosphere and local character, and ensure this is the overarching principle for any actions.

Map showing some of the aspects contributing to the character of the village

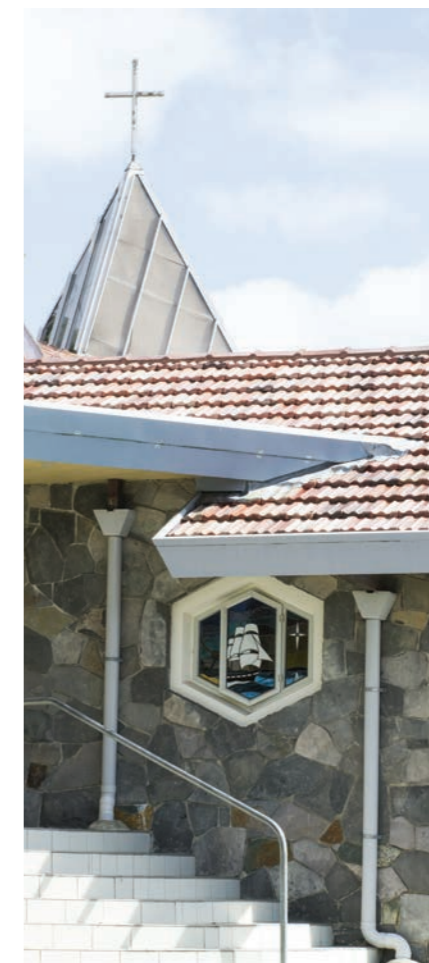


- Key**
- ① Historical buildings and sites
 - Main Street Axis
 - Historical landmarks and gateways
 - Anchor buildings
 - Main street business area
 - Connections to Howick Beach
 - Potential heritage trail

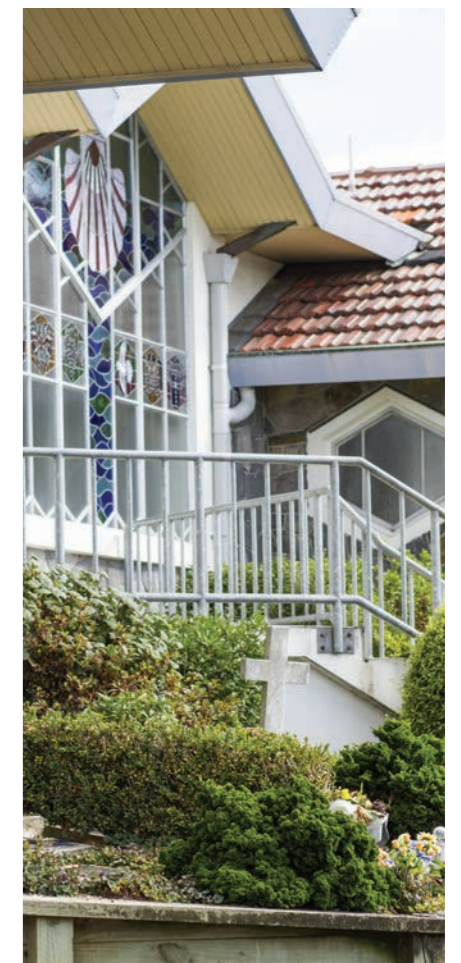
- | | |
|--|--|
| ① Stockade Hill | ⑩ Nixon Centennial Park |
| ② Crawford Reserve (site of bus stables & depot) | ⑪ Rice's Bakery building (now Baker's Delight) |
| ③ All Saints Anglican Church | ⑫ McInness' building |
| ④ Prospect of Howick | ⑬ Uxbridge Presbyterian Church |
| ⑤ Fencible Way Reserve (Fencible Walk) | ⑭ Wharf, steps and sea wall |
| ⑥ E.M. Nixon Garden of Memories | ⑮ Howick wharf piles |
| ⑦ Star of the Sea Church | ⑯ World War II gun emplacements |
| ⑧ Green Gables (now Howick Art Group rooms) | ⑰ Star of the Sea Convent and Chapel |
| ⑨ Howick Beach (landing place of Fencibles) | ⑱ Recorded site of Paparoa Pa (R11/325) |

SUPPORTING ACTIONS

1. Showcase Howick's diverse history, including key Māori historical sites and history, and character through heritage trails, public realm developments and signage at key locations and viewpoints.
2. Investigate further opportunities for interpretative signage in Howick village and work to help implement the Howick Heritage Plan.
3. Support the Howick Village Business Association to develop shopfront signage guidelines to encourage a retail streetscape that contributes to the character of the village.



Our Lady Star of the Sea Church





A COMMUNITY VILLAGE

In 30 years locals and visitors alike will appreciate Howick's relaxed and vibrant village atmosphere, local facilities, art and culture. Howick will be an inclusive community with activities and events attracting people of all ages. The village will have welcoming and active public spaces centred around a village square that functions as a social hub.

A community village will have a village square that provides a true heart of the village. The square is currently an underused space, only coming alive during the Saturday markets. Over time, it will be developed to accommodate a range of temporary and permanent activities including art, performances, the Saturday market and seating opportunities. Its design will be in keeping with the village atmosphere and help to tell the story of Howick in line with the character village concept.

The image on page 25 shows an artist's impression of what a redeveloped village square could look like. The Howick War Memorial building currently used as an information centre has been repurposed as a more flexible community space that engages with the square. There are spaces for performances and art displays and a prominent community notice board.

Fencible Walk will offer a pleasant, garden setting for people to relax in. Projects to develop and beautify this space will ensure that it continues to function as a flexible, open space for the community to use. Fencible Walk is currently not well integrated with its surrounding environment. In a community village it will provide a clear connection through to the library and Uxbridge Arts and Cultural Centre.



An artist's impression showing a potential upgrade of Fencible Walk

The image above provides an artist's impression of how Fencible Walk could be transformed by adding seating, plantings and activities such as a chess table. The space could be activated by a small café or a similar attraction that would make the walkway more visible. An outdoor reading area at the back of the library would help make the walkway from Picton Street more usable.

The council owns several key sites within the village, 16 Fencible Drive and 34 Moore Street are two of these sites that are in strategic locations. 16 Fencible Drive is in the Town Centre zone and 34 Moore Street is on a corner site in the Mixed Use zone. Both sites offer opportunities to create building frontages onto Fencible Drive which would further develop the village centre. In a community village any future development of these sites will support and enhance the village atmosphere, offering improved connections, additional retail and residential, and well integrated public spaces where appropriate.

A community village will provide spaces for a wide range of activities and events that will strengthen social connections and cater to the interests of a diverse community. Locals of all ages will be empowered to create and run these activities and events which will be well advertised in Howick and beyond. The community village will embrace its role as an arts and culture hub, offering creatives spaces to display both public and community art and support community led projects to enhance the environment.

