
TO: Paul Freeland
FROM: Dan Windwood – Policy Planner (Heritage)
DATE: 28-September-2017
SUBJECT: Notice of Requirement
DIS-2017-1 Bus Hub

Dear Paul,

With regard to the above application and likely effects on heritage values.

B411 Stephen Inks Building, 301 Moray Place, (Community House) is a scheduled heritage building in both the operative district plan and the 2GP. It is also located within the George Street Commercial Heritage Precinct in the operative district plan only. B545 93 St Andrew Street is a scheduled heritage building in both the operative district plan and the 2GP.

While the proposed development will not directly alter 301 Moray Place, the location of two bus shelters nearby will need to be carefully thought through in order to avoid harming the setting of the heritage building or access to it for maintenance. In this case I concur with Heritage NZ's recommendation that the installation of the bus shelter adjacent to the eastern elevation of Community House is altered by rotating it 180 degrees and locating it against the kerb edge instead. Alternatively, another option would be to move away from smaller shelters pepper-potted throughout the bus hub and consider larger verandas running the length of this block of Great King Street. Providing that they were of a light, minimalist glazed design their impact on the adjacent heritage building would not be significant.

Care also needs to be taken with the design and siting of the larger unit within the car park of Community House – this element needs to be managed carefully in order to avoid harming key views of the northern side elevation of the building from along Great King Street.

Regards
Dan Windwood
CITY DEVELOPMENT