

Kia ora Commissioners

Re Submission #278

Thank you for hearing me speak on our submission, that Mersey Street south be incorporated in the Severn Residential Character Area, and for your questions.

I felt that I did not answer some questions well:

1. The consistency of character in our block, and whether it would dilute the consistency of the Severn Residential Character Area.

I should have drawn your attention to pages 2 & 3 of our submission, where there is a statistical comparison between our block and the north blocks of Mersey Street. We compared the number of character homes in a row unbroken by a non-character home, and found that in our block the number of character homes in an unbroken row is only one less than the maximum row in the north blocks.

As a result, we believe that our block has a character consistency that would not dilute the area's consistency.

1. You mentioned the Boffa Miskell report on the Severn Residential Character Area.

This report concluded that the area does not fit the criteria of a heritage area. Mark Stevenson, Manager Planning, and others have been at pains to point out that there are different criteria for a character area: for example, that it meets minimum sizes of one street block, or one side of street, or 15 character homes. We therefore believe that the report is irrelevant to our submission.

Ngā mihi nui

Francine Bills