SUPPORTING ACTIONS

1. Upgrade the village square to create an active, multiuse space for the community that celebrates Howick's history and identity, and functions as the heart of the village.
2. Revitalise Fencible Walk to create a more usable and attractive green space and a better link to the library, Fencible Lounge and Uxbridge Arts and Cultural Centre.
3. Ensure that future development of council owned sites within the village, in particular 16 Fencible Drive and 34 Moore Street, enhance the village atmosphere.
4. Improve awareness of local events and activities by providing a new community notice board
5. Enhance the presence of arts and culture within the village, particularly in key public spaces, with the local arts community, Uxbridge Arts and Cultural Centre, Howick Village Business Association, and the Arts and Culture team.
6. Create a playground at Crawford Reserve with the Parks, Sports and Recreation team that is developed with input from local children.
7. Empower the community, particularly our young people, to organise events and showcase their creativity within the village.
8. Create spaces that are able to support local events, including pop-up events, and activities.
9. Encourage al-fresco dining along Picton Street while ensuring accessibility by working with Auckland Transport, the bylaws team and the Howick Village Business Association.
10. Identify opportunities for a dog friendly space close to the village with Council departments including Parks, Sports and Recreation team.



An artist's impression showing a potential upgrade of the village square and the information centre



AN ACCESSIBLE VILLAGE

In 30 years, Howick will be a walkable and well-connected village where people can move around safely and easily. An accessible village will be better positioned to serve an increased population with diverse interests. Visitors and locals will be encouraged to explore the village guided by signage leading to key locations such as the beach and Stockade Hill.

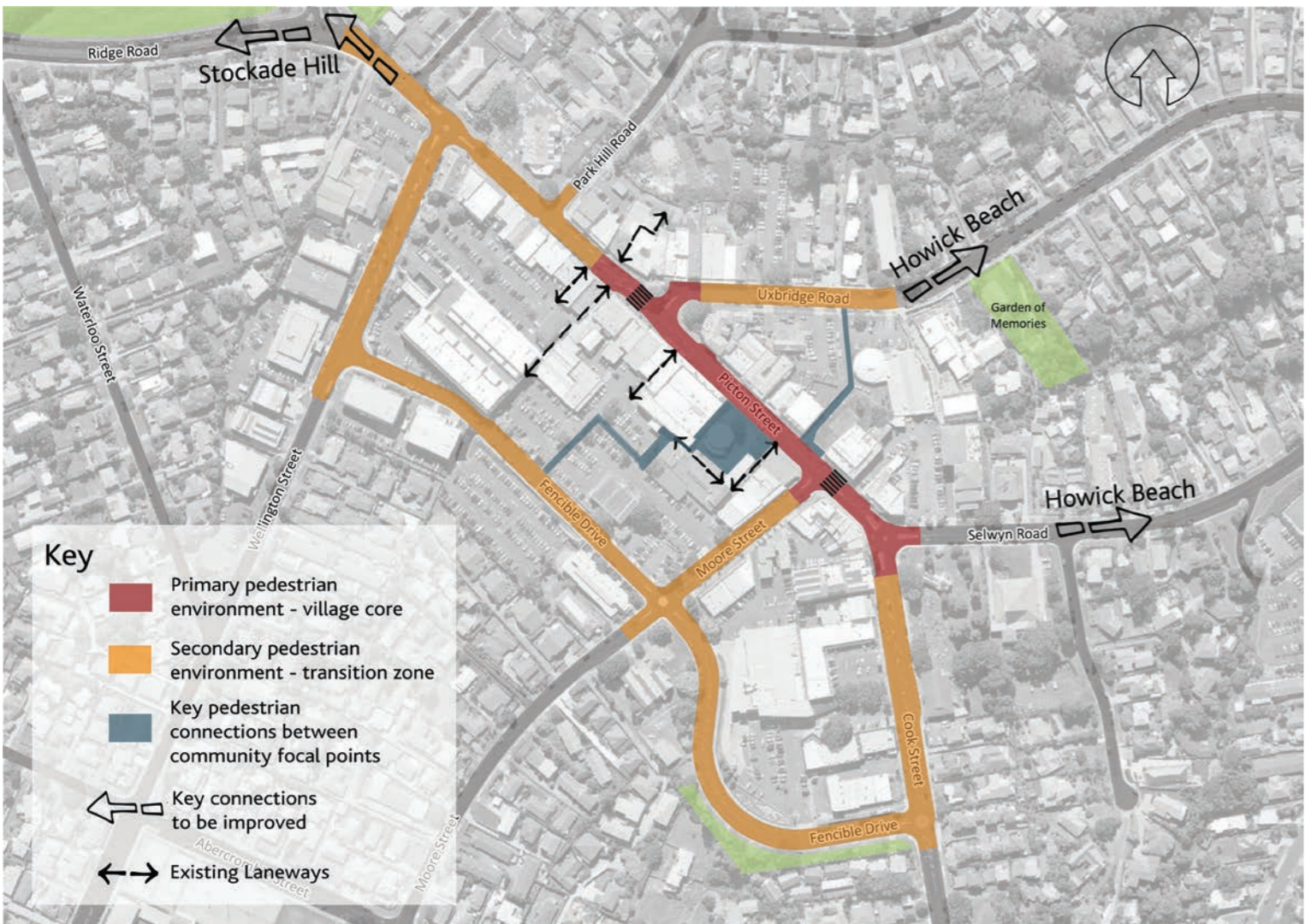
In an accessible village, a range of speed management measures could be used to make Picton Street more walkable, ensuring the village atmosphere is maintained and enhanced. Options put forward by the community include street build outs that would allow for more space on the footpath and stormwater treatment, and lowering the speed limit. Such improvements would encourage more people to walk, and would help enhance safety for pedestrians and all road users.

A walkability and accessibility audit was undertaken along the main streets of the village with representatives from the community. Priorities identified by this study for investigation include making surfaces smoother and more even, having less and slower traffic, pedestrians having a higher priority than motor vehicles, and better visibility of vehicle movements. Participants in the study also mentioned widening the footpath along Picton Street as a priority. These and other issues identified in the audit have helped shape actions in this plan.

An accessible village will use the network of laneways that provide access to and from Picton Street so people can move around the village easier. Activating these laneways with temporary events, murals on the sides of buildings fronting the laneways, lighting and other measures will enhance the visibility and use of these spaces.

In an accessible village navigating around Howick will be a pleasure. The village centre will allow leisurely, safe and efficient movement which is supported by appropriate signage. This signage will guide people to points of interest to encourage pedestrian and cycle movements through the village. Howick Beach is less than one kilometre from the village but people do not tend to walk or cycle there. Connections to the beach down Uxbridge and Selwyn Road will be shown through signage and/or visual cues. Similarly, the connection to Stockade Hill will be safer and signposted from the village. To encourage Howick village to continue to develop into a visitor destination by maintaining carparks and supporting public transport.

Map showing key connections, prioritisation of pedestrian access and laneways



The connection from Uxbridge through to Fencible Walk, and the connection from the village square through to the carpark and Fencible Drive have been identified as key connections for the village. It is proposed to use pavement material as a visual guide to improve legibility, visibility and usability of this connection.

Above is a map showing key connections in Howick. These connections will provide safe, legible and attractive access through the village and help reduce reliance on cars. A Greenways Plan for the Howick Local Board area will show how these connections link with walkways and cycle ways within the Howick Local Board area, and to neighbouring local board areas.

