

# **AUCKLAND UNITARY PLAN OPERATIVE IN PART**

## **PROPOSED PLAN CHANGE 27: Amendments to Schedule 14.1 Schedule of Historic Heritage**

### **SUMMARY OF DECISIONS REQUESTED**

**Enclosed:**

- **Explanation**
- **Summary of Decisions Requested**
- **Submissions**

## Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by **12 September 2019**.
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

## **Summary of Decisions Requested**

| <b>Plan Change 27 - Historic Heritage Schedule 14.1</b> |                  |   |   |  |   |  |
|---|------------------|---|---|--|---|--|
| <b>Summary of Decisions Requested</b>                   |                  |   |   |  |   |  |
| <b>Sub #</b>  | <b>Sub point</b> | <b>Submitter Name</b>                             | <b>Address for service</b>              | <b>Decision requested</b>              | <b>Summary of decision requested</b>  | <b>Historic heritage place or address submission relates to</b>  |
| 01  | 1.1              | Rix John and Susan Joy Fergusson                  | rixandsuefergusson@xtra.co.nz           | Accept the plan change                 | Accept the plan change and delete the residence at 19 William Avenue, Manurewa from the historic heritage schedule.   | Residence, 19 William Avenue, Manurewa (ID 01462)  |
| 02  | 2.1              | Deborah Anne Bell                                 | debbiebell@slingshot.co.nz              | Accept the plan change with amendments | Support the change to category B.   | Earnoch, 194-196 Hurstmere Road, Takapuna (ID 01053)   |
| 02  | 2.2              | Deborah Anne Bell                                 | debbiebell@slingshot.co.nz              | Accept the plan change with amendments | Would welcome the removal of the property from the historic heritage schedule completely.   | Earnoch, 194-196 Hurstmere Road, Takapuna (ID 01053)   |
| 03  | 3.1              | Waiwera Properties Limited<br>Attn: Evan Virtue   | EVertueEVertue@urbanpartners.co.nz      | Accept the plan change                 | Accept the plan change and delete the Waiwera Bath House from the historic heritage schedule.   | Waiwera Bath House, Waiwera Beach, 37 Waiwera Place, Waiwera (ID 00499)  |
| 04  | 4.1              | Yuan Cheng  | yuancheng38@hotmail.com                 | Decline the plan change                | Decline the plan change.  | 2/80 Prospect Terrace, Mount Eden  |
| 05  | 5.1              | CEL Trust (Paul Brown)<br>Attn: Dylan Pope        | dylan@dcs.gen.nz                        | Accept the plan change                 | Accept the plan change and delete the residence at 651 West Coast Road, Oratia from the historic heritage schedule.   | Residence, 651 West Coast Road, Oratia (ID 00107)  |
| 06  | 6.1              | Deborah Manley                                    | djmanley67@gmail.com                    | Decline the plan change                | Remove Te Arotai, 17 Queen Street, Northcote Point from the historic heritage schedule.   | Te Arotai, 17 Queen Street, Northcote Point (ID 01006)   |
| 07  | 7.1              | Auckland Botanic Gardens<br>Attn: Rebecca Stanley | rebecca.stanley@aucklandcouncil.govt.nz | Accept the plan change                 | Accept the plan change and amend the plan maps for the Mill Site and confirm that the site is not known to be a place of interest or significance to Maori.   | Mill site R11_1633, site of water-powered mill, including water race and dam, Botanic Gardens Regional Park, 102 Hill Road, The Gardens (ID 01270) |
| 08  | 8.1              | David Barber                                      | david.barber@xtra.co.nz                 | Accept the plan change                 | Accept the plan change and make amendments to protect the gardener's cottage/garage alongside the Orford Lodge property.  | Orford Lodge, 8 and 10 Earls Court, Hill Park (ID 01456)   |
| 09  | 9.1              | Matthew Nicholas Dunning                          | matthew@dunningqc.co.nz                 | Accept the plan change with amendments | Council should moderate its approach to what owners of the Dilworth Terrace Houses may be able to do to their properties in future, and this should be recorded on an appropriate file or register or the plan. | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)  |
| 09  | 9.2              | Matthew Nicholas Dunning                          | matthew@dunningqc.co.nz                 | Accept the plan change with amendments | Accept the plan change with amendments.   | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)  |
| 09  | 9.3              | Matthew Nicholas Dunning                          | matthew@dunningqc.co.nz                 | Accept the plan change with amendments | Formally note the discretion as to what owners of Dilworth may do to their properties will be generously exercised in future.   | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)  |
| 10  | 10.1             | Ian McArthur                                      | ianmcarthur@live.com                    | Decline the plan change                | Amend the provision and remove Halling homestead from the historic heritage schedule.   | Halling homestead (former), 68 Kitchener Road, Milford (ID 01077)  |
| 11  | 11.1             | Paul Bernard Mora and Mary Innes Mora             | pmora@xtra.co.nz                        | Accept the plan change                 | Accept the plan change and delete 14 Muritai Road, Milford from the historic heritage schedule.   | Porthcurnow East, 14 Muritai Road, Milford (ID 01057)  |



**Plan Change 27 - Historic Heritage Schedule 14.1**

**Summary of Decisions Requested**

| Sub # | Sub point | Submitter Name                               | Address for service           | Decision requested                          | Summary of decision requested  | Historic heritage place or address submission relates to          |
|-------|-----------|--|-------------------------------|---|--|---|
| 12    | 12.1      | Anton Lush                                   | tpfem@xtra.co.nz              | Amend the plan change if it is not declined | Support the deletion of criteria C - Tangata Whenua.   | Lush House, 10 Scherff Road, Remuera (ID 02495)                   |
| 12    | 12.2      | Anton Lush                                   | tpfem@xtra.co.nz              | Amend the plan change if it is not declined | Oppose the addition of criteria E - Technology.  | Lush House, 10 Scherff Road, Remuera (ID 02495)                   |
| 12    | 12.3      | Anton Lush                                   | tpfem@xtra.co.nz              | Amend the plan change if it is not declined | Remove the heritage assessment in totality and criteria A, B, D, F, G and H do not apply.  | Lush House, 10 Scherff Road, Remuera (ID 02495)                   |
| 13    | 13.1      | Tuiloma Neroni Slade and Jeanne Schoenberger | jeanne.schoenberger@gmail.com | Accept the plan change with amendments      | Do not oppose the change from Category B to Category A.  | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634) |
| 13    | 13.2      | Tuiloma Neroni Slade and Jeanne Schoenberger | jeanne.schoenberger@gmail.com | Accept the plan change with amendments      | Amend the plan change for the Dilworth Terrace Houses to include further exclusions, in addition to those already listed in the proposed plan change, being: all interiors; existing French doors in rear entrance levels in houses 1,2 and 8; ability to add French doors to rear elevation entrances and to bedroom/s on lower level; landscaping of rear entrance level courtyards; steps from verandahs to patio areas on lower garden levels; and fences and gates as well as landscaping of the lower garden levels. | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634) |
| 14    | 14.1      | Donald John and Alison Margaret Ellison      | ellisonfam@xtra.co.nz         | Accept the plan change with amendments      | Support the category change.   | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634) |
| 14    | 14.2      | Donald John and Alison Margaret Ellison      | ellisonfam@xtra.co.nz         | Accept the plan change with amendments      | Exclude the following: all interiors; French doors in rear elevations of houses 1,2 and 8; rear courtyards; and front garden fencing and landscaping. Provide for the ability to add French doors to rear and front elevations at a future date.   | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634) |
| 14    | 14.3      | Donald John and Alison Margaret Ellison      | ellisonfam@xtra.co.nz         | Accept the plan change with amendments      | Provide for the ability to add French doors to rear and front elevations at a future date.   | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634) |
| 15    | 15.1      | Bruce Andrew and Sharon Lanie Prichard       | slprichard@gmail.com          | Accept the plan change with amendments      | Support the category change.   | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634) |
| 15    | 15.2      | Bruce Andrew and Sharon Lanie Prichard       | slprichard@gmail.com          | Accept the plan change with amendments      | All interiors to be excluded.  | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634) |
| 15    | 15.3      | Bruce Andrew and Sharon Lanie Prichard       | slprichard@gmail.com          | Accept the plan change with amendments      | Wish to have the ability to install French doors at a later date on lower seaside verandah from second bedroom.  | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634) |
| 15    | 15.4      | Bruce Andrew and Sharon Lanie Prichard       | slprichard@gmail.com          | Accept the plan change with amendments      | Front gardens, fencing and landscaping be excluded.  | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634) |
| 16    | 16.1      | Ian Jarvie                                   | ianjarvie2@gmail.com          | Amend the plan change if it is not declined | Uplift/remove the heritage restriction placed on 10 Scherff Road (Lush House).   | Lush House, 10 Scherff Road, Remuera (ID 02495)                   |
| 17    | 17.1      | Penelope Jane Jarvie nee Lush                | jarviefam@actrix.co.nz        | Amend the plan change if it is not declined | Support the deletion of criteria C - Tangata Whenua.   | Lush House, 10 Scherff Road, Remuera (ID 02495)                   |

**Plan Change 27 - Historic Heritage Schedule 14.1**

**Summary of Decisions Requested**

| Sub # | Sub point | Submitter Name                              | Address for service         | Decision requested                          | Summary of decision requested   | Historic heritage place or address submission relates to   |
|-------|-----------|---|-----------------------------|---|---|--|
| 17    | 17.2      | Penelope Jane Jarvie nee Lush               | jarviefam@actrix.co.nz      | Amend the plan change if it is not declined | Oppose the addition of criteria E - Technology.   | Lush House, 10 Scherff Road, Remuera (ID 02495)  |
| 17    | 17.3      | Penelope Jane Jarvie nee Lush               | jarviefam@actrix.co.nz      | Amend the plan change if it is not declined | Seek the heritage assessment in its entirety is removed from 10 Scherff Road, ID#02495.   | Lush House, 10 Scherff Road, Remuera (ID 02495)  |
| 18    | 18.1      | Auckland Transport<br>Attn: Alastair Lovell | alastair.lovell@at.govt.nz  | Accept the plan change with amendments      | Adopt the plan change, subject to specific amendments sought in Attachment 1 of the submission that seek to reduce the extent of the Historic Heritage Overlay applying to identified scheduled items.                  |  |
| 18    | 18.2      | Auckland Transport<br>Attn: Alastair Lovell | alastair.lovell@at.govt.nz  | Accept the plan change with amendments      | Seek any consequential amendments required to address the matters raised in the submission.   |  |
| 18    | 18.3      | Auckland Transport<br>Attn: Alastair Lovell | alastair.lovell@at.govt.nz  | Amend the plan change if it is not declined | Reduce the extent of place by removing the Historic Heritage Overlay from the formed cul-de-sac head at Peterson Road.  | Te Kōpua Kai a Hiku/Panmure Basin, including Mokoia pā site, terrace/midden, and middens R11_98, R11_1255, R11_1377, R11_1384, R11_1385,-R11_2158 R11_2263, R11_2264, R11_2265, R11_2266, Panmure (ID 01587) |
| 18    | 18.4      | Auckland Transport<br>Attn: Alastair Lovell | alastair.lovell@at.govt.nz  | Amend the plan change if it is not declined | Reduce the extent of place by removing the Historic Heritage Overlay from the road reserve, except for where the scheduled building is located on the road reserve.   | Workers' cottage (former)/Leigh Library, 15 Cumberland Street, Leigh (ID 00532)  |
| 18    | 18.5      | Auckland Transport<br>Attn: Alastair Lovell | alastair.lovell@at.govt.nz  | Amend the plan change if it is not declined | Reduce the extent of place by removing the Historic Heritage Overlay from part of the road reserve, so that it aligns with the fence/property boundary.   | Minniesdale Chapel and graveyard, 67 Shegadeen Road, Wharehine (ID 00542)  |
| 18    | 18.6      | Auckland Transport<br>Attn: Alastair Lovell | alastair.lovell@at.govt.nz  | Amend the plan change if it is not declined | Reduce the extent of place by removing the Historic Heritage Overlay from the road reserve, except for where the building overhangs the road reserve.   | Suffolk Hotel (former)/Cavalier Tavern, 68 College Hill, Freemans Bay (ID 01627)   |
| 18    | 18.7      | Auckland Transport<br>Attn: Alastair Lovell | alastair.lovell@at.govt.nz  | Amend the plan change if it is not declined | Reduce the extent of place by reducing the Historic Heritage Overlay closer to the building.  | Railway signal box, Otahuhu Railway Station, 1 Walmsley Road, Otahuhu (ID 02578)   |
| 18    | 18.8      | Auckland Transport<br>Attn: Alastair Lovell | alastair.lovell@at.govt.nz  | Accept the plan change with amendments      | Reduce the extent of place by removing the Historic Heritage Overlay from the road reserve.   | Green Bay Mission (former)/Blockhouse Bay Baptist Church, 504-506 Blockhouse Bay Road, Blockhouse Bay (ID 01612)   |
| 19    | 19.1      | Julie Rogers                                | julierogers1961@yahoo.co.nz | Decline the plan change                     | Support the deletion of 15 Rangiwai Road from Schedule 14.1, and for it to be replaced with an amended and more accurate appropriate extent of place that focuses on the primary feature i.e. the residence itself.     | Residence, 15/15B Rangiwai Road, Titirangi (ID 00163)  |
| 20    | 20.1      | Michael Duggan                              | duggan@orcon.net.nz         | Decline the plan change                     | Support the deletion of 15 Rangiwai Road from Schedule 14.1, and support it to be replaced with an amended and more accurate appropriate extent of place that focuses on the primary feature i.e. the residence itself. | Residence, 15/15B Rangiwai Road, Titirangi (ID 00163)  |
| 21    | 21.1      | Terrence Anderson and Lynette Eden          | terryanderson256@gmail.com  | Accept the plan change with amendments      | Support the category change from B to A.  | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)  |

**Plan Change 27 - Historic Heritage Schedule 14.1**

**Summary of Decisions Requested**

| Sub # | Sub point | Submitter Name   | Address for service        | Decision requested                     | Summary of decision requested   | Historic heritage place or address submission relates to                        |
|-------|-----------|--|----------------------------|--|---|---|
| 21    | 21.2      | Terrence Anderson and Lynette Eden   | terryanderson256@gmail.com | Accept the plan change with amendments | Exclusions be amended and increased to include: all interiors; and all gardens rear and front including fences, courtyards and driveways.   | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)               |
| 21    | 21.3      | Terrence Anderson and Lynette Eden   | terryanderson256@gmail.com | Accept the plan change with amendments | Provide for the ability to install French doors in courtyards of homes 3, 4, 5, 6 and 7 to match existing French doors in houses 1, 3 and 8.  | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)               |
| 21    | 21.4      | Terrence Anderson and Lynette Eden   | terryanderson256@gmail.com | Accept the plan change with amendments | Provide for the ability to install French doors matching upper deck doors on lower decks to allow access from bedrooms.   | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)               |
| 22    | 22.1      | Manukau Pacific Islands Presbyterian Church, Samoan Group<br>Attn: Mary Autagavaia | pacific1703@gmail.com      | Accept the plan change with amendments | Support the exclusion of the buildings built post-1963 from the property.   | St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466) |
| 22    | 22.2      | Manukau Pacific Islands Presbyterian Church, Samoan Group<br>Attn: Mary Autagavaia | pacific1703@gmail.com      | Accept the plan change with amendments | Support the placing of the St Saviour's Chapel under category A.  | St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466) |
| 22    | 22.3      | Manukau Pacific Islands Presbyterian Church, Samoan Group<br>Attn: Mary Autagavaia | pacific1703@gmail.com      | Accept the plan change with amendments | Do not support the scheduling of the rest of the buildings.   | St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466) |
| 22    | 22.4      | Manukau Pacific Islands Presbyterian Church, Samoan Group<br>Attn: Mary Autagavaia | pacific1703@gmail.com      | Accept the plan change with amendments | Propose the extent of place be reduced.   | St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466) |
| 22    | 22.5      | Manukau Pacific Islands Presbyterian Church, Samoan Group<br>Attn: Mary Autagavaia | pacific1703@gmail.com      | Accept the plan change with amendments | Propose to demolish the kitchen and laundry buildings.  | St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) (ID 01466) |
| 23    | 23.1      | Fire and Emergency New Zealand<br>Attn: Rachel Morgen and Kristina Gurshin         | rachelm@barker.co.nz       | Accept the plan change with amendments | Retain amendments to Schedule 14.1 that clarify that the Fire Station is the primary feature and that the interiors of the building are not scheduled, with the exception of the fire bays only.  | Central Fire Station, 50-60 Pitt Street, Auckland Central (ID 01997)            |
| 23    | 23.2      | Fire and Emergency New Zealand<br>Attn: Rachel Morgen and Kristina Gurshin         | rachelm@barker.co.nz       | Accept the plan change with amendments | Accept the proposed exclusion that applies to the Central Fire Station, which allows for alterations/modification to the interior of the building(s), but excludes any modifications to the fire station bays.                              | Central Fire Station, 50-60 Pitt Street, Auckland Central (ID 01997)            |
| 23    | 23.3      | Fire and Emergency New Zealand<br>Attn: Rachel Morgen and Kristina Gurshin         | rachelm@barker.co.nz       | Accept the plan change with amendments | Reject the change to the legal description for the Central Fire Station and correctly revert to the legal description within Schedule 14.1 and the Auckland Council GeoMaps GIS tool to Lot 1 DP 102572, as defined in the Record of Title. | Central Fire Station, 50-60 Pitt Street, Auckland Central (ID 01997)            |

