

**BEFORE THE AUCKLAND UNITARY PLAN INDEPENDENT HEARINGS PANEL**

**IN THE MATTER** of the Resource Management Act  
1991 and the Local Government  
(Auckland Transitional Provisions)  
Act 2010

**AND**

**IN THE MATTER** of Topic 030 Pre 1944 Demolition  
Control

**AND**

**IN THE MATTER** of the submissions and further  
submissions set out in the Parties  
and Issues Report

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**JOINT EVIDENCE OF ELIZABETH HANCOCK, NICOLA LEGAT AND TANIA MACE, ON BEHALF OF THE  
GREY LYNN RESIDENTS ASSOCIATION  
AND GRAEME JOHN BURGESS  
19 MAY 2015**

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## **1. SUMMARY**

- 1.1. We support the existence of the pre 1944 demolition control as a mechanism provide interim protection for places and streetscapes that may warrant protection under the Special Character or Historic Heritage overlays.
- 1.2. We support the opinion of Jane Matthews as set out in her primary evidence for this topic.
- 1.3. We are concerned about how the notification rules will apply in the pre 1944 and Special Character zones. Notification needs to be at a level appropriate for the effects of a planning application. We do not wish to see a situation where buildings in the pre 1944 and Special Character zones are removed without the community and/or neighbours being notified. The notification rules should recognise that Special Character is valued not only by the owners of the individual buildings within these zones, but also by the wider community.

## **2. INTRODUCTION**

- 2.1. This evidence has been prepared by Elizabeth Hancock, Nicola Legat, Tania Mace and Graeme Burgess.
- 2.2. Tania is a freelance historian who has worked in the heritage field since 1995.
- 2.3. Elizabeth is a journalist and community group member with an interest in heritage and urban issues.
- 2.4. Nicola is a publisher, journalist and local community group member with a long interest in heritage and urban issues.
- 2.5. Graeme is an architect in private practise who has specialised in heritage and conservation work since 1990.
- 2.6. This evidence has been prepared with limited time and resources.

## **3. CODE OF CONDUCT**

- 3.1. We confirm that we have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that we agree to comply with it.

## **4. SCOPE**

- 4.1. We have not participated in mediation sessions relating to this Topic.
- 4.2. We support the pre 1944 demolition control as a method of providing interim protection for places and buildings that may qualify for protection under the Special Character or Historic Heritage provisions.
- 4.3. We support the opinion of Jane Matthews that the pre 1944 demolition control is an appropriate interim mechanism for protecting potential places and areas of heritage significance until heritage surveys have been completed.
- 4.4. We are concerned about how the notification rules will apply in the pre 1944 and Special Character zones. Notification needs to be at a level appropriate for the effects of a planning application. We

do not wish to see a situation where buildings in the pre 1944 and Special Character zones are removed without the community and/or neighbours being notified. The notification rules should recognise that Special Character is valued not only by the owners of the individual buildings within these zones, but also by the wider community.

## **5. PROPOSED AMENDMENTS TO THE PAUP PROVISIONS**

- 5.1.** We understand that Council is undertaking survey work in these areas through the pre-1944 overlay process to determine which parts of the overlay area retain a high degree of historic character. We consider that this topic is linked to topic 029.
- 5.2.** We are concerned about how the notification rules will apply in the pre 1944 and Special Character zones. Notification needs to be at a level appropriate for the effects of a planning application. We do not wish to see a situation where buildings in the pre 1944 and Special Character zones are removed without the community and/or neighbours being notified. The notification rules should recognise that Special Character is valued not only by the owners of the individual buildings within these zones, but also by the wider community.

## **6. CONCLUSION**

- 6.1.** We support the pre-1944 overlay. The pre 1944 demolition control is a vital interim mechanism for ensuring that places and areas of heritage significance are not lost.
- 6.2.** We support the process of assessing these areas and expect those areas that have a high degree of historic character will be incorporated into the Special (historic) Character overlay areas, or otherwise recognised as Special (historic) Character.
- 6.3.** We are concerned about how the notification rules will apply in the pre 1944 and Special Character zones. Notification needs to be at a level appropriate for the effects of a planning application. We do not wish to see a situation where buildings in the pre 1944 and Special Character zones are removed without the community and/or neighbours being notified. The notification rules should recognise that Special Character is valued not only by the owners of the individual buildings within these zones, but also by the wider community.

Elizabeth Hancock (GLRA)

Nicola Legat (GLRA)

Tania Mace (GLRA)

Graeme John Burgess

19 May 2015

## **ATTACHMENT A: SUMMARY OF EXPERIENCE AND QUALIFICATIONS**

### **Graeme John Burgess**

BArch 1980 Auckland University School of Architecture  
Registered Architect 1985  
Fellow of the New Zealand Institute of Architects  
Member of the Auckland Council Heritage Advisory Panel  
McCahon House Trust Board

### **Work History**

1980-87 employed as architectural assistant + architect. Auckland, Sydney, Christchurch.  
1987-present Burgess + Treep Architects (established with my wife Lucy Treep),  
Specialising in heritage + conservation since 1990

### **Consultant to**

Auckland Council  
New Zealand Historic Places Trust  
Thames-Coromandel District Council  
Matamata Piako District Council

### **Conservation Plans**

Middle Courtville, Parliament St	1991
Corner Courtville, 9 Parliament St	1992
Carnegie Library princes St Onehunga	1997
Bella St Pumphouse Thames	1998
Thames Railway Station and Goods Shed	1998
Hauraki House (former Coromandel District School)	
Tararu School Thames	1999
Te Kotukutuku School, Matakana Island	2002
Spinks Cottage, St John's Church, Dixon St Wellington	2004
McCahon House, Otitori Bay Road, Titirangi	2004
Coromandel Citizens Hall (former St Georges School) Coromandel	2005
Corban Estate, New North road Henderson	2005
Turangawaewae House, Maori Parliament, Ngaruawahia	2008
Former Duder's Store, Hauraki Corner, Takapuna	2010
Pukekohe Railway Station, Pukekohe	2010
Omanaia Marae, Omanaia, Hokianga	2012
Maurice Shadbolt House, Arapito St, Titirangi	2013
Hone Tuwhare Crib, Kaka Point, South Otago	2014
Blumenthal House, St Heliers	2014-15

### **Educational Activities**

2005 Lecture Course co-coordinator: ARCHHTC 309 Conservation Architecture, Auckland University School of Architecture.

Design Tutor, Auckland School of Architecture, 1990, 1992, 2004, 2006, 2009, 2010, 2011, 2015.

Supervisor of Masters Program students at Auckland School of Architecture 2009, 2010, 2011, 2012, 2013, 2015