Cycling is becoming a popular mode of transport and a recreational activity in many parts of Auckland. As cycling becomes more popular in Howick village, cycle stands will be provided at appropriate locations to encourage more cyclists to the village centre.



An artist's impression of what sections of Picton Street could look like with wider footpaths

SUPPORTING ACTIONS

1. Investigate opportunities to make Picton Street more walkable, such as replacing some kerbside parking with wider footpaths and/or tree pits, managing traffic speeds and more opportunities for event based pedestrianisation, such as Midnight Madness.
2. Investigate methods to improve safe and efficient pedestrian access to Stockade Hill.
3. Improve linkages from the village to the beach and Stockade Hill by providing walking and cycling directional signage and/or visual paving cues.
4. Investigate pedestrian safety issues on the footpath over Countdown driveway on Fencible Drive by working with Auckland Transport. Look at opportunities to resolve these with the property owner.
5. Provide wayfinding signage at locations within the village to guide people to community facilities and other places of significance.
6. Activate laneways, where appropriate, through lighting, signage and artwork by working with Howick Village Business Association and Auckland Transport.
7. Investigate the provision of cycle stands at appropriate locations in the village and at Howick beach.



A GREEN VILLAGE

In 30 years the green spaces and rich biodiversity provided by existing trees and healthy waterways will support and enhance the health and wellbeing of both the community and the wider natural environment. The sustainable design that has been adopted throughout Howick village will help to realise the green village concept.

The people of Howick place a high value on maintaining and enhancing their natural environment. A green village vision for Howick promotes the role of mana whenua and the community as kaitiaki for the environment through an empowered communities approach.

This includes the restoration and enhancement of the area's natural ecosystems and streams supported by ongoing council input. Care for existing trees and gardens, as well as the establishment of new community garden spaces and native flora, will enhance the natural beauty of Howick village and allow local biodiversity to grow and thrive. Street planting will provide amenity and will contribute to the relaxed village environment.

A green village will provide for the enhancement of the existing network of parks and open spaces that people already enjoy. Initiatives that bring together different sections of the community and support active and healthy lifestyles will be promoted.

Opportunities for people to engage in sustainable choices, such as active transport via walkways and cycleways, will continue to grow. By enhancing the connections between Howick village and the sea there will be increased opportunities for people to enjoy this space and engage with the environment.

A green village will also provide opportunities for Howick to support new and innovative sustainable approaches to business, technology, and to resource use and reuse. It will use green infrastructure and its natural assets to manage stormwater and flooding through the utilisation of integrated stormwater management techniques such as tree pits. This is particularly relevant for roads that currently have a high traffic flow such as on Picton Street and Fencible Drive.

Ongoing beach monitoring and infrastructure upgrades will ensure that stormwater and wastewater systems meet growth in demand. It will also ensure the health and vitality of waterways and beaches is maintained and enhanced.

Howick will continue to support its distinctive village character and sense of community that the village values by encouraging sustainable building techniques for new developments, as well as for retrofitting existing buildings where appropriate. This will help to ensure that any future development and growth in the area occurs in a sustainable manner.



Crawford Reserve



View out to Crawford Reserve

SUPPORTING ACTIONS

1. Investigate opportunities to integrate stormwater management design into future streetscape upgrades on high use roads such as Picton Street to improve the treatment of road runoff.
2. Monitor and upgrade stormwater and wastewater infrastructure to ensure capacity meets demand, and support the ongoing monitoring of water quality at Howick Beach.
3. Investigate ways to link existing open spaces to each other, and to other spaces people use through the development of the Howick Greenways plan.
4. Investigate and provide support to find an appropriate location to develop a community garden space in Howick. The Emilia Maud Nixon Garden of Memories is a possible location.
5. Provide local board support to community-led environmental and public management programmes for enhancing and restoring the environment such as 'adopt a local garden' and hanging baskets in Picton Street.
6. Provide advice and support to community-led initiatives for stream restoration on private property.
7. Investigate recycling options including bins on the main streets and commit to zero waste for all public events, not just Council events.



Tree pit - example of a method of integrated stormwater management design

Project Map

- | | | | |
|----|--|---|---|
| 1 | Install interpretative signage at key historical sites | 15 | Provide a new community noticeboard in the village square |
| 2 | Develop shopfront and signage guidance document | 16 | Supporting ongoing monitoring of water quality at Howick Beach |
| 3 | Create a playground at Crawford Reserve | <hr/> <p>The locations of the following projects are yet to be determined, or are not location specific so are not mapped</p> <hr/> | |
| 4 | Development of council owned sites within the village, in particular 16 Fencible Drive and 34 Moore Street | 17 | Investigate possible routes and sites for a heritage trail |
| 5 | Investigate methods to improve safe and efficient pedestrian access from the village centre to Stockade Hill | 18 | Encourage al-fresco dining, while ensuring accessibility |
| 6 | Improve linkages from the village to the beach | 19 | Produce a Greenways Plan for Howick |
| 7 | Improve pedestrian safety on footpath over Countdown driveway | 20 | Work with schools to encourage reuse and recycling |
| 8 | Investigate options to redevelop and revitalise the village square | 21 | Zero waste at all events within Howick Village |
| 9 | Investigate options to redevelop and revitalise Fencible Walk | 22 | Create spaces that are able to support local events and activities |
| 10 | Provide wayfinding signage to guide people to key places | 23 | Provide support to community led environmental programmes |
| 11 | Investigate the provision of cycle stands | 24 | Provide support to community led initiatives for stream enhancement on private property |
| 12 | Investigate opportunities to make Picton Street more walkable | 25 | Identify opportunities for a dog friendly space close to the village |
| 13 | Activate laneways, where appropriate through lighting signage and artwork | 26 | Enhance the presence of arts and culture within the village |
| 14 | Incorporate integrated stormwater management design into future streetscape upgrades on main roads | | |



- | | |
|----|--|
| 27 | Empower the community to organise events within the village |
| 28 | Investigate and provide support for a community garden space |

Key

- Centre plan area
- Village Centre
- Key Community action points
- Future development sites
- Proposed projects and opportunities for investigating new initiatives

IMPLEMENTATION PLAN

The preparation of the Howick Village Centre Plan is the first step towards achieving the 30 year vision for the village. The actions identified under each of the four concepts will be delivered via a range of projects.

Most of the projects in the implementation plan are projects that can be delivered in the next ten years. The timeframes for these projects to be delivered are as follows:

- short term: the next three years
- medium term: the next four to 10 years
- long term projects :10+ years

The Howick Local Board will be a partner in all projects and the projects will be delivered through a collaborative approach between the board and key stakeholders such as Auckland Transport, Panuku Development Auckland and the Howick Village Business Association. The people of Howick, supported by council's Community Empowerment unit, will be essential to achieving some of the outcomes that have been identified and supported by the plan.