**Plan Change 27 - Historic Heritage Schedule 14.1**

**Summary of Decisions Requested**

| Sub # | Sub point | Submitter Name   | Address for service             | Decision requested                     | Summary of decision requested   | Historic heritage place or address submission relates to  |
|-------|-----------|--|---------------------------------|--|---|---|
| 23    | 23.4      | Fire and Emergency New Zealand<br>Attn: Rachel Morgen and Kristina Gurshin | rachelm@barker.co.nz            | Accept the plan change with amendments | Confirm that Auckland Council will update the legal description to Section 98 DO 470831, once the new legal description is confirmed, in accordance with Schedule 1 Clause 20A of the Resource Management Act 1991. | Central Fire Station, 50-60 Pitt Street, Auckland Central (ID 01997)                                      |
| 24    |           | Number not in use  |                                 |  |   |   |
| 25    | 25.1      | Biblical Education Services Trust<br>Attn: Matt Feary                      | matt@rms.co.nz                  | Accept the plan change with amendments | Seek a further reduction to the extent of place is made to exclude the existing buildings that surround the heritage feature which are clearly not of heritage value.   | Caughey House "Rahiri" (former)/Auckland Karitane Hospital (former), 1-3 McLean Street, Mt Albert (01728) |
| 25    | 25.2      | Biblical Education Services Trust<br>Attn: Matt Feary                      | matt@rms.co.nz                  | Accept the plan change with amendments | Seek that the exclusions include the trees and shrubs located on the site, as none are related to the heritage building or its history.   | Caughey House "Rahiri" (former)/Auckland Karitane Hospital (former), 1-3 McLean Street, Mt Albert (01728) |
| 25    | 25.3      | Biblical Education Services Trust<br>Attn: Matt Feary                      | matt@rms.co.nz                  | Accept the plan change with amendments | Seek that reference to 'Hebron Christian College' is deleted from the Verified Location for ID 01728.   | Caughey House "Rahiri" (former)/Auckland Karitane Hospital (former), 1-3 McLean Street, Mt Albert (01728) |
| 26    | 26.1      | Samson Corporation Ltd and Sterling Nominees Ltd<br>Attn: J A Brown        | reception@brownandcompany.co.nz | Accept the plan change with amendments | Supports the purpose of the plan change but seeks some modifications.   | Shops, 256-262 Ponsonby Road, Ponsonby (ID 01810)   |
| 26    | 26.2      | Samson Corporation Ltd and Sterling Nominees Ltd<br>Attn: J A Brown        | reception@brownandcompany.co.nz | Accept the plan change with amendments | Reduce the mapped extent of place to only include the identified primary feature, being the circa 1910 shop buildings.  | Shops, 256-262 Ponsonby Road, Ponsonby (ID 01810)   |
| 26    | 26.3      | Samson Corporation Ltd and Sterling Nominees Ltd<br>Attn: J A Brown        | reception@brownandcompany.co.nz | Accept the plan change with amendments | Remove the text "buildings and structures that are not the primary feature" in the Exclusions column.   | Shops, 256-262 Ponsonby Road, Ponsonby (ID 01810)   |
| 26    | 26.4      | Samson Corporation Ltd and Sterling Nominees Ltd<br>Attn: J A Brown        | reception@brownandcompany.co.nz | Accept the plan change with amendments | Any further amendments necessary to give effect to the intent of this submission.   | Shops, 256-262 Ponsonby Road, Ponsonby (ID 01810)   |
| 27    | 27.1      | Fiona Wynne and Terry Lynne Wouldes  | fiona@tracys.co.nz              | Accept the plan change with amendments | Support the category change.  | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)   |
| 27    | 27.2      | Fiona Wynne and Terry Lynne Wouldes  | fiona@tracys.co.nz              | Accept the plan change with amendments | All interior spaces to be excluded.   | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)   |
| 27    | 27.3      | Fiona Wynne and Terry Lynne Wouldes  | fiona@tracys.co.nz              | Accept the plan change with amendments | Existing French doors that have been added to houses to be excluded.  | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)   |
| 27    | 27.4      | Fiona Wynne and Terry Lynne Wouldes  | fiona@tracys.co.nz              | Accept the plan change with amendments | Ability to add French doors to rear and front elevations at future date.  | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)   |
| 27    | 27.5      | Fiona Wynne and Terry Lynne Wouldes  | fiona@tracys.co.nz              | Accept the plan change with amendments | Fencing and landscaping to courtyards and lower gardens to be excluded.   | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)   |

**Plan Change 27 - Historic Heritage Schedule 14.1**

**Summary of Decisions Requested**

| Sub # | Sub point | Submitter Name   | Address for service  | Decision requested                     | Summary of decision requested   | Historic heritage place or address submission relates to   |
|-------|-----------|--|--|--|---|--|
| 28    | 28.1      | Housing New Zealand Corporation<br>Attn: Dr. Claire Kirman and Alex Devine | ckirman@ellisgould.co.nz;<br>adevine@ellisgould.co.nz;<br>gurv.singh@hnzc.co.nz;<br>matt.lindenberg@beca.com | Accept the plan change                 | That the provisions of the plan change as notified, in relation to the five sites noted in this submission (Glen Eden Methodist Church at 302 West Coast Road, Glen Eden (ID 00032); Residence at 45F Swanson Road, Henderson (ID 00141); Shenstone Cottage at 65 Mountain Road, Mangere Bridge (ID 01432); Residence at 79 Coronation Road, Mangere Bridge (ID 01437); and Farmhouse (former)/Clendon Park Community House at 60R Finlayson Avenue, Manurewa (ID 01460)) are confirmed and approved. | Glen Eden Methodist Church, 302 West Coast Road, Glen Eden (ID 00032)<br>Residence, 45F Swanson Road, Henderson (ID 00141)<br>Shenstone Cottage, 65 Mountain Road, Mangere Bridge (ID 01432)<br>Residence, 79 Coronation Road, Mangere Bridge (ID 01437)<br>Farmhouse (former)/Clendon Park Community House, 60R Finlayson Avenue, Manurewa (ID 01460) |
| 28    | 28.2      | Housing New Zealand Corporation<br>Attn: Dr. Claire Kirman and Alex Devine | ckirman@ellisgould.co.nz;<br>adevine@ellisgould.co.nz;<br>gurv.singh@hnzc.co.nz;<br>matt.lindenberg@beca.com | Accept the plan change                 | Further or other relief, or consequential or other amendments, as are considered appropriate and necessary to address the concerns set out in the submission.   |  |
| 29    | 29.1      | Bruce Griffith Burton and Sarah Jane Burton                                | burton.group@xtra.co.nz  | Accept the plan change with amendments | Support the category change from B to A subject to points raised in the submission.   | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)  |
| 29    | 29.2      | Bruce Griffith Burton and Sarah Jane Burton                                | burton.group@xtra.co.nz  | Accept the plan change with amendments | The following exclusions should be identified: garages; gate posts on driveway entrance to Dilworth Terrace; modern skylights; French doors in rear elevation entrances of Dilworth Terrace on the ground floor; paving; landscaping and fencing.   | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)  |
| 29    | 29.3      | Bruce Griffith Burton and Sarah Jane Burton                                | burton.group@xtra.co.nz  | Accept the plan change with amendments | Would like to see the ability to add French doors on the lower seaside verandah.  | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)  |
| 30    | 30.1      | Heritage New Zealand Pouhere Taonga<br>Attn: Susan Andrews                 | sandrews@heritage.org.nz   | Accept the plan change with amendments | The plan change be approved in its entirety as notified, with the exception of the proposed exclusions relating to the Dilworth Terrace Houses, which should be declined.   | Dilworth Terrace Houses, 1-8 Dilworth Terrace, Parnell (ID 01634)  |
| 31    | 31.1      | Richard Paul van Bremen and Susan Louise Gibson                            | rvb@cwv.co.nz  | Decline the plan change                | Decline the plan change.  | Te Marae o Hinekakea village site, including grave R10_163, 54 Iona Avenue, Paremoremo (ID 00729)  |
| 32    | 32.1      | Oratia Church Trust<br>Attn: Ben Meadows                                   | benjaminmeadows@msn.com  | Decline the plan change                | Decline the plan change.  | Oratia Church/schoolhouse (former), 1-5 Parker Road, Oratia (ID 00119)   |
| 33    | 33.1      | Civic Trust Auckland<br>Attn: Audrey van Ryn                               | cta@civictrustauckland.org.nz  | Accept the plan change with amendments | Opposes the amendment proposed to the Exclusions column for ID 01997 Central Fire Station, 50-60 Pitt Street, Auckland.   | Central Fire Station, 50-60 Pitt Street, Auckland Central (ID 01997)   |
| 33    | 33.2      | Civic Trust Auckland<br>Attn: Audrey van Ryn                               | cta@civictrustauckland.org.nz  | Accept the plan change with amendments | Opposes the deletion of ID 01461, a residence at 1 Beihlers Road, Weymouth in Manurewa, from the historic heritage schedule.  | Residence, 1 Beihlers Road, Weymouth (ID 01461)  |
| 33    | 33.3      | Civic Trust Auckland<br>Attn: Audrey van Ryn                               | cta@civictrustauckland.org.nz  | Accept the plan change with amendments | The Council makes the two revisions proposed as per the Civic Trust's submissions at 2.1 and 3.1.   |  |



**Plan Change 27 - Historic Heritage Schedule 14.1**

**Summary of Decisions Requested**

| Sub # | Sub point | Submitter Name   | Address for service              | Decision requested                     | Summary of decision requested   | Historic heritage place or address submission relates to                  |
|-------|-----------|--|----------------------------------|--|---|---|
| 34    | 34.1      | General Trust Board of the Anglican Diocese of Auckland on behalf of St Stephens Anglican Church Whangaparaoa<br><br>Attn: Clare Covington | c.covington@harrisingrierson.com | Accept the plan change with amendments | The Historic Heritage Extent of Place Overlay is reduced to a smaller area around the existing chapel as identified in section 3.3 of this submission.  | St Stephen's Anglican Church, 3 and 5 Stanmore Bay Road, Manly (ID 00616) |
| 34    | 34.2      | General Trust Board of the Anglican Diocese of Auckland on behalf of St Stephens Anglican Church Whangaparaoa<br><br>Attn: Clare Covington | c.covington@harrisingrierson.com | Accept the plan change with amendments | Alternatively, the exclusions within the schedule are amended to include the proposed memorial wall and safety barrier.   | St Stephen's Anglican Church, 3 and 5 Stanmore Bay Road, Manly (ID 00616) |
| 34    | 34.3      | General Trust Board of the Anglican Diocese of Auckland on behalf of St Stephens Anglican Church Whangaparaoa<br><br>Attn: Clare Covington | c.covington@harrisingrierson.com | Accept the plan change with amendments | The amendments to the schedule wording are supported.   | St Stephen's Anglican Church, 3 and 5 Stanmore Bay Road, Manly (ID 00616) |
| 35    | 35.1      | St Aidan's Church Remuera<br>Attn: James Parkinson   | jandjparkinson@gmail.com         | Accept the plan change with amendments | Support the proposed plan change subject to amendments requested in relation to the Exclusions identified for St Aidan's Church, Remuera.   | St Aidan's Church, 3-9 Ascot Avenue, Remuera (ID 01603)                   |
| 35    | 35.2      | St Aidan's Church Remuera<br>Attn: James Parkinson   | jandjparkinson@gmail.com         | Accept the plan change with amendments | Support the Category B protection and the three identified primary features, being the 1905 Church, the lych gate (note the spelling correction required), and the war memorial.  | St Aidan's Church, 3-9 Ascot Avenue, Remuera (ID 01603)                   |
| 35    | 35.3      | St Aidan's Church Remuera<br>Attn: James Parkinson   | jandjparkinson@gmail.com         | Accept the plan change with amendments | The proposed amendment to the Plan maps ensures each of the identified primary features is incorporated within the extent of place.   | St Aidan's Church, 3-9 Ascot Avenue, Remuera (ID 01603)                   |
| 35    | 35.4      | St Aidan's Church Remuera<br>Attn: James Parkinson   | jandjparkinson@gmail.com         | Accept the plan change with amendments | The exclusions should encompass: the post-1956 additions to the 1905 Church and modifications to the interior of the 1905 Church; the 1967 Church hall including the Social Lounge, Parish Administration Offices, and Hall; the 2002 Gathering Area; and on-grade car parks. | St Aidan's Church, 3-9 Ascot Avenue, Remuera (ID 01603)                   |
| 36    | 36.1      | Martin Dickson   | martin@dickson.nz                | Accept the plan change with amendments | Support the plan change in part.  | Minniesdale Chapel and graveyard, 67 Shegadeen Road, Wharehine (ID 00542) |
| 36    | 36.2      | Martin Dickson   | martin@dickson.nz                | Accept the plan change with amendments | Seek that the Council immediately act to survey and protect the interior of the church and protect it in a subsequent plan change.  | Minniesdale Chapel and graveyard, 67 Shegadeen Road, Wharehine (ID 00542) |
| 37    | 37.1      | Raewyn Catlow  | gtpservices@ozemail.com.au       | Decline the plan change                | Object to the proposed plan change to remove protection of these baths.   | Waiwera Bath House, Waiwera Beach, 37 Waiwera Place, Waiwera (ID 00499)   |

**Plan Change 27 - Historic Heritage Schedule 14.1**

**Summary of Decisions Requested**

| Sub # | Sub point | Submitter Name | Address for service    | Decision requested                     | Summary of decision requested           | Historic heritage place or address submission relates to |
|-------|-----------|----------------|------------------------|--|---|--|
| 38    | 38.1      | Anurag Rasela  | anuragrasela@yahoo.com | Accept the plan change with amendments | Accept the plan change with amendments. | Residence, 85 and 85A Kolmar Road, Papatoetoe (ID 01476) |

## **Submissions**



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Rix John and susan Joy Fergusson

Organisation name:

Agent's full name: Rix Fergusson

Email address: [rixandsuefergusson@xtra.co.nz](mailto:rixandsuefergusson@xtra.co.nz)

Contact phone number:

Postal address:  
19 William Ave  
Manurewa  
Auckland 2102

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:  
historic Places Listing

Property address: 19 William Ave, Manurewa

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We have come to realize that this house should never have been included on the Historic register as my research has shown that the original paperwork by MCC had not been completed correctly. It was apparent even then that this house did not fit the criteria as it had lost most of the historic features over time. While it gives the impression of being time correct there are few original exterior features left. There are only 3 original sash windows left along with 1 exterior door. The verandah has been modified with only the rolled iron remaining as per the original look. Exterior doors and windows have been added or removed. Those that have been replaced are from totally different time periods. A later addition was added to the southern end of the house along with a covered deck along the rear of the house with 3 sets of French doors installed to access this rear deck.

1.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 31 May 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Deborah Anne Bell

Organisation name:

Agent's full name:

Email address: [debbiebell@slingshot.co.nz](mailto:debbiebell@slingshot.co.nz)

Contact phone number:

Postal address:  
194 Hurstmere Road  
Takapuna  
Auckland 0622

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

Property address: 194-196 Hurstmere Road Takapuna

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I live in the property and it is completely hidden from public view. You need to come a long way up a private driveway to even see the property. There is little public benefit from the property as very little people even know it exists. It is an excellent family home however I believe the property owners (current and future) should not be limited by the restrictions this scheduling imposes, especially considering there is no visibility of the property to the wider community.

2.1 | I or we seek the following decision by council: Accept the plan modification with amendments

2.2 | Details of amendments: I support the change to B, and would welcome the removal of the property from the schedule completely.

Submission date: 31 May 2019

## **Attend a hearing**

Do you wish to be heard in support of your submission? No

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Evan Virtue

Organisation name: Waiwera Properties Limited

Agent's full name: Evan Virtue

Email address: [EVertueEVertue@urbanpartners.co.nz](mailto:EVertueEVertue@urbanpartners.co.nz)

Contact phone number: +64 21 327078

Postal address:  
P.O. Box 998887  
Newmarket  
AUCKLAND 1149

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

Proposed Plan Change 27: Amendments to Schedule 14.1 Schedule of Historic Heritage (Errors, anomalies and information update and deletion of 11 places) The removal of the historical heritage overlay: Reference 00499 Waiwera Bath House Waiwera Beach, 37 Waiwera Place, Waiwera.

Property address: 37 Waiwera Place, Waiwera.

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We support the removal of the heritage overlay 00499 Waiwera Bath House (extent of place) as proposed by Council.

