

**BEFORE THE AUCKLAND PROPOSED AUCKLAND UNITARY PLAN (PAUP)  
INDEPENDENT HEARINGS PANEL (IHP)**

**IN THE MATTER**

of the Resource Management Act 1991 as amended by  
the Local Government (Auckland Transitional Provision)  
Amendment Act 2010 ("Act")

**AND**

**IN THE MATTER**

of the Proposed Auckland Unitary Plan Topics 079,  
Special Character and Pre-1944 overlays and mapping

**SUBMITTER:**

**HERNE BAY RESIDENTS ASSOCIATION  
INCORPORATED (HBRAI)  
Submitter No. 3635**

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**STATEMENT OF EVIDENCE OF CHRISTINE CAVANAGH & DIRK  
HUDIG ON BEHALF OF HERNE BAY RESIDENTS ASSOCIATION INCORPORATED  
(HBRAI) ON PAUP TOPIC 079 SPECIAL CHARACTER  
AND PRE-1944 MAPPING 21 December 2015.**

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## **EVIDENCE OF CHRISTINE CAVANAGH & DIRK HUDIG CO-CHAIRS OF HBRIA**

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### **1.0 INTRODUCTION & SUMMARY**

- 1.1** My name is Christine Cavanagh. I am the Co-Chair of the Herne Bay Residents Association incorporated (HBRAI) with Co-Chair Dirk Hudig. This statement is made on behalf of the Association's members and residents of the Herne Bay community.

Overall, HBRAI support Auckland Council's revised Special Character and Pre-1944 overlay mapping of the Herne Bay area. We refer to that area running from the Eastern side of Shelly Beach Road to Coxes Bay, North to the Jervois Road Ridge and South to the Waitemata Harbour. HBRAI does however believe that there are some significant omissions in the mapping that it would like addressed.

HBRAI is also of the view that the criteria or test for retaining the Pre-1944 and Special Character overlays is perhaps too restrictive, that is, it limited the application to those buildings and areas of 'significant historic heritage value'. Applying a test of similar rigour to the 'Listing' of specific historic buildings for preservation, is we believe, not in keeping with the definition of a Special Character' area as originally conceived.

Furthermore, the effect of applying this more strict 'historic' criteria and not retaining the overlays in some areas of Herne Bay will be to facilitate the steady erosion of the special built character and unique qualities in some key parts of the suburb.

HBRAI would also argue that if an area or building warrants the application of a Special Character overlay, it should also be protected by the Pre-1944 Demolition overlay. These two devices work together to promote the retention of the built and historic character of Herne Bay and it would seem illogical not to use them in partnership. We note however, there are circumstances where isolated buildings may not warrant this treatment and instead be protected through the application of the Pre-1944 control.

## **2.0 AMMENDMENTS REQUESTED – PRE-1944 DEMOLITION OVERLAY ONLY**

- 2.1 In Sarsfield Street, while there has been considerable new development on the seaward side, we draw the Panel's attention to the villa on the corner of Hamilton Road and Sarsfield Street (No 61) which warrants the retention of the Pre-1944 Control.
- 2.2 In the area bounded by Sarsfield and Curran Streets, Masefield Avenue and the Waitemata Harbour there are two significant early concrete villas similar to a grouping at the intersection of Richmond Road, Peel and Kingsley streets in Grey Lynn. These two buildings are, we believe, worthy of retaining the Pre-1944 Demolition Control.

## **3.0 AMENDMENTS REQUESTED – SPECIAL CHARACTER + PRE-1944 CONTROL**

- 3.1 The lower half of Wallace Street (both sides) warrants the application of the Special Character and Pre-1944 Demolition overlays. The area referred to equates largely with the current application of the Pre-1944 Demolition Control.

On the corner of Sarsfield and Wallace Streets, e.g. is a building comprised of flats (94, 96 and 98 Sarsfield Street and number 51 Wallace Street) that is referred to in the Council's 'Pre-1944 Survey results list - #23 St Marys Bay/Herne Bay. It is referred to as a European/Spanish Mission styled building and the report author states it has potential value to be a notable example of the building type within the locality.

On the other corner of Sarsfield and Wallace Streets (No 54 Wallace Street) there is a very fine villa and then further to the South on Wallace Street there are sound groupings including numbers 42, 44, 46 and 14, 16, 18, 22, and 28 Wallace Street. Number 47 Wallace Street is referred to in the Council's 'Pre-1944 Survey results list - #23 St Marys Bay/Herne Bay under the name 'The Wallace' and the author states it has potential value to be a notable example of the building type within the locality.

- 3.2 HBRAI request that the area covered by the Pre-1944 Demolition Control in Lawrence Street also be protected with the Special Character overlay. There are a

number of very good groupings of heritage buildings in the street including e.g. numbers 36 to 46 and 37 to 49 and these deserve the added protection.

- 3.3 In Argyle Street, there are two very fine two-storey villas at numbers 2 and 4. These currently have no protection and deserve to be protected for the future.
- 3.4 The lower half of Curran Street, West side from the Sarsfield Street intersection through to Ponsonby Primary School. One of the buildings in the school is referred to in the Council's 'Pre-1944 Survey results list - #23 St Marys Bay/Herne Bay. Furthermore, the other side of Curran Street from the Sarsfield intersection up to around number 27 Curran Street should have additional protection.
- 3.5 A significant omission in the revised maps (with the exception of one or two newer buildings) is both sides of Stack Street. The North or seaward side in particular has some outstanding heritage buildings and they and the street deserve the protection of the Special Character and Pre-1944 Demolition Control overlays.
- 3.6 One of the special and unique features of Herne Bay's built character and heritage are the Art Deco buildings/apartments between Wallace and Salisbury Street and they currently have no protection. HBRAI would request that this be reviewed.

#### **4.0 CONCLUSION**

- 4.1. HBRAI supports in general the revised Special Character and Pre-1944 Demolition overlays but requests the amendments as referred to in the body of the evidence. HBRAI notes in closing that it had some difficulty in meeting the very tight timelines for the delivery of this evidence pre-Christmas and notes that there may be other areas and buildings it will seek to refer to in the Hearing that could warrant further protection in the PAUP. There are Streets e.g. Emmett and Sarsfield opposite Point Erin Park that need further investigation and there was not the time to complete this.