Some of the projects are funded but others will need further development and funding. The implementation strategy will be used to bid for funding in the Howick Local Board Plan and council's Long-term Plan. The Howick Local Board Plan is reviewed every three years and future plans will be informed by the actions included in the Howick Village Centre Plan. The Long-term plan is the main budgetary tool that determines all Council and Council Controlled Organisation funding across Auckland over a ten year period.










Each action in the following table supports the outcome proposed in at least one of the concepts. The actions are ordered by time with short term actions listed first.

- A Character Village
- An Accessible Village
- A Community Village
- A Green Village



Actions	Timeline	Funding status	Delivery Partners
■ Investigate possible routes and sites for a heritage trail	Short term	Unfunded	Howick Tourism Plan, Howick Local Board
■ Install interpretative signage at key historical sites	Short term	Partially funded	Howick Local Board (Howick Heritage Plan)
■ Develop a shopfront and signage guidance document	Short term	Unfunded	Howick Village Business Association, Howick Local Board
■ Create a playground at Crawford Reserve	Short term	Unfunded	Howick Local Board, Auckland Council (Parks) Community (schools)
■ Encourage al-fresco dining while ensuring accessibility	Short term	Unfunded	Howick Local Board, Auckland Council (Bylaws), Auckland Transport
■ Produce a Greenways Plan for Howick and investigate ways open spaces can be linked to each other	Short term	Funded	Howick Local Board, Auckland Council (Community Facilities), Auckland Transport
■ Work with schools to encourage reuse and recycling	Short term	N/A	Auckland Council (Infrastructure and Environmental Services, Community Empowerment)
■ Zero waste at all events within Howick village as a requirement of receiving grant funding	Short term	N/A	Howick Local Board, Auckland Council (Infrastructure and Environmental Services, Community Empowerment)
■ Investigate and provide support for a community garden space in Howick	Short term	Unfunded	Auckland Council (Community Facilities, Community Empowerment), Emilia Maud Nixon Garden of Memories
■ Development of council owned sites within the village, in particular 16 Fencible Drive and 34 Moore Street	Short term – investigation and development opportunities identified Medium to long term – progress development of sites	N/A	Howick Local Board Panuku Development Auckland

	Actions	Timeline	Funding status	Delivery Partners
	Create spaces that are able to support local events (including pop-up events) and activities	Short - medium term	Unfunded	Howick Local Board, Auckland Council (Parks; Arts, Community and Events; Community Facilities) Uxbridge Centre, Howick Village Business Association
	Investigate methods to improve safe and efficient pedestrian access from the village centre to Stockade Hill	Short term – investigate options and design Medium term - delivery	Unfunded	Howick Local Board, Auckland Council (Parks), Auckland Transport
	Improve linkages from the village to the beach by providing walking and cycling directional signage and/or visual paving cues	Short term – investigate options and design Medium term - delivery	Unfunded	Howick Local Board, Auckland Council (Parks), Auckland Transport
	Investigate pedestrian safety concerns and look for opportunities to address these on the footpath over Countdown driveway on Fencible Drive	Short term – investigate options and design Medium term - delivery	Unfunded	Howick Local Board, Auckland Transport
	Provide support to community led environmental programmes for enhancing and restoring the environment	Short term-Long term	Unfunded	Requires the community to initiate and apply for funding
	Provide support to community lead initiatives for stream enhancement on private property	Short term-Long term	Unfunded	Requires the community to initiate and apply for funding
	Investigate options to redevelop and revitalise the village square to create an active, multiuse space that functions as a heart of the village	Medium term	Unfunded	Howick Local Board, Auckland Council (Community Facilities; Arts, Community and Events)
	Investigate options to redevelop and revitalise Fencible Walk to create a more usable and attractive green space that provides a clear link through to the library and Uxbridge Centre	Medium term	Unfunded	Howick Local Board, Auckland Council (Parks)
	Identify opportunities for a dog friendly space close to the village	Medium term	Unfunded	Howick Local Board, Auckland Council (Parks, By laws)

	Actions	Timeline	Funding status	Delivery Partners
	Enhance the presence of arts and culture within the village, particularly in key public spaces	Medium term/ ongoing	Partially funded	Howick Local Board, Local arts community, Auckland Council (Arts, Community and Events Department), Uxbridge Centre
	Provide wayfinding signage to guide people to key places such as Stockade Hill, community facilities and other places of significance	Short term	Unfunded	Howick Local Board, Auckland Council (Arts, Community and Events), Auckland Transport
	Investigate the provision of cycle stands at appropriate locations in the village and at the beach	Short term	Unfunded	Howick Local Board, Auckland Transport
	Investigate opportunities to make Picton Street more walkable, such as replacing some kerbside parking with wider footpaths and/or tree pits, managing traffic speeds and more opportunities for event based pedestrianisation, such as Midnight Madness, as appropriate	Medium term	Unfunded	Howick Local Board, Auckland Transport, Auckland Council (Arts, Community and Events)
	Activate laneways, where appropriate, through lighting, signage and artwork	Medium - long term	Unfunded	Howick Local Board, Auckland Council (Arts, Community and Events Department), Auckland Transport, Howick Village Business Association
	Investigate opportunities to integrate stormwater management design into future streetscape upgrades on main roads	Medium - long term	Unfunded	Auckland Transport, Auckland Council (Healthy Waters)
	Providing a new community noticeboard in the village square	Ongoing	Partially funded	Auckland Council (Arts, Community and Events Department) Howick Tourism Plan, Community, Howick Village Business Association, Howick Local Board, Uxbridge Centre
	Empower the community, particularly our young people, to organise events and showcase their creativity within the village	Ongoing	Unfunded	Howick Local Board, Auckland Council (Community Empowerment) Howick Youth Council, Local Schools, Community
	Support ongoing monitoring of water quality at Howick Beach	Ongoing	Funded	Auckland Council (Healthy Waters)