3.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 13 June 2019

### Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Yuan Cheng

Organisation name:

Agent's full name: yuan cheng

Email address: [yuancheng38@hotmail.com](mailto:yuancheng38@hotmail.com)

Contact phone number: 0211572571

Postal address:  
2/80 Prospect Tce  
Mt Eden  
Auckland  
Mt Eden  
AUCKLAND 1024

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:  
N/A

Property address: 2/80 Prospect Tce, Mt Eden, Auckland

Map or maps: N/A

Other provisions:  
N/A

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The values of the houses in this area will be declined. The new properties will potentially affect the light of many existing houses. The quiet and safe environment will be totally changed. It will be more vehicles which will cause a big problem for parking. Lots of traffic will not be safe for children living in the area.

4.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 4 June 2019

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Paul Brown

Organisation name: CEL Trust

Agent's full name: Dylan Pope

Email address: [dylan@dcs.gen.nz](mailto:dylan@dcs.gen.nz)

Contact phone number: 0224105514

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

We support the deletion of ID: 00107 from the Plan maps

Property address: 651 West Coast Road, Oratia

Map or maps: Waitakere Ranges

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We support the deletion of ID: 00107 at 651 West Coast Road, Oratia. The site contains an existing dwelling that comprises two previously relocated villas (used as one dwelling) on the site. The existing dwelling is described in detail in the Heritage Impact Assessment prepared by Graham Burgess Architects which is appended, noting Mr Burgess' comments that the dwelling should not be a scheduled item as this does not contain any particular historical significance or physical attributes for this to be included in historic heritage overlay.

5.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 5 June 2019

Supporting documents  
Heritage Assessment.pdf

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

32a ST MARYS RD  
SAINT MARYS BAY  
P.O BOX 6837  
WELLESLEY ST  
PH - 09 3030412

**BURGESS  
& TREEP  
KNIGHT  
ARCHITECTS**



Photograph of the building as seen from the driveway. Graeme Burgess 2018

## **Proposed Alterations and Additions to the House**

**at 651 West Coast Road, Lot 2, DP 43630, 2.6 ha.**

**Category B scheduled, Item 00107**

### **1.0 Introduction**

1.1 We have been asked by Paul Brown of Paul Brown and Associates to carry out a heritage assessment of their proposal to carry out additions and alterations to the house at 651 West Coast Road.

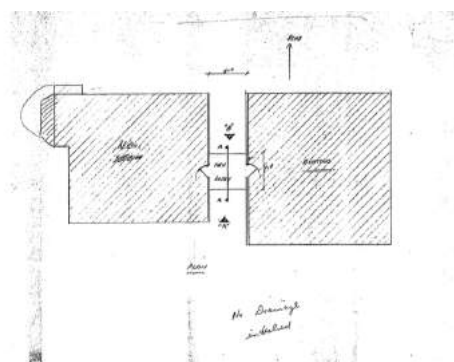
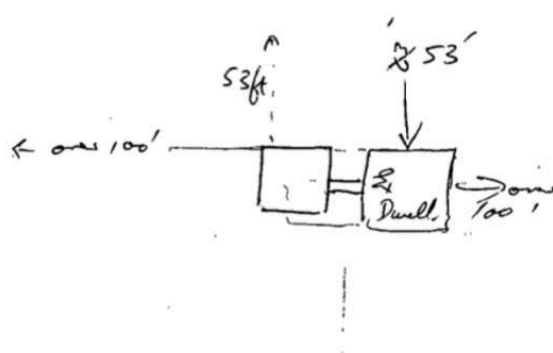
1.2 The house is scheduled under 14.1 Schedule of Historic Heritage as a category B item. The scheduling is a roll over from the former Waitakere City Council Historic Heritage Schedule. The reason given for scheduling is: A, historical, and F, physical attributes. The extent of place covers approximately 1/4 of the property, centred on the house from the road frontage. The Council record sheet is attached as Attachment 1.

### **2.0 Description of the Place**

2.1 The house is sited on a small rural property (2.6 hectares) in Oratia on the northern side of West Coast Road just past the Parker Road intersection. The house is set close to the road facing directly north. The house sits on a low ridge looking across the gently sloping former orchard. It is screened from the street by a line of mature trees.

2.2 The building is unusual, two relocated villas set in line and joined with a second storey gable element set between the two houses, that was constructed in 1975 (refer attachment 2). The villas are placed as mirror images with, from the street, the bay elements at the centre, separated by the double storey addition. Each villa has a pyramid roof. The symmetry is rather wonky as the two villas are not the same, and the central element is also asymmetric. The bay widths vary, and the roof of the western wing is slightly bigger than the roof of the eastern wing. The weatherboards on the western villa are shiplap profile, the weatherboards of the eastern villa are bevelback profile.

2.3 The overall composition is not historic it is a re-use of buildings from other places brought together on this site. The villa elements used are genuine period buildings, however the 'conglomerate' structure is not historic. This is clearly demonstrated by the 1940 Council GIS Historic Aerial Photography of the site. This building was not on the site in 1940. The Council property file gives evidence that one of the houses that make up the building was moved to the site in 1965. The house was originally from 223 Point Chevalier Road and was shifted to Oratia from a yard at 50-52 Totara Avenue in New Lynn. (refer attached permit documents, Attachment 2). The relocation of the house is described in the permit documents as an addition. The other house was already on the site, however the only record of it is an extremely vague site plan and an outline plan.



1965 Site Plan + Outline Plan. Council property File (refer also to Attachment 2)

2.4 Further work was carried out in 1975, at which time the double storied central element was constructed.

### 3.0 Description of the Proposal

3.1 Paul Brown and Associates Architects have prepared plans for this proposal.

|         |                           |
|---------|---------------------------|
| 748-200 | Site Plan Proposed, 1:500 |
| 748-210 | Ground Floor Plan, 1:100  |
| 748-300 | North Elevations, 1:100   |
| 748-305 | South Elevations, 1:100   |
| 748-310 | East Elevations, 1:100    |
| 748-315 | West Elevations, 1:100    |

3.2 It is proposed to make a number of relatively minor changes to the exterior of the building as part of the overall re-planning of the house. The form of the house is to remain largely unchanged. It is proposed to demolish the shed at the south-western corner of the building. It is proposed to remove the side porches from the southern frontage of the building at the eastern and western ends, and to form a covered entryway at the centre of the building within the two-storied element. It is proposed to fit French doors and double hung windows into the northern frontage of the house. There are currently two double hung windows on this side of the house, a single pair of French doors and sundry joinery that is not in keeping with the general style of the house. It is proposed to fit four pairs of French doors and five sets of double hung windows, with the set-out of the openings related to the new plan.

3.3 It is proposed to construct a free-standing, barn-like garage between the house and the street at the western end of the front yard.

### 4.0 Historic Heritage Schedule

4.1 The heritage schedule information sheet for the place (former Waitakere City CHI #1365), attached to this report as appendix 1, states that, the building is a 'large double bay villa' 'built around the turn of the century'. The reasons given for the scheduling are; 'Historical: The villa is associated with the early development of the district and also with horticulture in the area', and 'Architectural: the villa is a representative example of an early 20<sup>th</sup> century wooden bay villa'. The features to be retained are: 'original scale and form, corrugated iron roof, timber weatherboards, verandah, finials, original joinery and glazing'. There is no supporting evidence given for the scheduling.

4.2 This has now been rolled into the PAUP as Heritage Item 00107, category B. Reasons for scheduling, A: historical, B: physical attributes.

4.3 In the Council methodology for evaluating historic heritage significance the criteria for evaluation under A + F are explained as;

(A) Historical - The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality. <sup>1</sup>

(F) Physical attributes -The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or

---

<sup>1</sup> Inclusion Indicators

Demonstrates or is associated with an important event(s), theme(s), process, pattern or phase in the history of the nation, region or locality Is strongly associated with a person, group of people, organisation or institution that has made a significant contribution to the history of the nation, region or locality

Is strongly associated with an important idea Is associated with an early period of settlement within the nation, region or locality . The place or a component of it is an example of a nationally/internationally, regionally or locally unusual, rare, unique or endangered heritage place. Retains a use and/ or function that contributes to the historical importance of the place.

Exclusion indicators

Demonstrates or is associated with an event or events, theme, process, pattern or phase that is of dubious historical importance. Associations with important events, persons/groups or ideas are incidental, distant or cannot be substantiated

Provides evidence of themes, phases or other aspects of history that are not of substantiated historical importance

The place appears to be rare only because research has not been undertaken to determine otherwise. The claim of rarity or uniqueness has too many descriptive qualifiers linked to it . The place or its attributes are rare, endangered or unique but its importance is questionable. The place or its context has been altered or significant elements of the fabric have been changed to such an extent that its value is severely degraded, illegible or lost.

builder.<sup>2</sup>

4.5 In my opinion, this place should not be scheduled. The Council record sheet gives no factual information to support the scheduling, and the property

---

<sup>2</sup> Inclusion indicators

Is the work of a notable architect, designer, engineer or builder and is important in the context of their body of work Is a notable, or good representative, example of vernacular heritage Is a notable, or good representative, example of a type, style, method of construction, craftsmanship or use of materials

Is a notable, or good representative, example of architecture or design associated with a particular time period Demonstrates the culmination of a particular architectural style. The type, style or method of construction is indicative of or strongly associated with a specific locale or pattern of settlement within the region

The place, or a component of it, has physical attributes that are internationally/nationally, regionally or locally unusual, rare, unique or endangered. Is a notable or good representative example of historic urban structure or built form, such as a pattern of development, street layout or building height, massing and scale .

Is a definable geographical area that can be distinguished from its surroundings e.g. based on historical development/ association or changes in built form or architectural style.

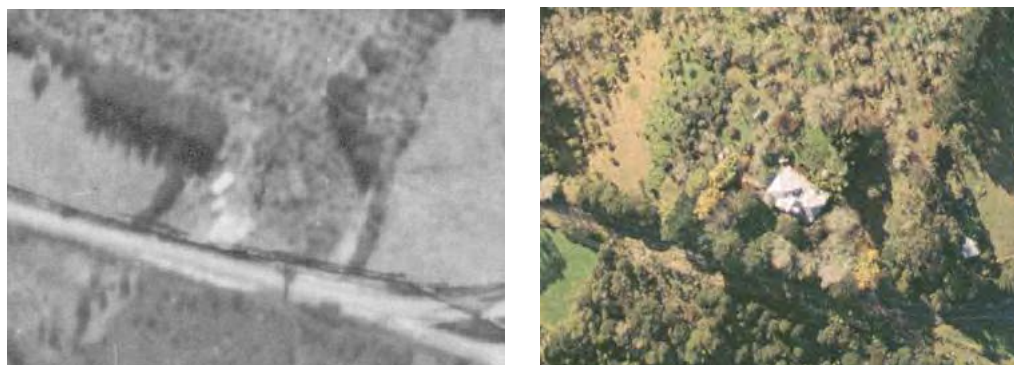
EXCLUSION indicators

Associations with a notable architect, designer, engineer or builder are incidental or unsubstantiated Is the work of a notable architect, designer, engineer or builder but is not important within the context of their body of work.

Representative qualities have been degraded or lost to the extent that the characteristics of the place no longer typify the type or style. The place appears to be rare only because research has not been undertaken to determine otherwise

The claim of rarity or uniqueness has too many descriptive qualifiers linked to it. The place or its attributes are rare, endangered or unique but its importance is questionable. The place is under threat of destruction, but its importance is questionable Has been altered or modified to the extent that it can no longer be considered to be intact. The place or its context has been altered or significant elements of the fabric have been changed to such an extent that the value is severely degraded, illegible or lost Is, or is substantially, a modern reconstruction, replica or rendering of historic architecture or architectural elements.

file demonstrates that the building is not historic.



Council GIS Historic Aerial photographs left 1940, right 2006

4.6 The 1940 Council GIS Historic Aerial photograph of the site (above) clearly shows that neither of the villas was on the site in 1940. The earliest confirmed record of any part of the building on the site is the 1965 building consent (Attachment 2).

4.7 The building is a 'conglomerate' structure created by moving two unrelated villas on to the site and joining them. No part of the building is historically linked to this place and it has no known historic link with persons or events in the area, furthermore it does not have a relationship with early settlement patterns in the area and does not, through association with this place, demonstrate the long history of orchards and other activities in the area.

4.8 The Council record sheet (attachment 1) has no information regarding any architect or builder associated with this place before the 1960s. It is unlikely that either villa was designed by an architect. The original location of one of these houses is unknown, and that location could have been anywhere in the Auckland region, or beyond. The overall hybrid structure is not a representative style of any type or style of construction. The description of the house as a 'double bay villa' is not correct, as the fabric of the building clearly demonstrates that this building is in fact two houses joined together. The 1965 permit gives the date when this occurred.

4.9 The two villas are not 'representative examples' of their type. They are fairly standard villas that have been re-used and altered in that process. It is unique as a late 20<sup>th</sup> century example of hybridization/conglomeration, an odd form of uniqueness rather than historic heritage.



## 5.0 Assessment of Heritage Effects

5.1 The following assessment is based on the Paul Brown + Associates plans. I have visited the site and given consideration to the effects of the proposal based on my observations of the building and its particular context.

5.2 The proposal does not significantly alter the external form of the building. The changes proposed are largely changes to the arrangement of joinery and involve introduction of new period styled joinery to the exterior of the building on the southern and northern frontage. It is also proposed to remove the side verandah porches on the southern frontage and to construct a central entryway between the two bay elements on the southern side of the building. It is proposed to remove the large area of lean-to elements at the south west corner of the house. It is also proposed to construct a barn form double garage within the front yard to the south west of the house.

5.3 As stated, I do not consider that this place should be scheduled on the basis of the information given on the Council record, and given that this building was not present on the site in 1940. In the following assessment, I have considered the building as a B scheduled place, at the low end of the threshold for scheduling. In my opinion this allows considerable flexibility.

### **D17 Historic Heritage Overlay**

#### **Modifications, restoration and new buildings within historic heritage places**

**(8) Maintain or enhance historic heritage values by ensuring that modifications to, or restoration of, scheduled historic heritage places, and new buildings within scheduled historic heritage places:**

**(a) minimise the loss of fabric that contributes to the heritage values and level of significance of the place;**

None of the proposed changes to the building has any effect that is more than minor on the particular heritage values and significance of this place.

**(b) do not compromise the ability to interpret the place and the relationship to other heritage places;**

The proposal does not compromise the ability to interpret the place and its relationship, if any, with other heritage places.

**(c) complement the form, fabric and setting which contributes to, or is associated with, the heritage values of the place;**

The proposed changes complement the form of the building and fit with its existing fabric and the setting.

**(d) retain and integrate with the heritage values of the place;**

The proposed changes have no effect on the heritage values of the place.

**(e) avoid significant adverse effects, including from loss, destruction or subdivision that would reduce or destroy the heritage values of the place;**

Does not apply.

**(f) avoid, remedy or mitigate adverse effects on the heritage values of the place.**

The proposal will have no effect on the heritage values of the place.

**(9) Enable modifications to, or restoration of, scheduled historic heritage places, and new buildings within scheduled historic heritage places where the proposal:**

**(a) will not result in adverse effects on the significance of the place;**

The proposal will not result in adverse effects on the significance of this particular place.

**(b) will contribute to the ongoing maintenance and enhancement of the historic heritage values of the place;**

The proposal will contribute to the ongoing maintenance and enhancement of the place and its particular historic heritage values.

**(c) is in accordance with good practice conservation principles and methods;**

The proposal is appropriate in terms of the conservation principles and methods that apply to this particular place.

**(d) will not result in cumulative adverse effects on the historic heritage values of the place;**

There are no cumulative adverse effects on historic heritage values of this particular place.

**(e) will contribute to the long-term viability, retention or ongoing functional use of the place.**

The proposal to upgrade the building as a family home will contribute to the long-term viability of the place. The proposed garage, set apart from the house, also adds to the amenity of the property and this contributes to the long-term viability and ongoing functional use of the place.

**(10) Support modifications to, or restoration of, scheduled historic heritage places that will do any of the following:**

**(a) recover or reveal heritage values of the place;**

The proposed works will have no effect on the particular heritage values of this place.

**(b) remove features or additions that compromise the heritage values of the place;**

The proposed removal of the lean-to shed element on the South west side of the building will improve the overall form of the house and removes a distracting element that is clearly not part of the historic form of the villa at that side of the house. The removal of the side porch elements on the southern side of the house has little or no effect on the overall reading of the building and its particular heritage values. The proposed re-configuration of the joinery will have no effect on the overall reading of the building as it stands in this particular place.

**(c) secure the long-term viability and retention of the place.**

The proposed works upgrade the building and improve its structure, its functionality and its overall fabric. This contributes significantly to its long-term viability.

**(11) Provide for modifications to, or restoration of, parts of buildings or structures where this is necessary for the purposes of adaptation, repair or seismic strengthening, either in its own right or as part of any modifications.**

Does not apply.

