

Memo

TO Phill Reid, Auckland-wide Manager

FROM David Bade, Senior Specialist – Built Heritage

DATE 3 February 2023

SUBJECT Correction to Proposed Auckland Unitary Plan pursuant to Clause 16, First Schedule, Resource Management Act 1991

Subject: Plan Modification: Clause 16 Amendment to the “Historic Heritage overlay of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).

Delegated authority to T4 manager through Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (Updated May 2017).

This memorandum concerns an error in the Proposed Auckland Unitary Plan. The error is proposed to be corrected by amendment of the relevant text and / or map. The error also meets the clause 16 criteria and the effect of the change is neutral.

Rule or Section of Plan	Schedule 14.1 Schedule of Historic Heritage
Subject Site (if applicable):	ID 02091 (Gas Company Building [former])
Legal Description (if applicable):	N/A
Nature of Error:	<p>Minor mapping changes are required to correct the Historic Heritage Overlay Extent of Place (EOP) for ID 02091 (Gas Company Building [former]).</p> <p>Discussion The EOP ID 02091 (Gas Company Building [former]) contains errors, as explained below.</p> <p>Three slivers (less than one metre) of the EOP for ID 02091 (Gas Company Building [former]) encroach on to neighbouring properties at 70-74 Albert Street; 24 Wynyard Street; and Durham Lane road reserve (see image below). These slivers are errors, as 70-74 Albert Street, 24 Wynyard Street and Durham Lane do not contain historic heritage values related to the Gas Company Building (former), and need to be removed.</p> <p>In addition, the EOP boundary does not extend over the entire 26 Wyndham Street property (there is a gap close to the boundary with 34-36 Wyndham Street and 70-74 Albert Street). This is an error and needs to be corrected (see image below).</p>



Likewise, the EOP in front of the building in the Wyndham Street road reserve does not extend fully over the pavement. This is also an error and needs to be corrected (see image below).



<p>Relevant Plan Text changes:</p>	<p>N/A</p>
<p>Neutral/minor effect test</p>	<p>The change is neutral. This change updates and corrects the extent of place for this historic heritage place.</p> <p>Amending the extent of place is considered neutral as it will not affect the historic heritage place (Gas Company Building [former]) which this overlay is in place to protect. The mapping changes are also very minor in nature (less than one metre from where they are presently).</p> <p>As the historic heritage place will not be affected, this mapping amendment will not affect any persons. Furthermore, this amendment will not have a material effect on any people or the environment to the extent that they would have wished to have made a submission.</p>
<p>Relevant Plan map / spatial content</p>	<p>Amend the Historic Heritage Overlay EOP for ID 02091 so it covers the property parcel for 26 Wyndham Street, Auckland Central, fully; covers the</p>

changes:


pavement in front of the building on Wyndham Street fully; and also does not extend on to 70-74 Albert Street; 24 Wynyard Street; and the Durham Lane road reserve, in the Operative in Part version.


Corrected boundary shown in red outline.