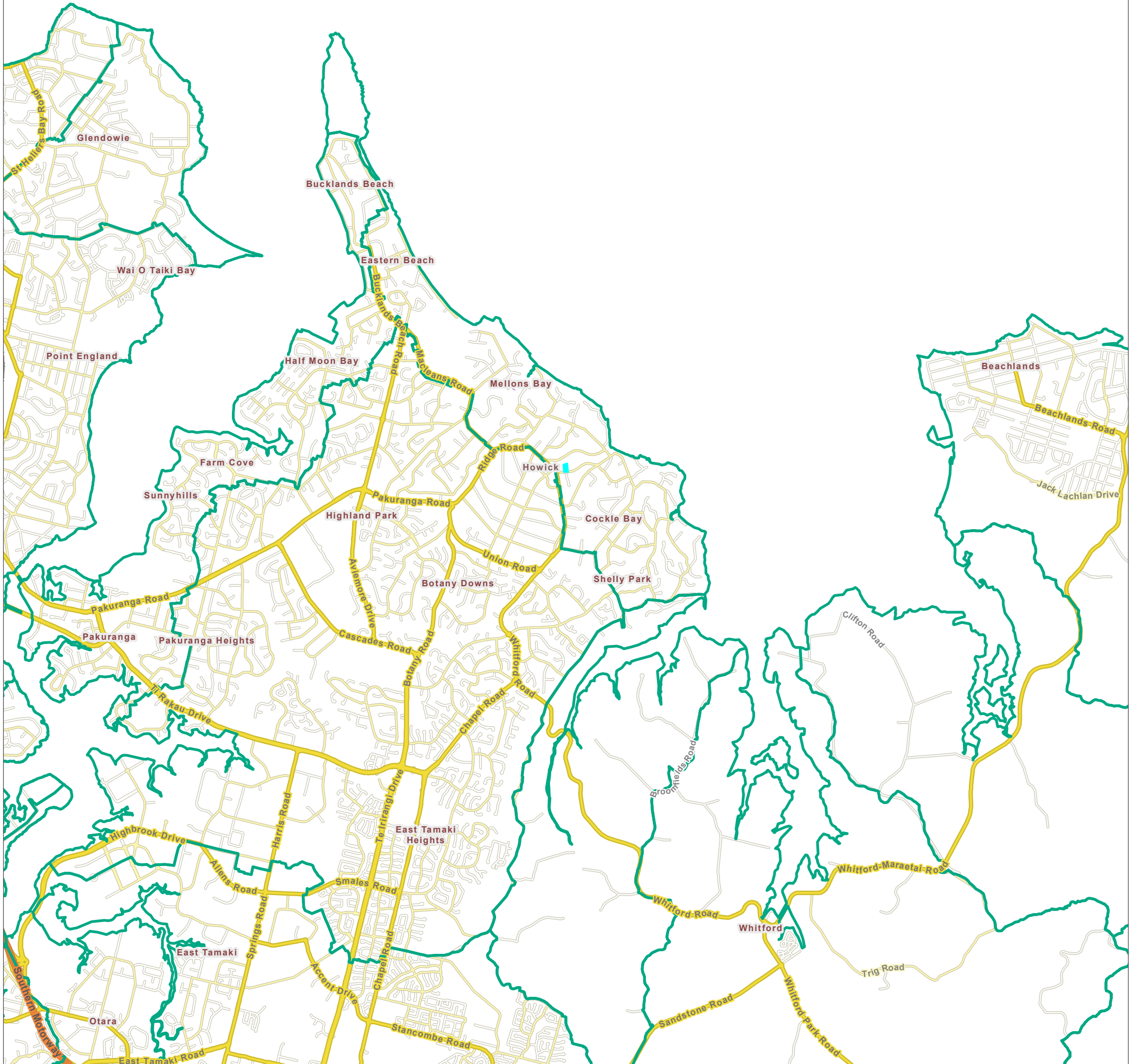


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O Ruru Tumaro Maara Whiu Pungarehu Matai Takiara

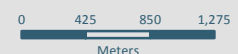


Browns Island (Motukorea)



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Catchment Cocker Bay




Scale @ A3 = 1:50,000

Date Printed: 6/02/2020



Auckland Council
400 Te Kaitiaki Māhara

Stormwater Catchments

 Stormwater Catchments


Place Name (50,000)

Place Name (50,000)

Hydrographic Place Name (50,000)

Hydrographic Place Name (50,000)


Rail Stations (50,000)

 Rail Stations (50,000)

Railway (500,000)

 Railway (500,000)

Auckland Council Boundary


 Auckland Council Boundary

Roads (50,000)

ROADCODE, STATUS

 Motorway

 Motorway Under Construction

 Secondary Arterial Road

 Secondary Arterial Road Under Construction


 Primary Arterial Road

 Primary Arterial Under Construction

 Collector Road

 Collector Road Under Construction

 Local Road

 Local Road Under Construction

Parcels

 Parcels

Legend

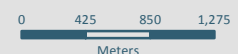
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Catchment Cockle Bay




Scale @ A3
 = 1:50,000

Date Printed:
 6/02/2020



Auckland Council
 Te Kaitiaki Take Kōwhiri o Tāmaki Makaurau

Stormwater Catchments

 Stormwater Catchments


Place Name (50,000)

Place Name (50,000)


Hydrographic Place Name (50,000)

Hydrographic Place Name (50,000)


Rail Stations (50,000)

 Rail Stations (50,000)

Railway (500,000)

 Railway (500,000)

Auckland Council Boundary


 Auckland Council Boundary


Roads (50,000)

ROADCODE, STATUS


 Motorway


 Motorway Under Construction


 Secondary Arterial Road


 Secondary Arterial Road Under Construction


 Primary Arterial Road

 Primary Arterial Under Construction

 Collector Road

 Collector Road Under Construction

 Local Road

 Local Road Under Construction

Parcels

 Parcels

Legend

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Date Printed:
6/02/2020

Matthew Brajkovich Attached "A": PC34 summary as requested.

PC 34 summary of opposed and support, created at request of Planners, I thank you so much for this.

PC 34, HRRRA ATTACHMENT SUMMARY			
Submitter	Oppose	Support	
1		Support ALL 1.1,1.2,1.3,1.4,1.5	
2		Support	
3	OPPOSE		
4		Support ALL	
5		Support 5.2	
6		Support 6.2	
7		support 7.2, 7.3, 7.4,7.5,7.6 and 7.7	
8		Support all	
9	OPPOSE		
10		Support ALL	
11		Support ALL	
12		Support ALL	
13		Support ALL	
14	Oppose 14.1	SUPPORT, point paragraph 10 (a),(b) support.	
15		Support ALL	

Grey Power



HOWICK PAKURANGA & DISTRICTS
ASSOCIATION INC.
P O Box 38-281, Howick, Auckland 2145

To Auckland Council Plans and Places: Re PC34: Further submission:

1. Grey Power wish to endorse our original PC34 submission in that PC34 must be actioned with all the changes our association detailed. We also wish to emphasise the non-negotiable magnitude of the RMA, the AUP, the Hauraki Gulf Marine Park Act 2000 and the rule of law. Rule of law that PC34 must reflect including protection of the physical landscape (and infrastructure) which for too long has been neglected. Submission 10 covers this in more detail.
2. Along have submissions 4, 10, 11, 12 13 15 I wish to reiterate strongly the need to extend the Character Statement to embrace Howick's Residential characteristics including beach and of course Stockade Hill and it's unique 360° views.
3. Prior to Auckland City the Manukau Council proffered protection to Howick's residential areas in the form of Heritage 7 Zone of the Operative Manukau District Plan. This has effectively been ignored, omitted or removed from the "transition" into the AUP. It is inextricably linked and adds massive value to the Special Character Business area.
Another reason for a Residential SCA for Howick

4. Submission 14 (Kainga Ora) states they are in support of PC34 viz:
Support plan change as notified, including that "...residential' zoned sites should not be included within the identified overlay extent."
Submission 14 adds a rider that really goes without saying as the law requires that the conditions the submitter mentions in section 9 and 10 (see below) of their submission must be met regardless of submissions. Somewhat ironic when one notes this submitter's prior and current actions in vigorously opposing the valid and lawful efforts of Howick locals to save what they can, not only of Stockade Hill views but also the literal downstream environmental and historic gems.

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:

(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.*

5. It is of particular concern that the online form for further submissions is causing problems. Hence this submission will be emailed.