## **Demolition or destruction**

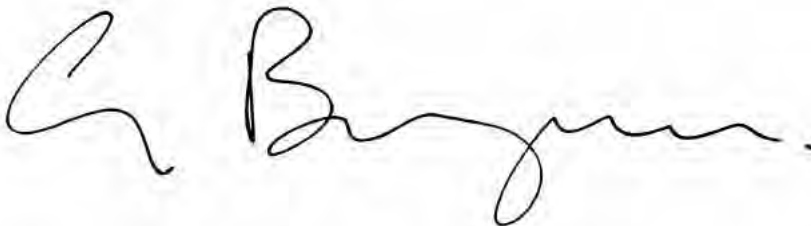
**(12) Avoid the total demolition or destruction of the primary features of Category A scheduled historic heritage places.**

**(13) Avoid the total or substantial demolition or destruction of features (including buildings, structures or archaeological sites) within scheduled historic heritage places where it will result in adverse effects (including cumulative adverse effects) on the overall significance of the scheduled historic heritage place to the extent that the place would no longer meet the significance thresholds for the category it has been scheduled.**

The proposal does not involve the demolition of more than 30% of the exterior fabric of the building. The elements that are to be removed are additions, with the possible exception of the south side porch roofs. As the buildings that are the component elements of the overall building were relocated to this site some time after 1940, these porch roofs are unlikely to be original.

## **6.0 Conclusion**

6.1 I support the application. The proposal has little if any effect on the particular heritage values of this place. The proposed changes are in keeping with the overall form and style of the building and improve its amenity and its overall appearance.

A handwritten signature in black ink, appearing to read 'Graeme Burgess'. The signature is fluid and cursive, with a large initial 'G' and a long, sweeping tail.

**Graeme Burgess**

Attachment 1  
Auckland Council Record Sheet for 651 West Coast Road



|           |                   |                                |
|-----------|-------------------|--------------------------------|
| CHI# 1365 | Negative No. 11e2 | Listed in DP Heritage Appendix |
|-----------|-------------------|--------------------------------|

**DWELLING - 651 WEST COAST ROAD, ORATIA**



**1. DESCRIPTION**

Built around the turn of the century, the large double bay villa at 651 West Coast Road, Oratia, is of timber weatherboard construction with a corrugated iron roof. The building features a front verandah with ornate fretwork and double hung sash windows. Finials crown the gables of the bays. The house is set amidst a herb and flower garden with an organic orchard out the back.

**2. CULTURAL SIGNIFICANCE**

The cultural significance of the double bay villa at 651 West Coast Road is attributed to its locally significant historical and architectural values.

**Historical:** The villa is associated with the early development of the district and also with horticulture in the area.

**Architectural:** The villa is a representative example of an early 20th century wooden bay villa.

**3. FEATURES TO BE RETAINED**

- \* Original scale and form, corrugated iron roof, timber weatherboard walls, verandah, finials
- \* Original joinery and glazing

**4. MANAGEMENT STRATEGY**

List item in D.P. Schedule, Category III, General Design Guidance.

**Attachment 2  
Auckland Council Property File  
1965 Building Consent**

Biding Waikamete County of Waitemata  
Roll No. 331 / 550 / 1 N<sup>o</sup> 9197  
**BUILDING PERMIT** Date 29.4.65  
Owner of Section P.L. PAINTER.  
Address West Coast Rd, Oratia.  
**This Permit** is granted to the undermentioned person authorising the following building work on  
Lot No. 2, D.P. 13630 of allot 4, Waikamiti Parish.  
on West Coast Road Oratia in accordance with the plans lodged and  
subject to the following conditions: That this complete building is used only as one living unit.  
Nature of proposed work Addition to dwelling. Value of work, £ 2,000.  

James Davern,  
50-52 Totara Avenue,  
NEW ZEALAND.

 Fee £ 12 : - : - Rec. No. 21597  
For the Waitemata County Council.  
FOR FURTHER CONDITIONS SEE OVER. Duly Authorised Officer.  
5

APPLICATION No. 932/31 PERMIT No. 9/97  
VALUATION Roll No. 331/558/1 DATE ISSUED 15/3/65



WAITEMATA COUNTY COUNCIL  
P.O. BOX 5440 - AUCKLAND, C.I.

# Application for a Building Permit

OWNER OF SECTION. NAME P.L. PAINTER PHONE No. GLE 5318  
(BLOCK CAPITALS)

PRESENT POSTAL ADDRESS West Coast Road, ORATIA

BUILDER NAME James DAVERN PHONE No. 889 461

POSTAL ADDRESS 50-52 Totara Ave. New Lynn  
(Note:-Permit will be posted to builder unless otherwise requested.)

NATURE OF PROPOSED BUILDING WORK Addition to existing house

VALUE OF WORK £ 850 FEE £ 12 PAYABLE AT TIME OF APPLICATION.  
(Refer back page)

FULL LEGAL DESCRIPTION OF SECTION (as appears on either rate demand or title deeds).

Lot 2 DP 43630 of allot. 4. Waikomiti Parish Blk " Tihirangi S.D

NAME OF PREVIOUS OWNER OF SECTION Warrington

AREA OF SECTION 6-2-8 Acres (a). FRONTAGE over 100 Feet.

ROAD NAME West Coast Road LOCALITY ORATIA

IMPORTANT SEE INSTRUCTIONS INSIDE

### FOR OFFICE USE ONLY

Remarks: Further details of proposed addition required

Rural "A" ? Planning 1.3046

Permit Issued Subject to the Following Conditions: That this complete bldg =  
used only as one living unit.

Approved by [Signature] Town Planning Officer 28.4.65 Date

Approved by [Signature] Building Inspector 28.4.65 Date

Approved by \_\_\_\_\_ Health Inspector \_\_\_\_\_ Date

Approved by [Signature] Drainage & Plumbing Inspector 28.4.65 Date

Building Permit Fee £ 16.0.0 Receipt No. 21597 Date 11.2.65

Street damage [Redacted] Deposit Fee £ 20.0.0 Receipt No. 4069 Date 11.2.65



WAITEMATA COUNTY COUNCIL

**REPORT OF INSPECTION CARRIED OUT  
OF SECOND HAND (OLD) MATERIALS**

(BY-LAW No. 5)

TO of Puk. Familie  
West Coast Rd  
Oratia

No 1809

Date 2 2 65

Inspection carried out at 223 Saint Charles Rd

Material desired for erecting Sample Unit  
At West Coast Rd Oratia

Report: The dwelling is a pre-war structure  
with a <sup>light</sup> infestation of larvae. The  
ldg could be accepted as proposed  
provided the whole building is gas  
fumigated - Any major structural  
defects exposed during transit must  
be covered to meet the wishes  
of the Council. The sample  
building as the report states does not  
include the new portion of  
the building (kitchen - bathroom - etc.) which  
is not accepted for removal at all.  
C. J. McNamee 2/2/65.

BUILDING INSPECTOR

FEE PAID 1/2 DATE 22 1 65 REC No 21213

1983W

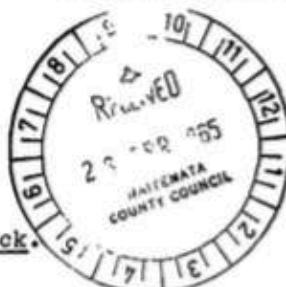
**DAVERN** *Holdings Limited*



30-35 TOTARA AVENUE,  
NEW LYNN, AUCKLAND, N.Z.  
PHONES: 887-461, 887-462  
P.O. BOX 15-058

April 22nd.1965.

Building Inspectors,  
Waitemata County Council,  
P.O. Box 5440,  
AUCKLAND.



Attention Mr. Spick.

Dear Sir,

Please find enclosed two plans of house at  
223, Pt. Chevalier Road, to be removed to West Coast Road,  
Oratia, on behalf of Mr. P.L. Painter.

We understand he has applied for and received  
approval for building permit.

The house has been treated with Methol-bromide  
and you should have received a certificate to that effect.

Yours faithfully,  
Davern Holdings Ltd.

*J. N. Avel.*  
Secretary.

|          | AGT | TIME |
|----------|-----|------|
| CLERK    |     |      |
| MEMBER   |     |      |
| MEMBER   |     |      |
| MEMBER   |     |      |
| CHAIRMAN |     |      |

ROAD FRONTAGE

10' 20' 30' 40' 50' 60' 70' 80'

**SITE PLAN**

**RESIDENTIAL SECTIONS**

The site plan must be accurately drawn to the scale provided (1/16 feet to 1 inch).

**ALL OTHER SECTIONS**  
(including farms, etc.)

Please state scale used.

**Note**

1. This site plan must show the desired position of the proposed building and also ALL existing buildings.

2. Distances of each building from boundary lines must be clearly indicated. Consult your Building Inspector if in doubt as to Council's requirements as to Siting of Buildings.

**BUILDING INSPECTORS ARE AVAILABLE AT COUNTY OFFICE BETWEEN 8:30-9:45 A.M. MONDAY TO FRIDAY.**

3. Separate plans, drawn to scale (preferably 1/4" or 1/8" to 1'), must be submitted, showing a ground plan, and elevations of two sides. In cases of extensions to existing buildings, these plans should show the whole building, and the extension should be shaded or coloured.

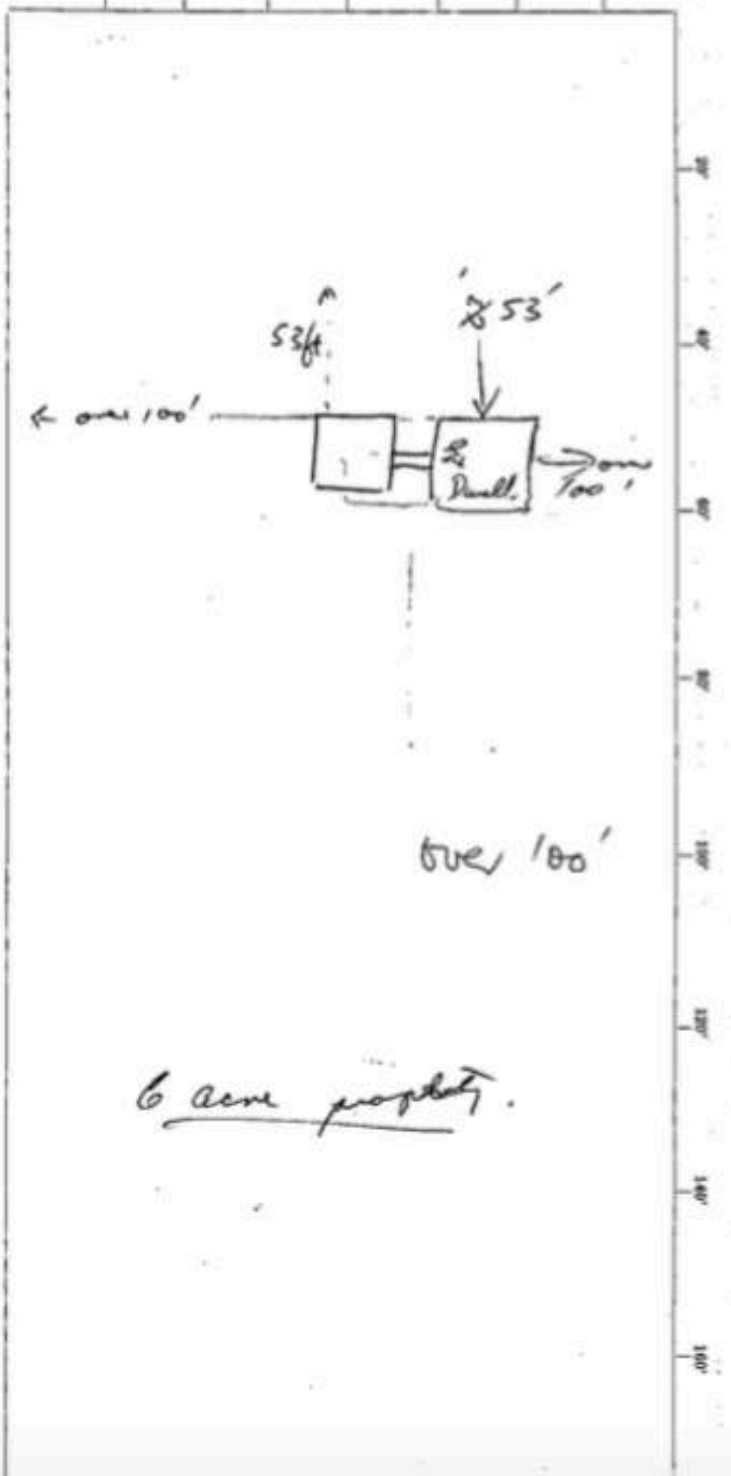
4. Applications, plans and specifications **MUST** be made in duplicate, except for minor outbuildings.

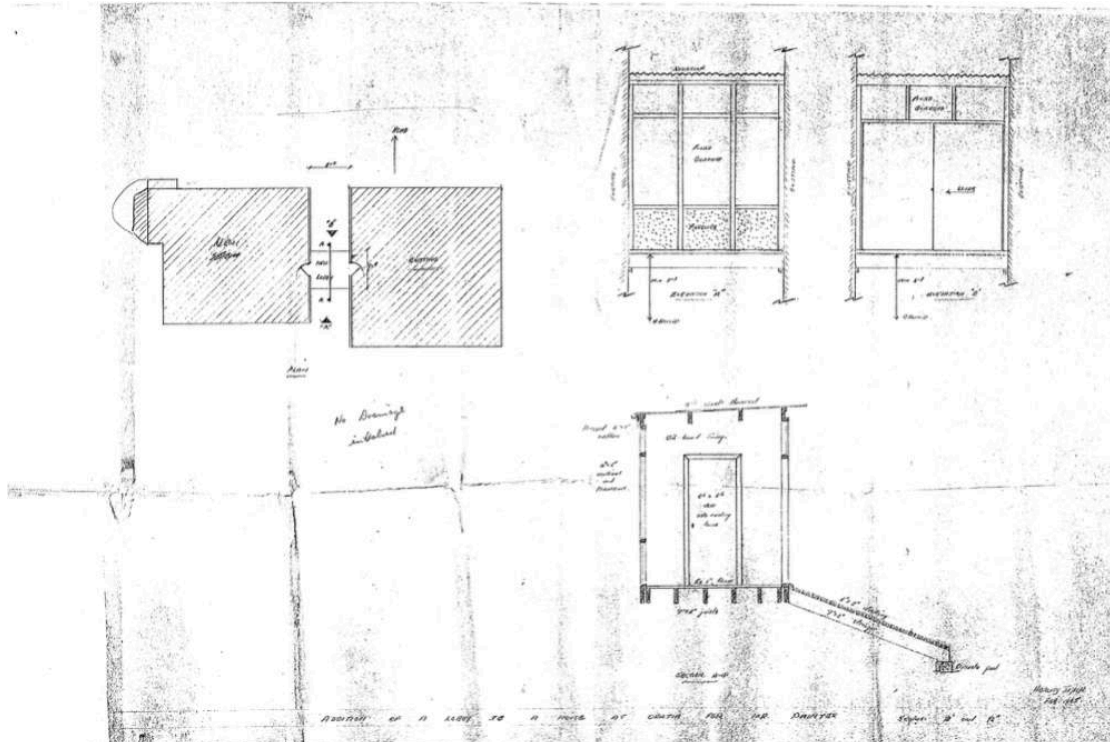
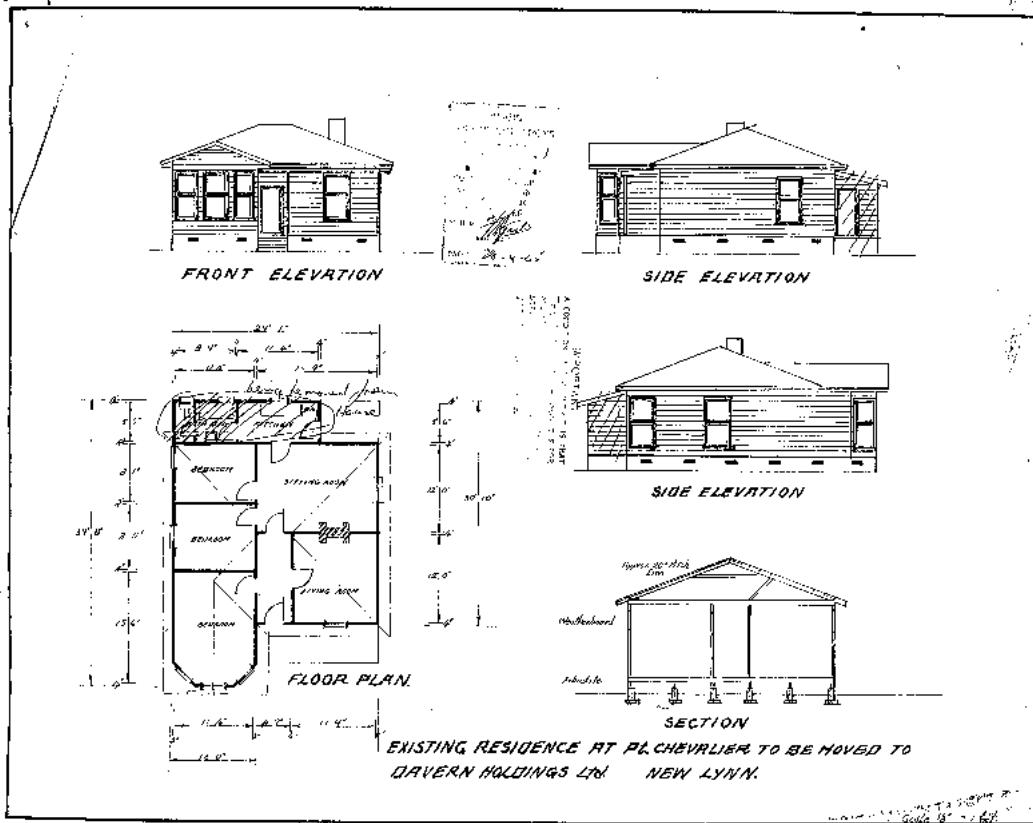
5. Location plan must be completed.