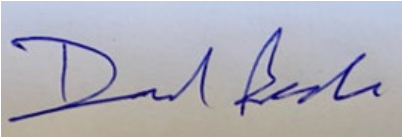


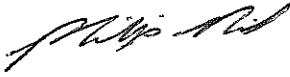


**Any hyperlinks /
planning enquiry
links to be updated**

N/A

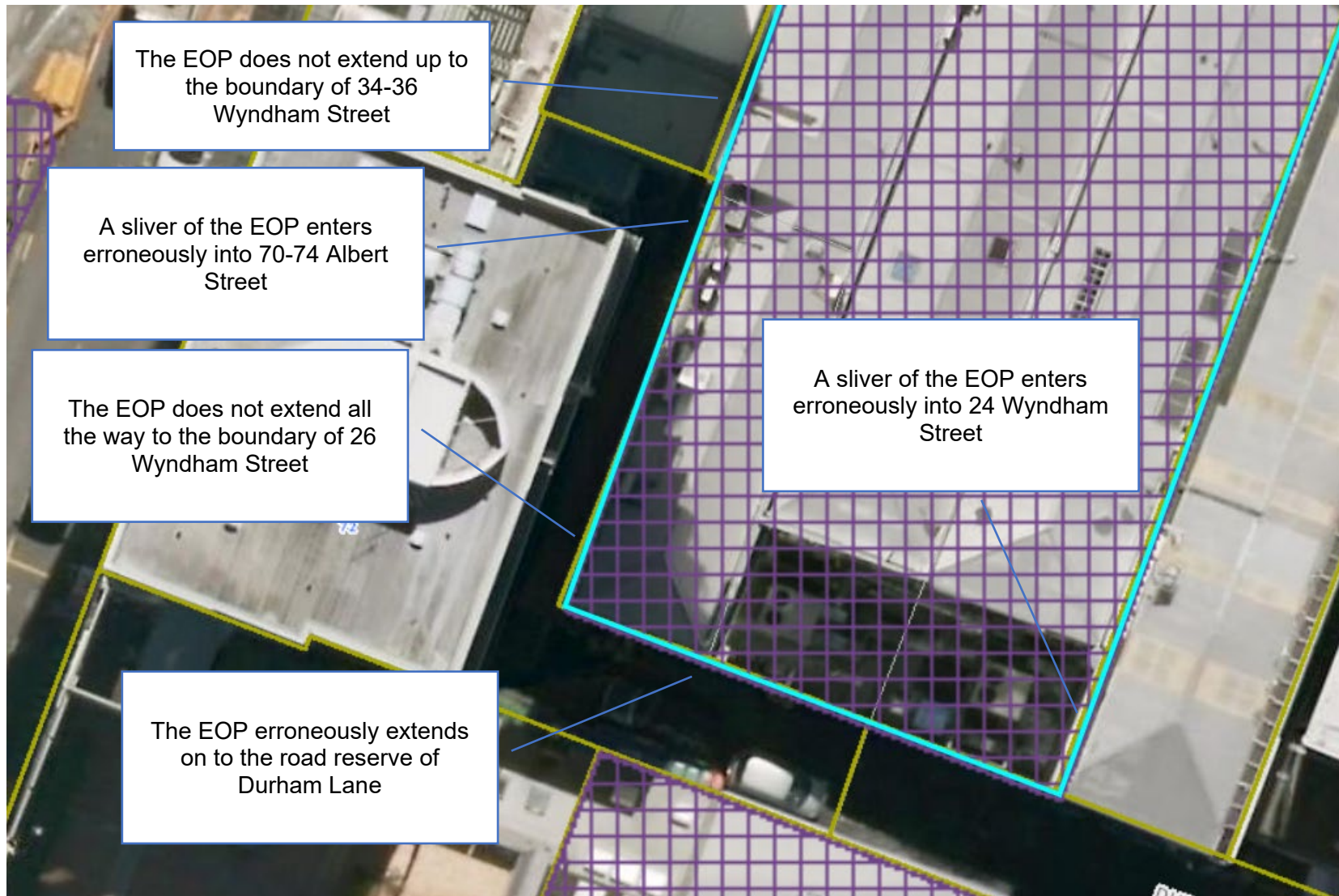
Rule or Section of Plan	Schedule 14.1 Schedule of Historic Heritage
Subject Site (if applicable):	ID 02709 (Ngataringa Tennis Club clubhouse)
Legal Description (if applicable):	N/A
Nature of Error:	<p>A minor mapping change is required to correct the entry for ID 02709 (Ngataringa Tennis Club clubhouse) in Schedule 14.1 Schedule of Historic Heritage in the AUP.</p> <p>Discussion</p> <p>A sliver (less than one metre) of the EOP for ID 02709 (Ngataringa Tennis Club clubhouse) encroaches on to the neighbouring property at 160 Calliope Road, Devonport (see image below). This sliver is an error, as the neighbouring property does not contain historic heritage values related to ID 02709 (Ngataringa Tennis Club clubhouse), and needs to be removed.</p> <p>In addition, the EOP does not fully extend to the boundary with 160 Calliope Road to the south-east (see image below). This is an error that needs to be corrected.</p> 
Relevant Plan Text changes:	N/A
Neutral/minor effect test	<p>The change is neutral. This change updates and corrects the extent of place for this historic heritage place.</p> <p>Amending the extent of place is considered neutral as it will not affect the historic heritage place (Ngataringa Tennis Club clubhouse) which this overlay is in place to protect. The mapping changes are also very minor in nature (less than one metre from where they are presently).</p> <p>As the historic heritage place will not be affected, this mapping amendment will not affect any persons. Furthermore, this amendment will not have a material effect on any people or the environment to the extent that they would have wished to have made a submission.</p>
Relevant Plan map / spatial content changes:	<p>Amend the Historic Heritage Overlay EOP for ID 02709 so it does not extend into 160 Calliope Road, Devonport, and extends correctly to the boundary with 160 Calliope Road.</p> <p>Corrected boundary shown in red outline.</p>