Signed:

Peter Bankers
13 Judkins Crescent
Cockle Bay
Auckland 2014
President
For and on behalf of Grey Power Howick Pakuranga & Districts Inc
Email peter.bankers@allianceit.co.nz
021 763 404
09 534 7634
07 February 2020

Sub #	Sub Point(s)	Submitter Name	Support/oppose	Reasons
1	1.1	Andrew David Miller	Oppose	"Accept the plan modification" needs to have "with amendments" added
1	1.2 – 1.5	Andrew David Miller	Support	Agree
2	2.1	Fiona Moran	Support	Agree
3	3.1	Adam Muncey	Oppose	The Plan needs appropriate modifications
4	4.1	Janet Dickson	Oppose	"Accept the plan modification" needs to have "with amendments" added
4	4.2 – 4.7	Janet Dickson	Support	Agree
5	5.1	Stevie Robertson-Bickers	Oppose	"Accept the plan modification if it is not declined" needs to read "Accept the plan modification with amendments"
5	5.2	Stevie Robertson-Bickers	Support	Agree
6	6.1	Jeff Doyle	Oppose	"Accept the plan modification if it is not declined" needs to read "Accept the plan modification with amendments"
6	6.2	Jeff Doyle	Support	Agree
7	7.1 – 7.7	Heritage New Zealand Pouhere Taonga attn: Susan Andrews	Support	Agree
8	8.1 – 8.7	Grey Power Howick Pakuranga &	Support all our own points	Of course

		Districts Association Inc		
9	9.1	Gayleen Mackereth	Oppose	The Plan requires many amendments
10	10.1	Matthew Brajkovich	Oppose	“Accept the plan modification if it is not declined” needs to read “Accept the plan modification with amendments”
10	10.2 - 10.7	Matthew Brajkovich	Support	Agree
11	11.1 - 11.8	Bea Buys	Support	Agree
12	12.1 – 12.5	The Howick Ratepayers and Residents Association Inc	Support	Agree
13	13.1	Claire Thompson	Oppose	Should read “Reject plan change if amendments in submission are not made”.
13	13.2- - 13.7	Claire Thompson	Support	Agree
14	14.1 – 14.9 14.11 – 14 -14	Kāinga Ora - Homes and Communities	Oppose	Disagree
14	14.10	Kāinga Ora - Homes and Communities	Support	Agree
15	15.1 – 15.7	Catherine Linton	Support	Agree

Good evening,

Thank you for getting back to me and for clarifying that.

My apologies that my further submission was not all that clear.

Further to the email below I am making a further submission on PC34 in relation to my original submission. (my reference is submission 1).

Further submission details:

- Support in part submissions that recommend stockade hill be included in the extent of the SCAR/B area. In particular, Submission sub-points 4.4, 5.2, 6.2 8.4, 10.2, 11.4, 13.4, 15.4.
- Support submission 2, 9 and 14 in entirety
- Oppose the blanket expansion of the SCAR/B overlay over wide areas of residential areas or opening of scope to infrastructure as indicated in submission points 4.2, 4.3, 4.5, 8.3, 8.5, 10.2, 11.2, 11.5, 12.2, 12.4, 13.3, 15.2. This is because some growth is required in Howick without undue restriction and the requests are beyond the scope of the plan change. Those areas around Howick Beach have some level of protection via the SHZ. I do support a more considered approach to SCAR areas around Howick but given the mixture of buildings I see little merit in this.
- Express further support for the plan change broadly and also desire that my recommendations in my original submission are considered.
- Partial support for submission 7 from Heritage NZ in terms of the extent of place but note that the overlay should not conflate heritage with special character.

Hope this clarifies my further submission.

Kind regards

Andrew Miller

02102319245

From: [Andrew and Ariana Miller](#)
To: [Unitary Plan](#)
Subject: Re: Further Submission on Proposed Plan Change 34 Special Character Statement for Special Character Areas Overlay – Howick Business - Summary of Decisions Requested
Date: 13 February, 2020 11:50:05 AM

Good afternoon

Sorry about that. Please note me as in opposition to 10.2.

Kind regards

Andrew

On Thu, 13 Feb 2020, 11:38 AM Unitary Plan, <unitaryplan@aklc.govt.nz> wrote:

Kia ora,

In your further submission email dated 11th February 2020 you stated that you supporting 10.2 and opposing 10.2.

Please clarify whether you are you supporting 10.2 or opposing.

Ngā mihi

Maninder Kaur | Planning Technician | Plans and Places Department
Auckland Council, Level 24, 135 Albert Street, Auckland 1011
Visit our website: www.aucklandcouncil.govt.nz

From: Andrew and Ariana Miller <millerstheyounger@gmail.com>
Sent: 12 February, 2020 5:00 PM
To: Unitary Plan <unitaryplan@aklc.govt.nz>
Subject: Re: Further Submission on Proposed Plan Change 34 Special Character Statement for Special Character Areas Overlay – Howick Business - Summary of Decisions Requested

Good afternoon

Thanks for this.

Please record my support for all sub point of submission 7. Having reviewed their submission i withdraw my previous comment and support the submission in full.

Cheers

Andrew

On Wed, 12 Feb 2020, 11:03 AM Unitary Plan, <unitaryplan@aklc.govt.nz> wrote:

Kia ora,

Thank you for your further submission.

We have recorded all the sub points you are supporting, which are, 4.4, 5.2, 6.2 8.4, 10.2, 11.4, 13.4, 15.4 2, 9 and 14. And you are opposing 4.2, 4.3, 4.5, 8.3, 8.5, 10.2, 11.2, 11.5, 12.2, 12.4, 13.3, and 15.2.

However, please clarify which sub points you are supporting for submission number 7 because submission number 7 has 8 subpoints.

Ngā mihi

Maninder Kaur | Planning Technician | Plans and Places Department

Auckland Council, Level 24, 135 Albert Street, Auckland 1011

Visit our website: www.aucklandcouncil.govt.nz

From: Andrew and Ariana Miller <millerstheyounger@gmail.com>

Sent: 11 February, 2020 9:26 PM

To: Unitary Plan <unitaryplan@aklc.govt.nz>

Subject: Re: Further Submission on Proposed Plan Change 34 Special Character Statement for Special Character Areas Overlay – Howick Business - Summary of Decisions Requested

Further Submission in support of, or opposition to, a publicly notified proposed plan change or variation

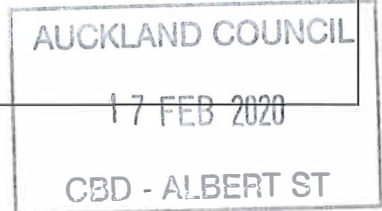
Clause 8 of Schedule 1, Resource Management Act 1991
FORM 6



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only Further Submission No:
Receipt Date



Further Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Mrs Gayleen Mackereth

Organisation Name (if further submission is made on behalf of Organisation)

Address for service of Further Submitter

170 Cook Street Howick 2014

Telephone: Fax/Email: 0953 5809

Contact Person: (Name and designation, if applicable)

Scope of Further Submission

This is a further submission in support of (or opposition to) a submission on the following proposed plan change / variation:

Plan Change/Variation Number	<u>34</u>
Plan Change/Variation Name	<u>Special Character Statement for Special Character Areas Overlay - Howick Business</u>

Support : **Oppose** (tick one) the submission of:

(Please identify the specific parts of the original submission)

(Original Submitters Name and Address)

Submission Number	Point-Number
<u>1</u>	

Heritage New Zealand submission 7 Points 7.2-7.6

I support Heritage New Zealand's submission, (numbers 7.2-7.6) except requirement to review historical accuracy as local historian Alan la Roche has done extensive investigation and writing on the history of Howick, which has already been verified through historic writings.