**PENCIL DRAWINGS WILL NOT BE ACCEPTED.**

**IMPORTANT:**

A condition of this permit is that **THE BUILDER** is responsible for all stormwater drains being constructed to comply with health inspectors requirements.





Attachment 2  
Auckland Council Property File  
1975 Building Consent

Riding

CITY OF WAITEMATA

Roll No. / /

3315/600

**BUILDING PERMIT**

No 1629

Owner of Section

P. Painter

Date

10.6.75

Address

West Coast Road, Oratia

THIS PERMIT is granted to the undermentioned person authorising the following building work on Lot No. 3 DP 43830 on West Coast Road Oratia in accordance with the plans lodged and subject to the following conditions: To notations on plans.

Nature of proposed work

Add to dwelling

Value of work, \$ 3,000

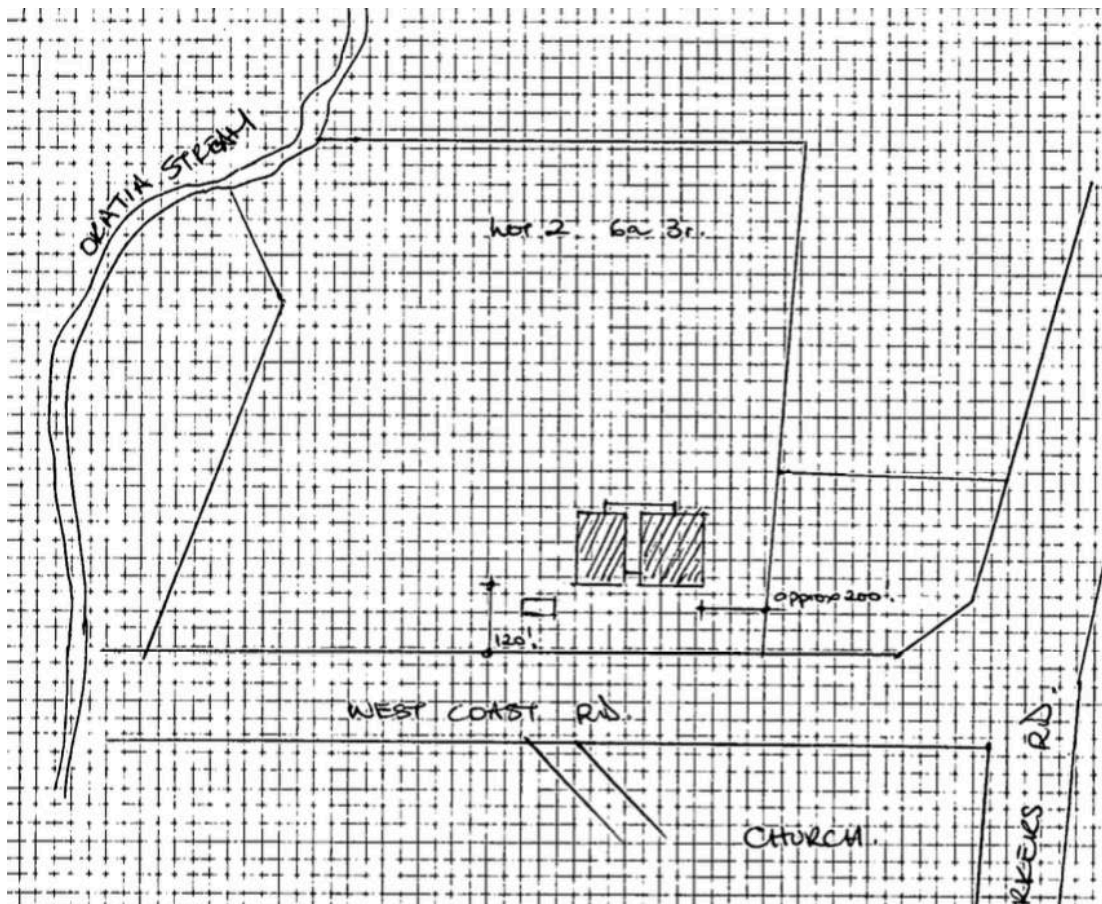
Fee \$ 15 : 00 : Rec. No. 79056 - 30.4.05

For the Waitemata City Council

Construction Management Ltd.,  
Box 44080  
AUCKLAND. 2

Duly Authorised Officer.

FOR FURTHER CONDITIONS SEE OVER



Dear Sir or Madam

RE: ID 1006 Te Arotai 17 Queen Street, Northcote Point

I am the owner of the above property which is affected by the proposed plan change and as such I would like to make a submission for consideration as below.

Removal of Te Arotai, 17 Queen Street, Northcote Point from Heritage Schedule

- 6.1 | I would like to request the removal of the above property from the historic heritage schedule, as the Queen street road frontage is not original and a sunroom was added to the house in the 1950's. This addition to the original 1922 Californian Bungalow style house is not in keeping with the architectural style of the era, particularly as it is this elevation which faces a heritage street.

I do not believe this property is a true and original representation of the architectural style it was listed for initially and should therefore be removed from the schedule, as it is currently being changed and it would seem like an appropriate time to review the listing.

I would appreciate your confirmation of this submission to the above email address.

Yours faithfully

Deborah Manley

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Rebecca Stanley

Organisation name: Auckland Botanic Gardens

Agent's full name:

Email address: [rebecca.stanley@aucklandcouncil.govt.nz](mailto:rebecca.stanley@aucklandcouncil.govt.nz)

Contact phone number:

Postal address:

[rebecca.stanley@aucklandcouncil.govt.nz](mailto:rebecca.stanley@aucklandcouncil.govt.nz)

Auckland

Auckland 2105

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

**My submission relates to**

Rule or rules:

01270 Mill site, Botanic Gardens, 102 Hill Rd

Property address: 102 Hill Road Manurewa (Lot 3 DP 59551)

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

In 2015 the Auckland Botanic Gardens sought two amendments to the Unitary Plan in relation to the Heritage Overlays (Mill site R11\_1633). A discrete site of a European-era farm waterwheel (removed in the mid 1980's) was incorrectly assigned to one third of the land area at the ABG (the whole extent of the legal parcel of land the site is found within). The site was also incorrectly labelled as a site of significance to Maori. This plan change: PC27: Amendments to Schedule 14.1 Schedule of Historic Heritage rectifies these errors. We support the Amendments to the Plan maps (extent of place) and the confirmation this Mill Site is not known to be a place of interest or significance to Māori.

7.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 21 June 2019

**Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: David Barber

Organisation name:

Agent's full name:

Email address: [david.barber@xtra.co.nz](mailto:david.barber@xtra.co.nz)

Contact phone number:

Postal address:

[david.barber@xtra.co.nz](mailto:david.barber@xtra.co.nz)

Manurewa

Manurewa 2102

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

ID 1456 proposed plan modification

Property address: 8-10 Earls Court, Hillpark, Manurewa

Map or maps: ID 1456

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

ID 1456 consists of protecting the gardeners cottage/garage alongside the Orford Lodge property, as it has significant historical value such as being occupied by American Officers during WW2 as their mess and who built the existing fireplace in the cottage. The cottage/garage forms an integral part of the Orford Lodge property which has existing heritage protection.

8.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 24 June 2019

**My submission relates to**

Rule or rules:

ID 1456 proposed plan modification

Property address: 8-10 Earls Court, Hillpark, Manurewa

Map or maps: ID 1456

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

ID 1456 consists of protecting the gardeners cottage/garage alongside the Orford Lodge property, as it has significant historical value such as being occupied by American Officers during WW2 as their mess and who built the existing fireplace in the cottage. The cottage/garage forms an integral part of the Orford Lodge property which has existing heritage protection.

I or we seek the following decision by council: Accept the plan modification

Submission date: 24 June 2019

**Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Matthew Nicholas Dunning

Organisation name:

Agent's full name:

Email address: [matthew@dunningqc.co.nz](mailto:matthew@dunningqc.co.nz)

Contact phone number: 027 294 7959

Postal address:  
4 Tohunga Crescent  
Parnell  
Auckland 1052

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

**My submission relates to**

Rule or rules:  
Schedule 14.1, Chapter L

Property address: 3 Dilworth Terrace, Parnell, Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

9.1 | Given that Council has ignored the heritage status of Dilworth Terrace by abandoning the viewshaft entirely, it is more than ironic that it should seek to categorise it as worthy of the highest protection when very few people in future will be able to see it, meaning that private owners will continue to be restricted in what they can do to their property, for something which Council itself has diminished in heritage value to the public. Council talks heritage but does not walk it, and if it is going to abandon something as important as the viewshaft in favour simply of commercial interests, it should in exchange moderate its approach to what owners of Dilworth may be able to do to their properties in future, and this should be recorded on an appropriate file or register or the plan.

9.2 | I or we seek the following decision by council: Accept the plan modification with amendments

9.3 | Details of amendments: Formally note that the discretion as to what owners of Dilworth may do to their properties will be exercised generously in future.

Submission date: 28 June 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

## PC 27: Amendments to Schedule 14.1 Schedule of Historic Heritage

Attn: Planning technician

Auckland Council

Level 24, 135 Albert Street

Private Bag 92300

Auckland 1142

### Submitter details

Ian McArthur

68 Kitchener Rd Milford

Auckland

Telephone 0273330358

Email [ianmcarthur@live.com](mailto:ianmcarthur@live.com)

### Scope of submission

PC 27: Amendments to Schedule 14.1 Schedule of Historic Heritage

### Specific provisions that my submission relates to are:

Halling homestead (former) at 68 Kitchener Rd Milford (ID 01077). This place has been reviewed because there is an error in the Schedule 14.1

### Submission

10.1 | I wish to have the provision identified amended and the Halling homestead removed from the schedule.

### The reasons for my views are:

Colleen and I are the second owners of the Halling family home. We have lived here since 1997. We have enjoyed living in Milford and our two children excelled at Takapuna Grammar School. While we have owned the property, we have done 2 major works to the house and built a new separate standalone garage.

Living here for over 20years has given us a great deal of experience relating to the property and the suburb and it is this experience that makes me believe that I am very qualified to talk about the

house and the area. **It is because of this experience that I believe that the home should be removed from the Historic Heritage register.** My reasons can be divided into three main areas.

### 1/ Style and construction

The house is a very pretty Tudor replica with some elements of American bungalow and a charming old world feel. It is placed well back on the section and has an established garden with many trees that we have planted. My dad who came to New Zealand from England in 1949 to do his master's degree at Massey liked to refer to the style as "mock Tudor".

Construction is a double brick (rough cast) base with a dormer style weatherboard second story incorporating a 45 degree Winston clay tile roof. The road front gable ends are battened in a Tudor style and all the windows have leadlight to give a very English effect. The framing timber and weatherboard is imported Oregon.

The mock Tudor design was very popular the 1970's and early 80's on the North Shore but to conclude that this popularity was in some ways due to the influence of this house would be a long string to draw. I would surmise that the Tudor style was popular because of the high number of immigrants from the UK choosing to settle in the Bays during this period, and the suitability of the style for construction using hardy sheet and battens.

This style and construction (Mock Tudor) has not remained popular and slowly these houses are being altered to remove this feature. I am not aware of any attempt to preserve any of this 70's era style and don't believe that in the future this decision will be regretted, mainly because it is very faux and hence never destined to last the test of time.

### Conclusion

Because this Mock Tudor style has not had an important influence on New Zealand architecture, I don't believe that our early example of this style should be protected or retained. It might have an amusing reference to our Englishness, but this is not a good reason to keep something .

### 2/ Precinct or Area

There is one other similar house that I am aware of at No.1 Killarney St, most likely built by the same builder. Because this is the only other similar house in our area, I don't feel that there can be a precinct or collective effect.

### Conclusion

Protecting our house can not be justified on the basis that it creates an area of special character.

### 3/ The Future

The purpose of Heritage protection is to influence the future in a good way. This must be weighted up against the rights of the property owner to make their own decisions about what is important to their needs. Currently our house is in reasonably good condition but the construction and style make maintenance difficult and expensive. The very steep tile roof requires specialist knowledge to fix and maintain. The leadlight windows are slowly deteriorating and can not be replaced with double

glazing units because of the character feature. Even though we have insulated under the floor and in the roof our heating bill is high by modern standards and we use 5 m<sup>3</sup> of firewood a year to heat the double brick lounge. One day an owner will decide that the best thing to do is to demolish the old house and build two or three modern, well insulated low maintenance homes on the site.

#### Conclusion

Imposing heritage protection on a house requires a lot of thought. The most difficult part is to assess the future effect on the area and weight it up against the loss of rights of the property owner. Having lived in the house for over 20 years and raised a family here I hope that another family will have the chance to enjoy the same benefits that we have. **Eventually though I believe time will run out for this old house and the right thing to do will be to pull her down and build more environmentally sensible homes in this great location.**

I ask that the council remove the house from the Heritage register.

**I wish to be heard in support of my submission.**

Yours Sincerely

Ian McArthur

28<sup>th</sup> June 2019

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Paul Bernard Mora and Mary Innes Mora

Organisation name:

Agent's full name: Paul Mora

Email address: [pmora@xtra.co.nz](mailto:pmora@xtra.co.nz)

Contact phone number: 021972963 09 4899326

Postal address:

[pmora@xtra.co.nz](mailto:pmora@xtra.co.nz)

Milford

North Shore 0620

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

**My submission relates to**

Rule or rules:

Property address: 14 Muritai Road Milford Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I am writing in support of the deletion Of No. 14 Muritai Road from the schedule. When we purchased the property it did not have a heritage listing. The listing was applied 24 years ago without any consultation with us, nor was the property ever visited/inspected by any person from the council's heritage division. The property is merely an old house that had been extensively modified over the years to the stage that there is very little of the original house left, except for the two gables. The chimney is original but really needs to come down as it is very eroded. The windows are all a miss match as well as the decks. The interior was completely renovated just prior to our purchase 33 years ago, thus very little of the interior is original. We had a visit around three years ago from two members of the heritage department at the Council and they were of the same conclusion that the property has no heritage value whatsoever. I wish to be heard at the hearing.

11.1 | I or we seek the following decision by council: Accept the plan modification



Submission date: 2 July 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Anton Lush

Organisation name:

Agent's full name:

Email address: [tpfem@xtra.co.nz](mailto:tpfem@xtra.co.nz)

Contact phone number:

Postal address:  
109b Meadowbank Rd  
Meadowbank  
Auckland 1072

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

**My submission relates to**

Rule or rules:  
Property address

Property address: 10 Scherff Rd Remuera,

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
Refer attached documents

I or we seek the following decision by council: Amend the plan modification if it is not declined

Details of amendments: refer attached document

Submission date: 7 July 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

**Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

**1** *Re: Proposed Plan Change 27 – Amendments to Schedule 14.1 Historic Schedule (Errors, anomalies and information update and deletion of 11 places) to the Auckland Unitary Plan (Operative in Part).*

*With reference to the Lush House - 10 Scherff Rd, Remuera, ID No. 02495*

**2** **Addendum to Submission #12**

Anton Lush

Ph. 09 578 2421

Address 109b Meadowbank Rd, Meadowbank, Ak 1072

10 July 2019

**3** I wish to speak to this submission.

**4** **Summary of Submission**

This submission contests the process of classification of the house and:

- 12.1 | • supports the deletion of criteria C – Tangata Whenua
- 12.2 | • opposes the addition of criteria E Technology
- 12.3 | • contends that the heritage assessment in totality should be removed and that criteria A, B, D, F, G and H do not apply.

**5** **Basis of Submission**

6 The process of placing the Lush residence at 10 Scherff Rd, Remuera on a heritage list was not appropriately handled, given the advanced age and health of the owners. No supporting family members were aware of the process. Consequently, the only input given to the scheduling process was from the Council appointed assessor.

7 The assessor is the son of one of the original design company architects and advising in this situation must be seen as being at risk of serious conflict of interest. Accordingly, any opinions in the heritage assessment should be revisited in the light of this conflict.

8 Therefore it is appropriate that this situation be addressed in the current plan change submission process as *“an error, an anomaly and to update information”* and the opportunity taken to reassess the whole classification.

