

BEFORE THE INDEPENDENT HEARINGS PANEL

In the matter of the Resource Management Act 1991 (**RMA**)

And

In the matter of the Intensification Planning Instrument (**IPI**) Proposed Plan Change (**PC**) 78: Intensification to the Auckland Unitary Plan Operative in Part (**AUP**)

In the matter of Hearing Topic

011 Qualifying Matters – Special Character

Subtopic: Special Character Business – site-specific matters

PC 78 Expert Witness Conferencing

Planning and Special Character – PC78

011 Special Character Business – site specific (items 3.5 and 3.6)

Date: 11 May 2023

Time: scheduled time 11:30am (in person)

AGENDA

- 1 Discussion of following key issues arising from submissions (Devonport Heritage #937)**
- 1.1 Add the Special Character Area Overlay – Business to land zoned for business purposes (937.4)**

Submission point 937.4 seeks

Apply the Special Character Area Business overlay to all land zoned for business purposes [inferred in Narrow Neck (south), Devonport, and Stanley Point], except for 31A Bartley Terrace and 35 Bartley Terrace and 22-24 Clarence Street, Devonport.

All experts confirmed 31A Bartley Terrace and 35 Bartley Terrace and 22-24 Clarence Street is the New World site and carpark.

Dave Serjeant clarified that the submission sought the retention of the SCA-Business Overlay on all Local Neighbourhood and Town Centre zoned sites in the above area.

Dave Serjeant noted that there is one property at 35 King Edward Parade which does not have the SCA-Business Overlay in the AUP and for which evidence maybe provided seeking the overlay be applied. **Tania Richmond** considers that as per the agreed position at the JWS for Topic 11, issue 3.4, this would need to meet the tests outlined at 3.4.1 and 3.4.2 to be considered as part of PC78.

Dave Serjeant and Graeme Burgess maintain that the extent of the overlay for the Devonport Town Centre should be as in the AUP.

Dave Serjeant and Graeme Burgess consider that development standards for the town centre on the interface with the areas for which the overlay has been retained should reflect that interface with these character areas. Further that this should be with reference to recognising special character values in the objectives and policies. **Tania Richmond and Carolyn O'Neil** consider that with exception of height (Topic 14K) already discussed at issue 3.3, this matter is not able to be addressed as part of Topic 11.

Carolyn O'Neil and Tania Richmond consider that the as notified PC78 extent of the SCA-Business Overlay is the area with the most concentrated areas of special character values identified in the Schedule 15 Character Statement for Devonport, as evident from the Summary of Findings Report for Devonport.

4. PARTICIPANTS TO THIS OFFLINE JOINT WITNESS STATEMENT

4.1. The participants to this offline Joint Witness Statement, as listed below, confirm that:

- a) They agree that the outcome(s) of the expert conferencing are as recorded in this statement; and
- b) They have read the Environment Court's Practice Note 2023 and agree to comply with it; and
- c) The matters addressed in this statement are within their area of expertise; and
- d) Each expert by recording their name below confirms their position as recorded in this statement.

Expert's name and expertise	Party	Expert's confirmation
Carolyn O'Neil (Special Character)	Auckland Council	Yes
Tania Richmond (Planning)	Auckland Council	Yes
Graeme Burgess (Special Character)	Devonport Heritage	Yes
Dave Serjeant (Planning)	Devonport Heritage	Yes