The reasons for my support / opposition are:

Heritage New Zealand have a clear understanding of the Unitary Plan and the importance of the Special Character Statement to an iconic village like Howick

(continue on a separate sheet if necessary)

I seek that:

the whole :

or part X(describe precisely which part),(Points 7.2-7.6) _____

of the original submission be **allowed**

I wish to be heard in support of my submission YES

I do not wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing

JG Mackereth

Signature of Further Submitter
(or person authorised to sign on behalf of further submitter)

7/02/19

Date

PLEASE COMPLETE THE FOLLOWING SECTION

Please tick one

I am a person representing a relevant aspect of the public interest. (Specify upon what grounds you come within this category)

I have been a Howick resident for 42 years

I am a person who has an interest in the proposal that is greater than the interest that the general public has. (Specify on what grounds you come within this category)

I was formally the Chair of Howick Ratepayers and Residents Association

Notes to person making submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority

If you are making a submission to the Environmental Protection Authority, you should use Form 16C.

APPENDIX SEVEN

SUMMARY OF DECISIONS REQUESTED WITH RECOMMENDATIONS

Summary of decisions requested, further submissions and hearing report recommendations

Sub Point	Submitter Name	Summary of decision requested	Further submissions	Planner recommendation	Section of report addressed in
1.1	Andrew David Miller	Accept the plan modification.	FS2 - Support FS3 - Support FS4 - Support FS5 - Oppose	Accept in part	10.2.1 General support
1.2	Andrew David Miller	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.	FS4 - Support FS5 - Support	Reject	10.5 Amendments to the identification of "character defining" and "character supporting" buildings
1.3	Andrew David Miller	Identify the bus stop at 115 Picton Street as a character defining building.	FS4 - Support FS5 - Support	Accept in part	10.5 Amendments to the identification of "character defining" and "character supporting" buildings
1.4	Andrew David Miller	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 viewed when entering Howick from the North and sets the scene for the village.	FS4 - Support FS5 - Support	Reject	10.5 Amendments to the identification of "character defining" and "character supporting" buildings
1.5	Andrew David Miller	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.	FS3 - Support FS4 - Support FS5 - Support	Reject	10.1.2 Activity Table D18.4.1(A3) in the SCA Overlay (Out of scope)
2.1	Fiona Moran	Accept the plan modification, including the two storey character of the main street. Howick should be retained as a village.	FS2 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support	Accept in part	10.2.1 General support
3.1	Adam Muncey	Accept the plan modification.	FS2 - Support FS3 - Oppose FS4 - Oppose FS5 - Oppose	Accept in part	10.2.1 General support
4.1	Janet Dickson	Accept the plan modification.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support	Accept in part	10.2.1 General support
4.2	Janet Dickson	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject	10.1.5 Letter the council sent to directly affected parties when PC34 was notified (Out of scope)
4.3	Janet Dickson	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Oppose	Reject	10.1.3 Infrastructure and protection of natural environment (Out of scope)

Sub Point	Submitter Name	Summary of decision requested	Further submissions	Planner recommendation	Section of report addressed in
4.4	Janet Dickson	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject (Residential) Reject (Stockade Hill)	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope) 10.6 Amendments to include Stockade Hill in the SCA Overlay
4.5	Janet Dickson	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject (residential) Accept in part (new sites) Reject (Stockade Hill)	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope) 10.3 Support for the inclusion of the four sites proposed to be included in the Howick Business SCA 10.6 Amendments to include Stockade Hill in the SCA Overlay
4.6	Janet Dickson	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope)
4.7	Janet Dickson	Reject plan change if amendments in submission are not made.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject	10.2.2. General opposition
5.1	Stevie Robertson-Bickers	Amend the plan modification if it is not declined.	FS2 - Oppose FS5 - Oppose	Reject	10.2.2. General opposition
5.2	Stevie Robertson-Bickers	Seeks that several other areas are included, especially the preservation of Stockade Hill and its views.	FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject (residential) Reject (Stockade Hill)	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope) 10.6 Amendments to include Stockade Hill in the SCA Overlay
6.1	Jeff Doyle	Amend the plan modification if it is not declined	FS2 - Oppose FS5 - Oppose	Reject	10.2.2. General opposition
6.2	Jeff Doyle	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.	FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject	10.6 Amendments to include Stockade Hill in the SCA Overlay
7.1	Heritage New Zealand Pouhere Taonga	Accept the plan modification with amendments.	FS2 - Oppose FS5 - Oppose	Accept in part	10.2.1 General support
7.2	Heritage New Zealand Pouhere Taonga	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.	FS3 - Support FS4 - Support FS5 - Support FS6 - Support FS7 - Support	Accept	10.3 Support for the inclusion of the four sites proposed to be included in the Howick Business SCA

Sub Point	Submitter Name	Summary of decision requested	Further submissions	Planner recommendation	Section of report addressed in
7.3	Heritage New Zealand Pouhere Taonga	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.	FS3 - Support FS4 - Support FS5 - Support FS6 - Support FS7 - Support	Reject	10.5 Amendments to the identification of "character defining" and "character supporting" buildings
7.4	Heritage New Zealand Pouhere Taonga	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.	FS3 - Support FS4 - Support FS5 - Support FS6 - Support FS7 - Support	Reject	10.1.1 Schedule 14 Historic Heritage (Out of scope)
7.5	Heritage New Zealand Pouhere Taonga	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 and from Stockade Hill and views from Picton Street to the Tamaki Strait that lends Howick its character.'</i>	FS3 - Support FS4 - Support FS5 - Support FS6 - Support FS7 - Support	Accept	10.4 Amendments to text of the special character statement
7.6	Heritage New Zealand Pouhere Taonga	Consider amending all references in character statement from 'English' village to 'British' village for consistency.	FS3 - Support FS4 - Support FS5 - Support FS6 - Support FS7 - Support	Accept	10.4 Amendments to text of the special character statement
7.7	Heritage New Zealand Pouhere Taonga	Seeks that the proposed character statement is reviewed by an independent professional historian to verify historical accuracy, if this has not already been undertaken.	FS3 - Support FS4 - Support FS5 - Support FS6 - Support FS7 - Oppose	Accept in part	10.4 Amendments to text of the special character statement
8.1	Grey Power Howick Pakuranga and Districts Association Inc	Accept the plan modification with amendments.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Accept in part	10.2.1 General support
8.2	Grey Power Howick Pakuranga and Districts Association Inc	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject	10.1.5 Letter the council sent to directly affected parties when PC34 was notified (Out of scope)
8.3	Grey Power Howick Pakuranga and Districts Association Inc	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".	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Oppose	Reject	10.1.3 Infrastructure and protection of natural environment (Out of scope)
8.4	Grey Power Howick Pakuranga and Districts Association Inc	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."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part	Reject (residential) Reject (Stockade Hill)	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope) 10.6 Amendments to include Stockade Hill in the SCA Overlay