9 In essence, this submission addresses the following issues through examination of the history and scheduling report:

1. The inability of the owners and immediate family to provide input to the original assessment.
2. A severe conflict of interest on the part of the Council-appointed assessor.
3. The submission of a biased report exaggerating assessment criteria to support a desired outcome.
4. The lack of understanding by the owners of the ramifications, limitations or constraints of the "Historic" listing.

#### **10 Purpose of Historic Scheduling**

The Lush House at 10 Scherff Rd, Remuera, is included on the Heritage list as "an historically significant building", being an example of a 1950's style of house designed by "the group" Architects. The Group were exploring a significant architectural direction in the post-World War II era, namely the use of simpler forms, layouts and structures using cheaper and commonly available materials.

11 It is argued (Archifact) that because the building is in near-original condition, it should be preserved as an example of the Group's work. The assessment is clear on the architectural merits of the building and extends this architectural view to include preservation of its suburban context.

#### **12 Family circumstances at Time of Assessment**

13 Immediately prior to the heritage assessment, Frank Lush was suffering the effects of a stroke which had severely restricted his physical and mental abilities. In particular, memory and comprehension were compromised. Frank had been responsible for, and continued to try to be responsible for, the management of all house-related issues. His wife, Helen Lush, had been battling severe health issues of her own for over a decade whilst providing full-time nursing care to Frank and was in a state of emotional exhaustion.

14 The detail of the heritage inspection process and its ramifications would have been far beyond Frank's ability to engage with. The recent inclusion of the house in the books "A Fine Prospect" and the later Gatley book, "Group Architects Towards a NZ Architecture" of 2010 with associated photography work confused Frank as he had mentioned to me that someone had visited the house. He could provide no further detail than that, neither who it was or why they were there.

15 As such, it was not until the sale of the neighbouring property in 2017 that the family members assisting with care were eventually made aware that a heritage order had been placed on the property.

16 Accordingly no input was given to the assessment at the appropriate time.

**17 Archifact Assessment**

18 The Council-appointed assessor for this house was Adam Wild of Archifact Limited. Adam Wild is the son of Allan Wild, who was one of the members of the house's designing architectural company, *the group*, and later Dean of Architecture at Auckland University.

19 Accordingly, given these close family links, it is very hard to accept that the report was not strongly biased in favour of achieving the strongest preservation outcomes.

20 The report itself, in its recommendations, shows this bias and a confusion between a veneration of the greater architectural context of *the group's* work and an assessment of the house itself. It confuses the significance of *the group's* greater work with just one of its many projects, a simple house built to a small budget, in the middle of the company's work period.

21 It is perhaps pertinent that the only historical point referenced in the Archifact report and that is directly attributable to the Lush House (*Section 4.2 Historical Summary*) is that it was "the longest and the skinniest" of *the group's* extruded houses.

22 This is a quote from the detailed and well-researched Gatley book of over 200 pages which has only 1/6 page of text devoted to the Lush House. This brief text includes a simple description of the house and no critique or comment is included. It is likely that the availability of the three old photos included were a welcome find and addition to flesh out an historical compendium, particularly given that they could be updated with current photos.

23 *Group* houses are clearly of architectural interest. A recent auction of the Rotherham's own at Stanley Pt (one of the original *group* architect partners' own house) attracted a very large audience of over 100 people. Many of these were clearly architects who were obviously interested in the building, yet only 2 bids were made, with only 1 serious bid coming from the son of the owner. There appears to be a significant difference between "interest" or "value" and market or user need.

24 Unfortunately, the planning guides to historical assessment are unable to differentiate between these values and this is the issue at stake with this house caught in this conundrum: how can the city protect heritage yet allow for the often brutal and sad reality of change and the needs of citizens who want to live in different houses.

**25 Significance Criteria**

26 To commit a house to the severe ramifications and restrictions of a Heritage listing one would expect a very compelling argument to have been made for an "historical significance" to be applied. Yet the discussion of the Archifact report in the following sections on close inspection actually offers very little support for inclusion in the heritage list.

**27 (a) Historical**

In their historical assessment report Archifact Limited has not distinguished between the enduring architectural and historical merit of **the group's** work as a whole and those of the particular house. The only identified specific significance that the Lush House might have is described in the one sentence "(...as having) integrity and authenticity".

28 The significance of **the group's** architectural work and influence is not challenged. Even though the house has not been significantly altered, it does not follow that it, in particular, is of any more "considerable historical significance" than any other **group** house per se, or one of say, the tens of thousands of bungalows of an earlier period.

29 It is illogical that an untouched house is more valuable than one altered to improve its design or usefulness when, if it is old enough, we celebrate those changes as representing full historical context. Given that, any surviving group house is as valuable as another in this respect.

30 A relative has just finished restoring a late 1800's era building with 3 additions from different periods. All the additions are valuable, protected and represent the history of the greater "building". It is not anything to do with being "authentic".

**31 (b) Social**

The Archifact report hangs a "considerable social significance" assessment on the house because "it has been continuously occupied by its commissioning owners with almost no change". It is a tenuous thought and assumption that, because the designers were developing concepts, then this design somehow represents a unique solution to the greater social aspect of housing.

32 In reality, it was continuously occupied not specifically because it was "such (a) success" but because the owners were unusually part of a subdivision of family land. Three brothers lived next door to each other where they grew up and were obviously used to being there and did not want to move.

33 My parents loved their house because it represented their best efforts to get a house they could afford on their meagre income. The compromises of the house were always apparent in day to day life and coped with as best they could. My Mother would have always have moved if she could and would always have wanted to take her house with her.

34 The assumption that the "the almost no change(s)" aspect represented the owners satisfaction is incorrect and in fact a result of the limited ability of the owners to make the house work better given its somewhat original strict adherence to the designer's philosophy and of course construction budget.

35 It was a small house for a then average sized family of four children. (My brother slept outside under the verandah for many years and later he and I in a garden shed). The house was cold and had very limited sun exposure. It had a very windy western courtyard due to its elongated form which funneled prevailing winds. It tended to be lived in at one end largely as a result of its length and difficulty in getting light and heat to the far end. It had no logical entrance and endlessly confused new visitors navigating the unresolved entry style and the necessary alterations to gain privacy and shelter.

36 To imply that the new way of thinking about "..... spatial planning" was of "considerable value for the success of these qualities" is at best inaccurate.

37 Given these attributes the assessment as "considerable social significance" seems inappropriate and wrong.

**38 (c) Tangata Whenua**

Council has acknowledged the error with this classification and we agree with its removal.

**39 (d) Knowledge**

Archifact's report recognizes the importance of the group architects as part of a greater awareness of post-Second World War architectural influences. Yet the report merely states, but fails to describe why, this house is a "considerable example of this work".

40 Exactly how the fact that it has not been altered "further lends value" to the knowledge it affords is not explained either.

41 Given that many, if not all, of the defining architectural features used in group houses were of high quality and as such are likely to remain in any alteration as essential features of any house, it is not even relevant that it is "authentic and intact". Such features as the copper guttering lives on well to this day, presumably in all group houses as do the lengths of exposed structural timber, the cedar joinery and cladding, the sheet products where used, the clerestory windows, the large wooden sliding doors, the concrete blocks, the paving and so on.

42 The **Group** architect's work has been extensively documented, both in the Gatley book and in the University of Auckland archives as has the Lush house (ref: gp 113 Juriss). As such, it would seem on closer inspection of this issue that in fact very little Knowledge is critically enshrined in the Lush House.

**43 (e) Technological**

44 With respect to technology, Archifact has again mixed the greater appreciation of historical context of the group's work with the needs for a specific assessment of this particular house.

45 The technology of **the group's** greater work has been documented in the archives and in particular in the Gatley book's text, drawings and photos.

46 As regards the specifics of the Lush House, there is little to be gained in looking at the reality of a simple connection of a post and beam construction in the flesh or the simplicity of an exposed rafter. Or a commonly obtained sheet cladding product being fixed to a framed wall – this work is hardly "technological accomplishment" nor are the window treatments which are very simple or standard. To consider the house as showing "considerable technical significance" is somewhat overstated.

47 The construction methods are not technically world leading, merely a response to the cost of housing and the use of cheaply available materials that arguably developed through **the group's** humble beginnings designing cowsheds and a converted chook house.

48 It should be noted that post and beam construction had been used by farmers for millennia. It is not new. Farm buildings and accommodations have always been closely allied.

49 It is the architectural concepts of the groups work in using these cheap materials in a different context that is the more historically valuable, not the specifics of any one house.

50 It can be strongly argued that the "considerable technological significance" just does not apply.



**51 (f) Physical Attributes**

52 The lush house **is** an easily identified example of a **group** house. This condition however probably applies to **any** object designed by any specific designer or resulting from any school of thought or design period.

53 This classification attribute seems to be misapplied here and seems to be meant for rarer and more specific needs as indicated by the words “notable and representative”.

54 Archifact have themselves alluded to this in their comment “increasingly rare”. This evaluation does not necessarily lead straight to the protective enclosure of “considerable significance” given for the historical attribute.

55 The house’s “**intactness**” and “**integrity and authenticity**” are mentioned in several of the criteria assessments. Yet these particular factors are variably measured as “considerably valuable”, “lends value” and “extremely high”.

56 In this assessment case the term “considerably valuable” is used to highlight how **notable** it is when in fact these aspects are unrelated. Just because an item is in original condition, it does not imply that it has high or notable value. They seem to have confused several aspects and concepts in this attribute.

57 In the report, the **particular** identified physical attributes of the house are its clerestory windows, exposed interior structure and modular construction system. Yet these are the characteristics of the group’s greater work and common to all houses in some respect. In other words, once again, the report confuses the group’s greater work with the specifics of this house.

58 This is also expressed more clearly in the summary sentence referring to “physical attributes and design provenance” being of considerable significance.

59 There is nothing in this report that indicates that the house’s physical features hold any special physical significance.

**60 (g) Aesthetic**

61 The fact that the house is identified as private and discreet and yet of notable aesthetic and visual quality seems to be a conflicted view.

62 In terms of aesthetic significance, the house is in fact not only difficult to see from the road, but what is seen makes little impression. The aesthetically significant features of the house – both internal and external – cannot be appreciated in its current location.

63 The well preserved and tastefully altered interior will never be seen by the public.

64 Likewise the aesthetically pleasing external features of the house are mainly on the fenestrated northern and western elevations. The public cannot see these views.

65 All our lives my family have heard comments on how brutal the eastern façade is and iterations of the comment about “long and skinny” have always been around, not necessarily in a positive way.

66 Archifact acknowledge that “its landmark values, as seen from public places, are considered to be little”.

**67 (h) Context**

68 In spite of, in the words of Archifact, the house “as a discreetly sited private residence its streetscape, townscape and landscape setting is less dramatic”, its context is assessed as being considerable **but** with respect to a wider historical and cultural context. Not local as the guidelines seem to be referring to.

69 Once again **the group’s** greater architectural legacy is confused with the specifics of one simple house and they have used the word “wide” to include this stretching of the guidelines terms.

70 In respect of its actual relationship to the neighbourhood (streetscape and cultural context) no comment is made.

71 The slow but inexorable removal and alteration of the neighbouring State houses and bungalows, loss of open spaces, trees and gardens and replacements with crossleased sections and new and significantly larger houses is dramatically changing the neighbourhood.

72 Over 50% of the houses on Scherff Rd have been altered or removed. This is typical throughout the valley. There is little of the old neighbourhood feel to preserve.

73 Accordingly the house provides arguably little association or contribution to a neighbourhood that no longer exists.

**74 Section 8**

75 It is particularly restrictive and unfair to tie the whole property to the heritage assessment. The whole site is, and has been, a difficult aspect of the whole life of the house.

76 It is steep, of marginal stability, heavily shaded, very difficult to garden, affected by uncontrolled drainage from developments and drainage failures from above and overall of very little benefit to the house.

## Submission to Auckland Council


**Subject: Proposed Plan Change 27 – amendments to Schedule 14.1 Historic Heritage Schedule to the Auckland Unitary Plan.**

- 13.1 |
1. This submission is in relation to the **Dilworth Terrace Houses** where the category is proposed to be changed from Category B to Category A.
  2. My husband, Tuiloma Neroni Slade, and I own No. 6 Dilworth Terrace, Parnell, Auckland 1052.
  3. We do not oppose the plan change from Category B to Category A. However we wish to amend and add to the proposed list of exclusions.
  4. The interiors of all the Dilworth Terrace Houses have been altered significantly over the past century. Originally built as houses, they were, over time, turned into flats and bedsitters and then, in the 1980's back to individual houses which have been owned and altered by a variety of owners to the extent that they no longer bear any resemblance to the original interiors.
  5. For example, there are a number of alterations made by previous owners in our house (6 Dilworth Terrace) which, we believe, detract significantly from the values which would justify its scheduling as a historic heritage place and which we wish to rectify/restore. These alterations include:
    - Removal of a fireplace and surround in one of the rooms on the entrance floor
    - Removal of the original kauri floorboards in the entrance hall and replacement with unattractive stone tiles
    - Removal (or boxing in) of the original balustrade on the stairs
    - Construction of an additional archway in the hallway on the entrance level
    - Insertion of windows in internal walls and repositioning of doors
    - Creation of extra rooms with dividing walls
    - Closing off entrances into various rooms
  6. We would note that the rear elevation entrances of several of the Dilworth Terrace Houses have already been modified through the construction/installation of French doors. We believe that these modifications have enhanced the livability of the houses and provide for comfortable, modern living and should be included in the exclusions for all the houses. In addition, the ability of owners to construct/install French doors from the bedroom/s to the verandahs on the lower would enable more convenient access to the lower level verandahs/patios and gardens which, in most houses is only through one of the bedrooms.
  7. We would also note that the exterior spaces around the houses – the courtyards at the rear elevation entrances, the steps as well as the railings on the verandahs on the lower levels, and the gardens on the lower levels have also been modified by various owners. The fencing between and the bottom of the gardens are constructed of timber posts with timber trellis infill, all of which need to be repaired/replaced from time to time.

13.2

8. We therefore request Council to amend the Plan Change for the Dilworth Terrace Houses to include the following additional EXCLUSIONS (in addition to those already listed in the proposed Plan Change), namely, modifications and alterations to:
- ALL Interiors;
  - Existing French doors that have been added on the rear entrance level on the Dilworth Terrace side to Houses 1,2 & 8;
  - Add French doors to the rear elevation entrance level to allow access to courtyards and to add French doors to the bedroom/s on the lower level which mirror those on the midlevel to enable direct access to the verandah/garden area rather than having to access this area through another bedroom;
  - Landscaping of rear entrance level courtyards;
  - Steps from verandahs to patio areas on the lower, garden levels,
  - Fences and gates as well as landscaping of the lower, garden levels.
9. As owners we take the opportunity to express our strong disappointment with the decision by Council to remove in its entirety the viewshaft of the Dilworth Terrace Houses, which had been in place for such a long time and which had given Aucklanders as well as thousands of visitors the ability to view and appreciate these unique historic houses.

Date: 8 July 2019.



Tuiloma Neroni Slade



Jeanne Doris Schoenberger

# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

|                     |
|---------------------|
| For office use only |
| Submission No:      |
| Receipt Date:       |

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

DONALD JOHN + ALISON MARGARET ELLISON

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

8 DILWORTH TCE, PARNELL 1052 AUCKLAND

Telephone:

0274660177

Fax/Email:

ellisonfam@xtra.co.nz

Contact Person: (Name and designation, if applicable)

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 27

Plan Change/Variation Name

Amendments to Schedule 14.1 Schedule of Historic Heritage

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

CHANGE TO SCHEDULE 14.1 FOR DILWORTH TCE. HOUSES (1D1634)

Or

Property Address

1-8 DILWORTH TCE.

Or

Map

Or

Other (specify)

## Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No



The reasons for my views are:

WE SUPPORT THE CATEGORY CHANGE BUT WISH TO AMEND AND HAVE ADDITIONAL EXCLUSIONS INCLUDED TO THE PROPOSED LIST OF EXCLUSIONS.

14.1

\*SEE SEPARATE SHEET FOR REASONS (continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

• ALL INTERIORS TO BE EXCLUDED • FRENCH DOORS IN REAR ELEVATIONS 14.2

HOUSES 1, 2, 8 TO BE EXCLUDED • ABILITY TO ADD FRENCH DOOR TO REAR

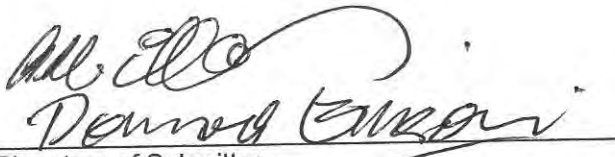
+ FRONT ELEVATIONS AT FUTURE DATE • REAR COURTYARDS + FRONT 14.3

GARDEN FENCING + LANDSCAPING TO BE EXCLUDED

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing

  
Signature of Submitter  
(or person authorised to sign on behalf of submitter)

9.7.19  
Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  / could not  gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.



My husband and I have been actively associated with the preservation of the eight Dilworth Terrace houses since the 1960s when they had fallen into disrepair and were the subject of a proposed demolition order.

