

Comment on the Dominion Road Mixed-use Development Application

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Heritage New Zealand Pouhere Taonga		
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Submission prepared by	Susan Andrews ██████████		
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2. *We will email you draft conditions of consent for your comment

<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
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3. Please provide your comments on this Application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.

Overview

Heritage New Zealand considers the development will not effect any changes to the on-site special character values that are currently present, nor regarding the contribution the site makes to the wider Eden Valley Special Character Area.

While there is a potentially low likelihood for the presence of unrecorded archaeological sites, the preparation of an archaeological authority application to address removal of archaeological subsurface features has been recommended, and Cultural Values Assessments provided with the application, note concerns regarding the potential for archaeological material of Māori origin.

Additional detailed archaeological assessment including field survey should be undertaken to provide further certainty as to the potential for as yet unrecorded archaeology to determine whether an archaeological authority is required pursuant to the Heritage New Zealand Pouhere Taonga Act 2014, or otherwise that the Accidental Discovery Rule of the Auckland Unitary Plan should apply.

Amendments to Conditions Sought

~~Accidental Discovery Protocol Archaeology~~

83. An archaeological assessment (including field survey) shall be completed by a suitably qualified and experienced archaeologist prior to the commencement of any physical works, and an archaeological authority should be applied for pursuant to the Heritage New Zealand Pouhere Taonga Act 2014 if required as determined by Heritage New Zealand Pouhere Taonga based on the findings of the assessment.

~~Should earthworks on the site result in the identification of any previously unknown archaeological site, the Accidental Discovery Rule (outlined in Standards E11.6.1 and E12.6.1) set out in the Auckland Unitary Plan Operative in Part shall be applied.~~

Advice Notes:

If no application for an archaeological authority is required or if an authority is required only in relation to a portion of the overall site, the Auckland Unitary Plan Accidental Discovery Rule (outlined in Standards E11.6.1 and E12.6.1) would apply to those areas not covered by an archaeological authority.

Please refer to the requirements of the standards outlined above in the event that any sensitive material is encountered as the result of the works.

Commentary

The site is scheduled in the Auckland Unitary Plan as a Character Supporting building within the Eden Valley Special Character Area Overlay – Business, and lies immediately adjacent to residential areas scheduled as Special Character Area Overlay – Residential Isthmus A. There are no entries on the New Zealand Heritage List Rārangī Kōrero and no recorded archaeological sites located within the application site or within the immediate vicinity of the site.

The Auckland Unitary Plan Special Character Areas specifically address character and amenity values, separate to significant historic heritage, where historic heritage values may underlie and contribute to the character and amenity values of these areas.

Heritage New Zealand considers the development will not effect any changes to the on-site special character values that are currently present, nor regarding the contribution the site makes to the wider Eden Valley Special Character Area and note that special character values will be maintained through the proposed retention of the existing buildings facing Dominion Road, which is supported.

In relation to the interface with the adjacent Isthmus A Residential Special Character Area, the street edges of the proposed development appear responsive to the scale and articulation of the prevailing neighbouring character. While the building in parts exceeds the maximum permitted height for the site, the provision of new apartments in a manner that sets these into the middle of the block avoids dominance effects in relation to the wider Special Character Area – Business and the adjoining Special Character Area – Residential. The frontages to Prospect Terrace and Grange Road and adjacent residences are considered the most sensitive where careful attention will need to be paid regarding articulation, scale and materiality. **Proposed Conditions 36. and 37. ‘Materials and Finishes’ are supported as is the re-use of materials in the new development.**

A desktop search by HNZPT of historic survey plans for the site and additional desktop research and field survey undertaken in conjunction with the Special Character Assessment provided as Appendix 6 to the consent application¹, indicate the creation of allotments within the project area occurred during the 1890s, and suggests a low potential for the presence of unrecorded archaeological sites. However, the Special Character Assessment notes that prior domestic and commercial development within the original lots may have been constructed prior to 1900 and recommends the preparation of an archaeological authority application to address removal of any potential archaeological subsurface features that may remain from the early subdivision of the sites. Additionally, the Cultural Values Assessment material provided with the application, note the concerns of iwi regarding the potential presence of archaeological material of Maori origin which cannot be discounted.

As per previous comments provided HNZPT maintains the view that additional detailed archaeological assessment including field survey should be undertaken to provide further certainty as to the potential for as yet unrecorded archaeology to determine whether an archaeological authority is required pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. Should it be determined that an authority is required, proposed Condition 83. ‘Accidental Discovery Protocol’ would not need to apply or would apply in the case of any areas of the site not otherwise covered by an archaeological authority.

1. ‘Proposed Mixed Use Development, 360 Dominion Road, Mount Eden, Auckland, Special Character Assessment’, prepared for Pudong Housing Development Ltd & Foodstuff (NZ) Ltd, March 2021, Plan.Heritage Ltd.

Thank you for your comments