Sub Point	Submitter Name	Summary of decision requested	Further submissions	Planner recommendation	Section of report addressed in
8.5	Grey Power Howick Pakuranga and Districts Association Inc	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.	FS2 - Oppose FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject (residential) Accept in part (new sites) Reject (Stockade Hill)	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope) 10.3 Support for the inclusion of the four sites proposed to be included in the Howick Business SCA 10.6 Amendments to include Stockade Hill in the SCA Overlay
8.6	Grey Power Howick Pakuranga and Districts Association Inc	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope)
8.7	Grey Power Howick Pakuranga and Districts Association Inc	Reject plan change if amendments in submission are not made.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject	10.2.2. General opposition
9.1	Gayleen Mackereth	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.	FS2 - Support FS6 - Support FS3 - Oppose FS4 - Oppose FS5 - Oppose	Accept in part	10.2.1 General support
10.1	Matthew Brajkovich	Amend the plan modification if it is not declined.	FS1 - Support FS3 - Support FS4 - Support FS2 - Oppose FS5 - Oppose	Reject	10.2.2. General opposition
10.2	Matthew Brajkovich	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject (residential) Accept in part (new sites) Reject (Stockade Hill)	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope) 10.3 Support for the inclusion of the four sites proposed to be included in the Howick Business SCA 10.6 Amendments to include Stockade Hill in the SCA Overlay
10.3	Matthew Brajkovich	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope)
10.4	Matthew Brajkovich	Incorporate the issues regarding failed infrastructure into the plan change.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject	10.1.3 Infrastructure and protection of natural environment (Out of scope)

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11.1	Bea Buys	Accept the plan modification with amendments.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support	Accept in part	10.2.1 General support
11.2	Bea Buys	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".	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Oppose	Reject	10.1.3 Infrastructure and protection of natural environment (Out of scope)
11.3	Bea Buys	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support	Reject	10.1.5 Letter the council sent to directly affected parties when PC34 was notified (Out of scope)
11.4	Bea Buys	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."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject (residential)	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope)
11.5	Bea Buys	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject (residential)	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope)
11.6	Bea Buys	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Accept in part (new sites)	10.3 Support for the inclusion of the four sites proposed to be included in the Howick Business SCA
11.7	Bea Buys	Amend the text of the plan change to include the additions set out in the attachment. [attachment is a map]	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject (Stockade Hill)	10.6 Amendments to include Stockade Hill in the SCA Overlay
11.8	Bea Buys	Reject plan change if amendments in submission are not made.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope)
12.1	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	Accept the plan modification with amendments.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support	Accept in part	10.2.1 General support

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12.2	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	Seeks more rules and planning restriction for Howick so as not to degrade the natural heritage [refers to flooding issues]. See maps in submission.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject	10.1.3 Infrastructure and protection of natural environment (Out of scope)
12.3	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	Supports "...the inclusion of some as built forms ie the All Saints Church is good and meets the intention of PC34."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support	Accept	10.3 Support for the inclusion of the four sites proposed to be included in the Howick Business SCA
12.4	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject (infrastructure) Reject (residential) Accept in part (new sites) Reject (Stockade Hill)	10.1.3 Infrastructure and protection of natural environment (Out of scope) 10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope) 10.3 Support for the inclusion of the four sites proposed to be included in the Howick Business SCA 10.6 Amendments to include Stockade Hill in the SCA Overlay
12.5	The Howick Ratepayers and Residents Association Inc attn: Matthew Brajkovich	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."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope)
13.1	Claire Thompson	Decline the plan modification.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject	10.2.2. General opposition
13.2	Claire Thompson	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject	10.1.5 Letter the council sent to directly affected parties when PC34 was notified (Out of scope)
13.3	Claire Thompson	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."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject	10.1.3 Infrastructure and protection of natural environment (Out of scope)
13.4	Claire Thompson	Amend the extent of the Special Character Areas Overlay as shown on map in submission. This includes residential sites and Stockade Hill.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support	Reject (residential) Accept in part (new sites)	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope) 10.3 Support for the inclusion of the four sites proposed to be included in the Howick Business SCA

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13.5	Claire Thompson	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	FS6 - Support in part FS2 - Oppose	Reject (Stockade Hill)	10.6 Amendments to include Stockade Hill in the SCA Overlay
13.6	Claire Thompson	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]	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope)
13.7	Claire Thompson	Reject plan change if amendments in submission are not made.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject	10.7 Miscellaneous
14.1	Kāinga Ora – Homes and Communities	Support plan change as notified, including that "... residential" zoned sites should not be included within the identified overlay extent."	FS6 - Support FS3 - Oppose FS4 - Oppose FS5 - Oppose	Accept in part	10.2.1 General support
15.1	Catherine Linton	Accept the plan modification with amendments.	FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Accept in part	10.2.1 General support
15.2	Catherine Linton	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."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS6 - Oppose	Reject	10.1.3 Infrastructure and protection of natural environment (Out of scope)
15.3	Catherine Linton	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.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose FS2 - Oppose	Reject	10.1.5 Letter the council sent to directly affected parties when PC34 was notified (Out of scope)
15.4	Catherine Linton	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."	FS1- Support FS3 - Support FS4 - Support FS5 - Support FS6 - Support in part FS2 - Oppose	Reject (residential) Reject (Stockade Hill)	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area(Out of scope) 10.6 Amendments to include Stockade Hill in the SCA Overlay
15.5	Catherine Linton	Amend the extent of the Special Character Areas Overlay to include areas shown on map in submission. This includes	FS1 - Support FS3 - Support	Reject (residential)	10.1.4 Extend the Howick Business SCA in include residential zoned sites and rename the overlay area (Out of scope)

Sub Point	Submitter Name	Summary of decision requested	Further submissions	Planner recommendation	Section of report addressed in
		residential sites and Stockade Hill.	FS4 - Support FS5 - Support FS2 - Oppose	Accept in part (new sites) Reject (Stockade Hill)	10.3 Support for the inclusion of the four sites proposed to be included in the Howick Business SCA 10.6 Amendments to include Stockade Hill in the SCA Overlay
15.6	Catherine Linton	Amend the name of the overlay to "Special Character Area - Howick Business and Residential."	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject	10.1.4 Extend the Howick Business SCA to include residential zoned sites and rename the overlay area (Out of scope)
15.7	Catherine Linton	Reject plan change if amendments in submission are not made.	FS1 - Support FS3 - Support FS4 - Support FS5 - Support FS2 - Oppose	Reject	10.2.2. General opposition