Over the years since they were built at the end of last century and up to the modern day, our house and the other 7 houses have undergone numerous use changes ranging from grand houses to rooming houses to slum boarding houses to 28 flats and subsequently back to 8 individually owned modern day town/terrace houses. Since conversion back to town houses in the 1970s onwards each house has had several different owners who have each done renovations and alterations yet again to suit their individual modern lifestyles. Consequently the interior of our house 8 and the other 7 houses bear little resemblance to the original interiors.

As well as the proposed exclusions already listed in the schedule, for the above reasons we wish to add to and amend the exclusions as follows

- All interiors to be excluded.
- French Doors that have been added on the street level rear elevations of Houses 1, 2 & 8 .to be excluded.
- Include the ability for individual owners to in future add French doors (in keeping with the existing original feature French doors opening onto the seaside street level balconies of each house) to the street level rear elevations, to allow access to the courtyards, and front lower level of the building to allow access from bedrooms directly to the lower verandah /garden areas rather than having to access through another bedroom.
- All fencing and landscaping of courtyards and lower garden areas to be excluded.

Although we as owners are passionate about the preservation of the old building or it would not still be standing, we feel we must be permitted to continue to improve and upgrade the houses so that they remain attractive and desirable modern residences to live in. Unfortunately as a result of the recent loss of the view channel, in time it is likely that the people of Auckland will be unable to view the building from any vantage point other than from the private property itself.

Without sensible Council Heritage discretion it is possible that the houses may end up being undesirable to future owners with the likely outcome that they will become badly maintained and revert to the slum state that has happened in the past.

# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5

#15



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

|                     |
|---------------------|
| For office use only |
| Submission No:      |
| Receipt Date:       |

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

BRUCE ANDREW & SHARON LAMIE RICHARD

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

1 DILWORTH TCE, PARNEW 1052 AUCKLAND

Telephone:

0274725272

Fax/Email:

slprichard@gmail.com

Contact Person: (Name and designation, if applicable)

BRUCE RICHARD

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 27

Plan Change/Variation Name

Amendments to Schedule 14.1 Schedule of Historic Heritage

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

CHANGE TO SCHEDULE 14.1 FOR DILWORTH TCE HOUSE CID1634

Or

Property Address

1-8 DILWORTH TCE

Or

Map

Or

Other (specify)

## Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No



The reasons for my views are:

We Support the Category changes but wish to amend and have additional exclusions included  
SEE SEPARATE SHEET FOR REASONS

15.1

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

• - All INTERIORS EXCLUDED | 15.2

ABILITY TO INSTALL FRENCH DOORS AT A LATER DATE ON LOWER SEASIDE VERANDA FROM LARGE 2ND BEDROOM FRONT GARDENS, FENCING & LANDSCAPING TO BE EXCLUDED | 15.3  
15.4

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

*B. Richard*

Signature of Submitter  
(or person authorised to sign on behalf of submitter)

9<sup>TH</sup> JULY 2019

Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  / could not  gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

**Sharon Fryer**

---

**From:** Sharon Prichard [s/prichard@googlemail.com]  
**Sent:** Wednesday, 10 July 2019 8:46 a.m.  
**To:** [REDACTED]  
**Subject:** Dilworth - unitaryplan@aucklandcouncil.govt.nz

These Historic Buildings 1-8 Dilworth Terrace, Parnell, built in 1890 usage has changed dramatically over the life of the buildings. They have changed from rooming houses, to overcrowded slums, to 28 flats, to today as 8 individual modern townhouses each privately owned. Our own home "Number 1 Dilworth Terrace" has been extensively modified over the years including our recent major complete renovation to update all rooms and facilities to a modern life standard. This was all approved and signed off by Council. Our home bears no resemblance to the original 1890's interiors. For these reasons we request that all Interiors be excluded. The ability to install French doors onto the lower seaside veranda from the 2nd bedroom to provide direct access to the garden, to avoid the only access is through the other bedroom. The lower veranda cannot be seen from the front elevation from "The Strand" so does not effect the Historic value of the building.

Sent from my iPad=

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ian Jarvie

Organisation name:

Agent's full name:

Email address: [ianjarvie2@gmail.com](mailto:ianjarvie2@gmail.com)

Contact phone number: 0211120542

Postal address:  
20 Seascape Rd  
Remuera  
Auckland 1050

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:  
Inappropriate Heritage listing

Property address: 10 Scherff Rd, Remuera.1050

Map or maps: Schedule 14:1 ID # 02495

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
To have heritage overlay removed. See attached submission.

I or we seek the following decision by council: Amend the plan modification if it is not declined

Details of amendments: Removal of heritage overlay

Submission date: 10 July 2019

Supporting documents  
CCF\_000009.pdf  
CCF\_000010.pdf

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



**Heritage Submission. Schedule 14:1 ID # 02495 10 Scherff Rd**

16.1

The purpose of this submission is to have the heritage restriction placed on 10 Scherff Rd (Lush house) uplifted so the house can be removed and preserved if so desired.

The process to achieve this heritage order, I feel was not transparent, inappropriate and unfair to the elderly owners, Frank and Helen Lush. It appears there was minimal consultation to outline the implications and understanding of the restrictions to be imposed.

It is understood the Heritage order was notified in early 2013. Frank had a severe stroke late 2012, making it impossible for him to comprehend, let alone respond. Helen, in poor health was under stress coping.

There was no mention ever made of any heritage proceedings to the family or any council correspondence sighted by family at any time during this process. The Property file has no listings of anything Heritage.

The family were totally unaware of the Heritage order until late 2017, when 12 Scherff Rd was for sale. A potential combined multi-unit development was proposed but disallowed due to the overlay.

The heritage evaluation for scheduling purposes, 29th Nov 2012, appears not impartial with over stated comments. It was prepared by Adam Wild, Archtifact, son of Allan Wild, a founding member of Group Architect and past Auckland University Dean of Architecture.

We acknowledge the sentiment for heritage but lack to fully understand why 10 Scherff Rd was singled out from all Group Architect designs. It has no real recorded significance or street appeal.

A google search for 10 Scherff, Lush house comes up with nothing. Similarly there is no mention under Group Architect or Ivan Juriss. A brief mention is made in the book, Group Architect by Julia Gatley.

Who will be responsible to maintain the property to appropriate standards? We understand it is proposed to be kept as original and will require Resource consents to renovate. Who is expected to pay?

Who wants to live in a 1950's museum in Remuera, described as being thermally uncomfortable, with a large sloping site to maintain. It may also be difficult to rent under the new regulations.

Who will appreciate, view and research the property in future generations? What real benefit is achieved for whom. I know of no interest from anyone in the last 6 years, since being scheduled.

The value is greatly reduced by this overlay according to Real Estate personal.

Rateable Value \$2,150,000. Land Value \$1,950,000 House Value \$200,000

Comparable Market Value. \$1,700,000 - \$1,900,000.

Assessed market value with Heritage overlay. \$1,200,000 - \$1,500,000

See attached references from real estate agent, Dermot Kelly ( B&T Unitary Plan Man)

There is an obligation and responsibility, under Enduring Power of Attorney, to preserve the value of a 1011sqm site in the double grammar zone for the owners.

I would appreciate the opportunity to speak on behalf of my in-laws.

Ian Jarvie (son-in-law) 20 Seascape Rd, Remuera. Auck 1050

Ph 0211120542 Email: ianjarvie2@gmail.com



17<sup>th</sup> June 2019

**CONNECT**

021 954 573  
09 391 4573  
d.kelly2@barfoot.co.nz  
417 Remuera Road, Remuera



Ian & Penny Jarvie

20 Seascape Rd

Remuera

Auckland

Re – 10 Scherff Rd – Valuation with existing overlay remaining in place.

Dear Ian and Penny

Thank you for the opportunity to catch up at Scherff and discuss the property and various implications under the Unitary Plan.

I have furnished you with a valuation based on the eventuality that the Heritage overlay is removed from 10 Scherff.

In the event that it is not and you wish to sell the property it will in my opinion create a major obstacle to a successful sale and in turn will have significant impact on buyer's perception of value.

In the current market which has been softening since September 2016, buyers are loathe to take on properties with "hooks" as they can generally find suitable properties to meet their needs elsewhere. The challenges we would face (in buyers perceptions terms) could include the following

- Difficulty to renovate and or alter the existing structure to modern standards
- Difficulty in obtaining consents for any future development of the site (overlay is more restrictive in this regard and takes precedence over zone rules)
- Perception that property may be difficult to on sell in the future
- Additional costs with Council interactions because of the overlay
- There may be a perception that an architect or similar would be motivated to pay a market price given the history of the property, my experience in this regard is that I get a lot of enquiry from interest groups but no offers, as witnessed in my recent sale at 36 The Parade – St Heliers which was a 7 month journey to sell.

For these reasons I have not been able to furnish you with a traditional valuation as comparative sales in the area are not really relevant in determining value.

Given all of the above I would estimate that in the event we could source a buyer to purchase they would demand a significant discount in terms of value to justify acquisition.

I would assess that discount to be 20 -30% of normal market value, thus giving you a sales range of \$1.2 - \$1.5m

Many thanks,

Dermot Kelly

Barfoot & Thompson, Residential Sales



# Current market analysis

Barfoot & Thompson

Prepared for: Ian & Penny Jarvie

Subject property: 10 Scherff Road, Remuera, Auckland City

Prepared on: 17 June 2019

This Comparative Market Analysis provides an estimate of the probable selling price for 10 Scherff Road, Remuera, Auckland City.

The estimated selling price is based on other properties deemed 'comparable' – either sold or currently for sale in the area – plus supporting market information.

Capital Value: \$2,150,000  
 Land Value: \$1,950,000  
 Valuation Reference: 4/1320/007/01/00  
 Valuation Date: 1 Jul 2017  
 Land Area: 1,011 m<sup>2</sup>  
 Floor Area: 160 m<sup>2</sup>  
 Bedrooms: 0  
 Bathrooms:  
 Car Spaces:



Age: 1950-1959

Wall Material: Mixed Material

Category: RD195B

Roof Material: Fibre Cement

Description: VALUATION BASED ON HERITAGE OVERLAY NOT EXISTING ON PROPERTY.

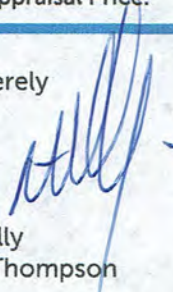
The value for the property lies in the land value, zoned mixed suburban the property could be further developed (no scheduled trees) with the existing home most likely moved off site to another location.

Development of the site would present some challenges given the contours, however it is located in Double Grammar Zone in a very sought after part of central Auckland.

Comparable Market Value Range: \$1.7- \$1.9m (Based on land value of (\$1,700 - \$1,900 psm)

Estimated Appraisal Price: Auction or Tender Program Recommended

Yours sincerely

  
 Dermot Kelly  
 Barfoot & Thompson

Barfoot & Thompson Licensed REAA 2008

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Penelope Jane Jarvie nee Lush

Organisation name:

Agent's full name:

Email address: [jarviefam@actrix.co.nz](mailto:jarviefam@actrix.co.nz)

Contact phone number: 09 5246596

Postal address:  
20 Seascape Rd  
Remuera  
Auckland 1050

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:  
Proposed plan change 27 Schedule 14.1

Property address: 10 Scherff Rd, Remuera, 1050

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
The impact of the scheduling on the management of my parents affairs.

I or we seek the following decision by council: Amend the plan modification if it is not declined

Details of amendments: Removal of Heritage Overlay

Submission date: 10 July 2019

Supporting documents  
CCF\_000011.pdf



## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

## Submission to Proposed Plan Change 27 Amendment Schedule 14.1

- 17.1 | This submission supports the deletion of criteria C - Tangata Whenua  
 17.2 | This submission opposes the addition of criteria E - Technology  
 17.3 | and further submits that the heritage assessment in entirety is removed from 10 Scherff Rd, ID # 02495

This, and two others, are doing what the owners were unable to do in 2013. As EPOA (enduring power of attorney) I do so in their best interests. This proposed plan change gives us an opportunity to redress this complicated issue.

The scheduling has affected the owners' ability to live in their family home. The uncertain future of the home and the financial costs of the maintenance and the owners care are impacting on their children. The ongoing care and maintenance of the property to a suitable level is of concern.

The process of heritage scheduling in 2012-13 was flawed in that no response from the owners was taken as assent. It is not acceptable or appropriate that such a significant process can be imposed on an elderly couple without due regard to their mental capacity.

The family learned of the scheduling in October 2017 when a purchaser of 12 Scherff Rd inquired about a partial land purchase to improve his multi unit development. The option to sell was not available due to the scheduling of 10 Scherff Rd.

We wonder how two pensioners can be forced to maintain a private 1950 museum piece that the public has no access to.

The historic restrictions have already cost them their home as time and finances were not available to get consents to modify their home for aged care.

If the home's interior is so important why hasn't it been earmarked for MOTAT or similar heritage site?

There has been no apparent interest in the property since scheduling so who is the property being preserved for?

The home is now empty. It cannot be rented in its current state and there is no money for maintenance.

A long list of maintenance issues needs to be addressed.

This includes rewiring, asbestos roof replacement, insulation, ground water control, replacement of services, fixing failing retaining walls and establishing a non-shared road crossing / street access.

Under the scheduling this work will need to preserve the historical integrity and will incur unknown time delays, building and heritage consents, construction issues and costs.

The family are unable to do more than minor maintenance.



Real estate agents have implied that the property is difficult to sell under these conditions. For many years they have advised the removal of the house as it does not meet the needs of the market.

They advise that prospective buyers would be deterred by

1. Additional and unknown costs due to the heritage restrictions and constraints
2. Difficulty to renovate and modernise the home
3. Difficulty obtaining consents for future improvements and site development
4. Potential difficulty with onselling the property.

The house is small by modern standards, is very cold and on a difficult site. Any attempt to personalise the property to the new owners taste or needs will require council approval. Whilst an historical property attracts interest it does not produce a quick or easy sale.

The property's value is in the land (91% of the councils own current CV) but it is greatly reduced by the restrictions of the heritage overlay (20-40% of market value)

It may take a long time to sell which will increase the pressure on the family to maintain the property and fund their parents private hospital care.

We feel our parents have been unfairly treated for choosing to live in and care for a very modest home built to meet their needs and finances 65 years ago. It is now effectively denied any significant value to them.

We would like buyers to be allowed the option of moving the house or to easily renovate or modernise the home in a respectful manner without the onerous restrictions of the heritage scheduling.

In conclusion, the preservation of the building might be best achieved by allowing the house to be moved to a more appropriate site and repurposing it.

The owners could more easily sell their land and the funds used for their care thereby easing the financial pressure on the family.

The present site could be developed with greater density to suit the city's needs especially as it is close to the CBD and public transport.

I wish to speak at the public hearing.

*PJ Darvie* 10/7/19

Penelope Jane Darvie  
daughter of F. & H. Lush

20 Seascope Rd  
Remuera  
Auckland 1050

Ph. 09 524 6596

11 July 2019

Auckland Council  
Plans and Places  
Private Bag 92300  
Auckland 1142  
Attention: John Duguid, General Manager Plans and Places

Email: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)

**SUBMISSION ON PROPOSED PLAN CHANGE 27: AMENDMENTS TO SCHEDULE 14.1  
SCHEDULE OF HISTORIC HERITAGE**

Please find attached Auckland Transport's submission on Proposed Plan Change 27 to the Auckland Unitary Plan Operative in Part.

Should you have any queries in relation to this submission, please contact Alastair Lovell (Manager Land Use Policy and Planning) on 09 447 5317.

Yours sincerely



**Tracey Berkahn**  
**Acting Executive General Manager, Planning and Investment**



## **SUBMISSION ON PROPOSED PLAN CHANGE 27 – AMENDMENTS TO SCHEDULE 14.1 SCHEDULE OF HISTORIC HERITAGE**

**To:** Auckland Council  
Plans and Places  
Private Bag 92300  
Auckland 1142

**From:** Auckland Transport  
Planning and Investment  
Private Bag 92250  
Auckland 1142

### **1. Introduction**

This is Auckland Transport's submission on Proposed Plan Change 27 (PPC27) to the Auckland Unitary Plan - Operative in Part (AUPOIP). The plan change proposes to amend Schedule 14.1 Schedule of Historic Heritage and/or the planning maps of the AUPOIP for 73 historic heritage places already included in Schedule 14.1. The Council has proposed the plan change to correct errors and anomalies and, where appropriate, update information on these places.

Auckland Transport (AT) is a Council-Controlled Organisation of Auckland Council with the legislated purpose to contribute to an "effective, efficient and safe Auckland land transport system in the public interest"<sup>1</sup>. In fulfilling this role, AT is responsible for the planning and funding of public transport; operating the local roading network; and developing and enhancing the local road, public transport, walking and cycling network.

AT could not gain an advantage in trade competition through this proposal.

### **2. Auckland Transport's submission**

Auckland Transport generally supports PPC27, subject to the resolution of AT's concerns as outlined in this submission.