	
Any hyperlinks / planning enquiry links to be updated	N/A
Attachments	Attachment 1: Original boundary for ID 02091 & 02709 Attachment 2: Updated GIS viewer

Prepared by: David Bade Specialist – Built Heritage	Text entered by: Planning Tech
Signature: 	Signature: N/A
GIS mapping changes by: Rachel Joseph Geospatial	Reviewed by: Megan Patrick Team Leader Heritage Policy
Signature: 	Signature: 
Approved by: Phill Reid Manager Aucklandwide Planning	
Signature: 	

**Attachment 1: Original boundary for ID
02091 & 02709**

ID 02091 Mapping error (AUP GIS Viewer image)





The EOP does not extend all the way over the pavement of Wynyard Street

WYNDHAM STREET

38

34-36

G/34-36

22

24

20

ID 02709 Mapping error (AUP GIS Viewer image)



250 Zoom

The EOP does not fully extend to the boundary with 160 Calliope Road

The EOP extends erroneously into the neighbouring property (160 Calliope Road)

58891, 59229

public

Attachment 2: Updated GIS viewer

BEFORE





Albert Street

Wyndham Street

2091

Durham Lane

Legend

-  Historic Heritage Overlay Extent of Place [rcp/dp]
-  Parcel boundary

AFTER



Albert Street

Wyndham Street

2091

Durham Lane

Legend

-  Parcel boundary
-  Historic Heritage Overlay Extent of Place [rcp/dp]

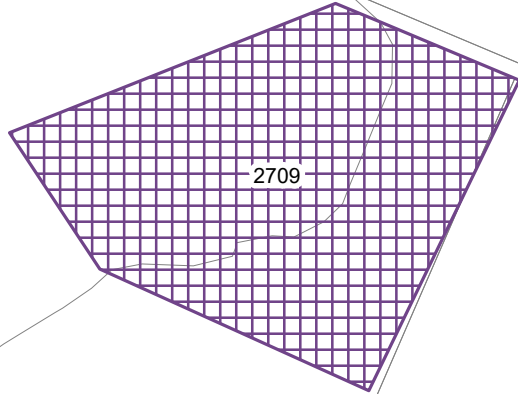


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Date: 2/02/2023

Historic Heritage Extent of Place ID 2091

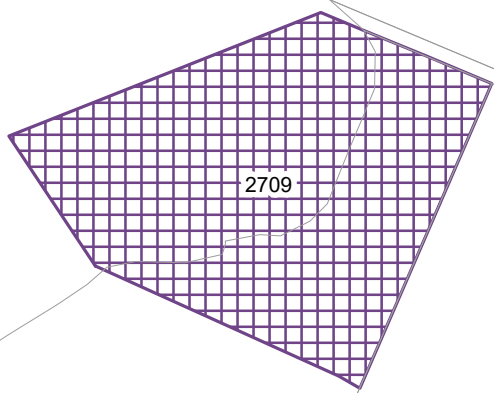
BEFORE





Legend

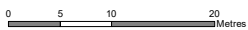
-  Historic Heritage Overlay Extent of Place [rcp/dp]
-  Parcel boundary

AFTER



Legend

-  Parcel boundary
-  Historic Heritage Overlay Extent of Place [rcp/dp]



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Date: 2/02/2023

Historic Heritage Extent of Place ID 2709



Plans and Places