### **3. Specific parts of the plan change that this submission relates to**

The specific parts of PPC27 that this submission relates to are the extent of place for the scheduled items listed in **Attachment 1**.

### **4. Reason for Auckland Transport's submission**

AT has concerns about the inclusion of road reserve or other land/infrastructure related to transport within the historic heritage extent of place. AT recognises the need to protect historic heritage places with significant historical values that warrant protection of a building or structure. AT also understands the historic heritage overlay is used to identify the extent

---

<sup>1</sup> Local Government (Auckland Council) Act 2009, section 39.

of place, that is, the location and physical extent of each historic heritage place to be identified.

In the case of the items identified in **Attachment 1**, AT is of the view that some of the road reserve or other land included within the extent of place does not form part of the setting of the place or contribute to its identified values.

PPC27 has the potential to undermine AT's ability to continue to meet its responsibilities under section 39 of the Local Government (Auckland Council) Act 2009, including:

- a. the planning and funding of public transport;
- b. promoting alternative modes of transport (i.e. alternatives to the private motor vehicle);
- c. operating the local roading network; and
- d. developing and enhancing the local road, public transport, walking and cycling network.

AT makes this submission to ensure the amendments proposed will not unreasonably inhibit AT's ability to effectively manage Auckland's land transport network.

**5. The decision sought by Auckland Transport is:**

AT supports the adoption of the PPC27, subject to the amendments sought in **Attachment 1** of this submission. The amendments sought in **Attachment 1** seek to reduce the extent of the Historic Heritage overlay applying to identified scheduled items. AT also seeks any consequential amendments required to address the matters raised in this submission.

18.1

18.2

**6. Appearance at the hearing:**

AT wishes to be heard in support of this submission at a hearing, but only if there are other submitters also seeking to be heard.

Signed for and on behalf of Auckland Transport

Tracey Berkahn

**Acting Executive General Manager Planning and Investment**

Date: 10 Jul 2019





**Address for service of submitter:**

Alastair Lovell

Manager Land Use Policy and Planning, Planning and Investment

Auckland Transport

Private Bag 92250




Auckland 1142

Telephone: 09 447 5317

Email: [alastair.lovell@at.govt.nz](mailto:alastair.lovell@at.govt.nz)



**Attachment 1**

| Place   | Map   | Support/Oppose | Reasons for Submission  | Decision Requested  |
|---|---|----------------|---|---|
| Panmure Basin, 100 et al.<br>3/10 Peterson Road,<br>Panmure<br><br>ID: 01587                        |    | Oppose in part | The proposed extent of place includes formed road which is not relevant to the historic heritage values of the place. Inclusion of this land has the potential to unreasonably inhibit AT in meeting its statutory responsibilities.  | Reduce the extent of place by removing the Historic Heritage Overlay from the formed cul-de-sac head at Peterson Road.  |
| 15 Cumberland Street,<br>Leigh<br><br>ID: 00532<br><br>Workers' cottage (former)<br>/ Leigh Library |    | Oppose in part | The proposed extent of place includes road reserve which is not relevant to the historic heritage values of the place. Inclusion of this land has the potential to unreasonably inhibit AT in meeting its statutory responsibilities. It appears that the scheduled building is partly on the road reserve. AT supports protection of the building but does not think all of the identified road reserve needs to be included in the extent of place. | Reduce the extent of place by removing the Historic Heritage Overlay from the road reserve, except for where the scheduled building is located on the road reserve. |
| 67 Shegadeen Road,<br>Wharehine<br><br>ID: 00542<br>Minniesdale Chapel and<br>graveyard             |  | Oppose in part | The proposed extent of place includes road reserve which is not relevant to the historic heritage values of the place. Inclusion of this land has the potential to unreasonably inhibit AT in meeting its statutory responsibilities.   | Reduce the extent of place by removing the Historic Heritage Overlay from part of the road reserve, so that it aligns with the fence/property boundary.             |



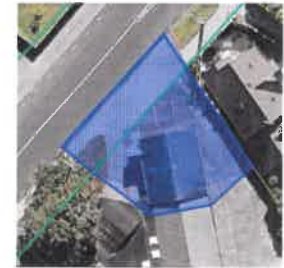
18.3

18.4

18.5





| Place   | Map   | Support/Oppose        | Reasons for Submission  | Decision Requested   |
|---|---|-----------------------|---|--|
| <p>68 College Hill, Freemans Bay</p> <p>ID: 01627</p> <p>Suffolk Hotel (former) / Cavalier Tavern</p>                                 |    | <p>Oppose in part</p> | <p>The proposed extent of place includes formed road (footpath) which is not relevant to the historic heritage values of the place. Inclusion of this land has the potential to unreasonably inhibit AT in meeting its statutory responsibilities. Some of the balcony extends over the footpath, AT accepts that this balcony and the footpath beneath it should be included in the extent of place.</p> | <p>Reduce the extent of place by removing the Historic Heritage Overlay from the road reserve, except where the building overhangs the road reserve.</p> |
| <p>Otahuhu Railway Station, 1 Walmsley Road, Otahuhu</p> <p>ID: 02578</p> <p>Railway signal box</p>                                   |    | <p>Oppose in part</p> | <p>The proposed extent of place includes additional land around the building which is not relevant to the historic heritage values of the place.</p>  | <p>Reduce the extent of place by reducing the Historic Heritage Overlay closer to the building.</p>  |
| <p>504-506 Blockhouse Bay Road, Blockhouse Bay</p> <p>ID: 01612</p> <p>Green Bay Mission (former) / Blockhouse Bay Baptist Church</p> |  | <p>Oppose in part</p> | <p>The proposed extent of place includes legal road (footpath and vehicle crossings) which is not relevant to the historic heritage values of the place. Inclusion of this land has the potential to unreasonably inhibit AT in meeting its statutory responsibilities.</p>   | <p>Reduce the extent of place by removing the Historic Heritage Overlay from the road reserve.</p>   |

18.6

18.7

18.8

# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

|                     |
|---------------------|
| For office use only |
| Submission No:      |
| Receipt Date:       |
|                     |

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

*Julie Rogers*

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

*15 B Rangiwai Road  
Titirangi, 0604*

Telephone:

*0274804690*

Fax/Email:

*julierogers1961@yahoo.co.nz*

Contact Person: (Name and designation, if applicable)

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 27

Plan Change/Variation Name

Amendments to Schedule 14.1 Schedule of Historic Heritage

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

[Empty box]

Or

Property Address

*15 / 15B Rangiwai Road*

Or

Map

[Empty box]

Or

Other (specify)

## Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No



The reasons for my views are:

Refer attached document  
appendix 7  
(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

Update information, ammend  
the scope of Heritage status and  
correct errors related to 15 Rangiwai Road

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

*J A Rogers*  
Signature of Submitter  
(or person authorised to sign on behalf of submitter)

10 July 2019  
Date

**Notes to person making submission:**  
 If you are making a submission to the Environmental Protection Authority, you should use Form 16B.  
 Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.  
 If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.  
 I could  /could not  gain an advantage in trade competition through this submission.  
 If you could gain an advantage in trade competition through this submission please complete the following:  
 I am  am not  directly affected by an effect of the subject matter of the submission that:  
 (a) adversely affects the environment; and  
 (b) does not relate to trade competition or the effects of trade competition.

## Submission to Proposed Plan Change #27

### Submitter Julie Rogers - to be attached as part of submission to the above Proposed Plan Change #27

15 Rangiwai Road as a Category B heritage place identified in Schedule 14.1 and was included in the legacy plan historic heritage schedule and "rolled over" into the Proposed Auckland Unitary Plan (PAUP).

Schedule 14.1 of the AUP acknowledges 15 Rangiwai Road as a scheduled, Category B historic heritage place and identified and described in Schedule 14.1 and shown spatially in the Plan maps (by an extent of place).

The 15 Rangiwai Road listing in Schedule 14.1 is subject to errors and/or require information to be amended and updated. 15 Rangiwai Road requires amendments to ensure there is consistency with how similar places are identified within Schedule 14.1.

PPC27 is the second dedicated plan change to correct errors and update information for scheduled historic heritage places and should include the correction of errors and update of information as it relates to 15 Rangiwai Road.

The unitary plan "rollover" research, (Schedule UP ID # 00163) only identified the "building / house" as the only notable feature of the property and the current extent of place does not reflect this.

Auckland Council did not send any letter(s) to the owners of 15 Rangiwai Road as part of the proposed plan change and we have yet to have the opportunity to provide input to the amendment and correction process, and there have been no recorded Council visits in recent decades.

The Category B heritage listing errors include:

1-The 15 Rangiwai Road listing does not align with the Council's property information with respect to the owners, the house condition, and the street address, noted as 15 B Rangiwai Road on Council property maps. There are no recorded heritage visits to the property on the property file.

2-15 Rangiwai Road CHI #00163 references are out of date and the extent of place does not accurately reflect the residence being primary feature of this historic heritage place.

These errors include:

(i)The "vault" is a disused and unusable underground water tank that is cracked and does not hold water. It is an advanced state of disrepair and creates a danger to the occupants. The ceiling has rusted through and is crumbling and it is not safe to use or enter. Removal of the "vault" from the schedule is proposed, to enable it be made safe urgently. The water storage tank/vault is not central to the primary feature which is the residence itself, and offers no historic heritage value in its state of disrepair.

(ii)There are no caves on the property. There is a crumbling water vault / excavation adjacent to the road, that is a similar state of repair to the vault, ie about to fail structurally,

(iii) There is no horse trough on the property. The records suggest it was relocated from another site, as with the claim of a cave, the listing of these features is an error in need of correction. There is no photographic or site visits records that confirm if or when the horse trough was removed or demolished.

Recent development under the AUP (which offers no protection from development activities for heritage listed properties) have significantly impacted the extent of site. These include:

- Imposing fencing around a significant portion of the perimeter,
- Loss of view shafts from adjacent infill housing,
- Three consents on an adjacent property to fell native forest in 3 consents in 3 consecutive years within a sensitive ecological reserve.

The above activities have combined to significantly degrade the extent of place when compared to the predevelopment extent of place.

From a practical access perspective, the existing easement carriage-way across a neighbouring property is narrow and has very tight turns which prohibit fire engine access should the need arise. The section design has a planned road access that would enable fire engine access, if the heritage assessment was re-focussed on the primary feature of the site – i.e. the residence itself.

19.1 | The owners of 15 Rangiwai Road, by way of this submission, support the deletion of 15 Rangiwai Road from Schedule 14.1., and for it to be replaced with an amended and more accurate appropriate extent of place that focuses on the primary feature i.e. - the residence itself.

We look forward to engagement with Council to amend the extent of place, and amend the content of the listing, and correct the listing errors.

Regards,

Julie Rogers

10 July 2019

# ROLLOVER PACK CHECKLIST

Unitary Plan Heritage Item Rollover

Checkers Name: .....

Date: .....

UP ID # 163

Legacy Plan: Waitakere Rollover

Address: 15 Rangiwai Road Titirangi

|            |                                     |                |
|------------|-------------------------------------|----------------|
| Discipline | <input checked="" type="checkbox"/> | Bulding/object |
|            | <input type="checkbox"/>            | Archaeological |
|            | <input type="checkbox"/>            | Coastal        |

Name of feature (if has one): Residence

Items in Rollover pack

- |   |                                     |   |
|---|-------------------------------------|---|
| 1 | <input checked="" type="checkbox"/> | Annotated Aerial showing extent of place (keep)       |
| 2 | <input type="checkbox"/>            | North Shore Inventory Form (keep)                     |
| 3 | <input type="checkbox"/>            | Historic Buildings in Manukau City (keep)             |
| 4 | <input type="checkbox"/>            | CHI inventory form (keep)                             |
| 5 | <input type="checkbox"/>            | Waitakere - Listed in the DP heritage appendix (keep) |
| 6 | <input type="checkbox"/>            | Archaeological desktop study checklist (keep)         |
| 7 | <input type="checkbox"/>            | NZAA Archsite site record form (recycle)              |
| 8 | <input type="checkbox"/>            | Data entry - values checklist (keep)                  |
| 9 | <input type="checkbox"/>            | NZHPT registration report (recycle)                   |

Images in Rollover pack

Number of images: 1 Aerial, 2 Historical Aerials (1940, 1959) 1 site photo

Date: .....





# Cultural Heritage Inventory



## CHI all fields with entries template

Select template you wish to view the results in: CHI All Fields with Entries Template

[Change template](#)

Sort records by:

CHI Places Number  NZAA Site No  Site Type  ArcView Category

[Sort results](#)

[Save search results](#)

[Export records to Excel](#)

Your search returned 1 result(s).

| Search results  |  |
|---|--|
| <a href="#">Hide record</a>                                 | <a href="#">View record details</a>  |
| <b>CHI Places Number:</b>                                   | 3437   |
| <b>WCC Computer Number:</b>                                 | 304  |
| <b>Date Record Updated:</b>                                 | 21/05/2019 1:10:38 p.m.  |
| <b>Data Entered by:</b>                                     | Anna Boyer   |
| <b>Local Authority:</b>                                     | Waitakere City Council   |
| <b>District/Regional Plan Name:</b>                         | Waitakere City Council District Plan Operative 2002  |
| <b>Listing Status in District/Regional Plan Scheduling:</b> | Registered   |
| <b>Upgrade Exclusion:</b>                                   | None   |
| <b>Photograph and Map Filepaths:</b>                        |  |
| <b>ArcView Category:</b>                                    | Historic Structure   |
| <b>Site Type:</b>   | Building - Dwelling  |
| <b>Location:</b>  | 15 Rangiwai Road   Titirangi   Waitakeres   Waitakere Ranges   |
| <b>Description:</b>   | C.1920 (Auck Heri Trust) c 1916 (WCDS) one of earliest remaining houses in Titirangi facade architecturally signif, principally because of Vernon Browns's 1940s additions, shuttered windows now faces view garde, horse trough signif. former...?  |
| <b>Keywords:</b>  | ATKINSON   Atkinson Homestead   CAVE   Geddes House   HORSE TROUGH   HOUSE - HISTORIC   Proposed Auckland Unitary Plan   PROPOSED PLAN SCHEDULE   UP Category B   UPID00163   VAULT   VERNON BROWN   |
| <b>Notes:</b>   | AAdditional information by anon, no date. This house is one of the earliest built in Titirangi which still remain, being built in about 1915. As well as the facade the house which is architecturally significant, (principally due to major operations undertaken in 1940 by architect Vernon Brown), there are a number of other features on the site worthy of protection. Within the garden is a horse trough which once stood near where the Titirangi Pot Office now is. There is a vault used in the past as a reservoir at the end of the tennis court and a cave reputedly used for storage. The horse trough is Class A, the house Class B and Vault and reservoir Class C.<br><br>  Additional information by Sally Burgess (March 2000): "House dating from 1915, horse trough, vault and cave, originally owned by Atkinson, altered in 1940 by architect Vernon Brown."(WC district plan 1998)  |
| <b>Name:</b>  | Geddes House   Atkinson Homestead  |
| <b>Legal Description:</b>                                   | Lot 1 DP 191856  |
| <b>Date of Construction:</b>                                | 1915   |
| <b>Architect:</b>   | Vernon Brown (additions)   |
| <b>Significance Statement:</b>                              | The place at 15 Rangiwai Road, Titirangi has architectural and historical significance because it was built about 1915 for Henry Atkinson and is considered to be the last remaining house of the period still existing in Titirangi village. The house is a two storied wooden Victorian bungalow probably built as a holiday home for Henry Atkinson's family. It has been modified over time, notably in 1940 by the renowned Auckland architect Vernon Brown. It was built on part of what was originally a 323-acre lot owned by William Hall in 1861. March 1905 marked the beginning of the Atkinson family connection, when 15 Rangiwai Road was acquired by Anne Jane Atkinson, a daughter of Henry Atkinson. It remained in the Atkinson family until it transferred to Ethelwyn Geddes in 1940. The Geddes family lived there until 2016. Atkinson was an engineer and a property investor who bought large tracts of land in the Waitakere Ranges starting in 1884. The house sits on the remnants of a large Atkinson land holding that was subdivided into sections later sold by Atkinson's daughter, and a reserve that stretches from Park Road to Titirangi Beach. The place is secluded from the road and has extensive gardens and trees making this elevated point in Titirangi village a very private green oasis. Its two owner/families between 1905 and 2016 have long histories of commercial, cultural and social activity and both made a mark on Titirangi, the Waitakere Ranges and in Auckland. The Geddes' business interests stretched from the Bay of Islands to Auckland and the South Island, and the Atkinsons invested in land and gas and water utilities in the greater Auckland region. |





# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

|   |
|---|
| For office use only                         |
| Submission No:                              |
| Receipt Date:                               |
| RECEIVED<br>10 JUL 2019<br>AUCKLAND COUNCIL |

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

*Michael Duggan*

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

*15 B Rangiwai Road  
Titirangi, 0604*

Telephone:

*0274459558*

Fax/Email:

*Duggan@orcon.net.nz*

Contact Person: (Name and designation, if applicable)

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 27

Plan Change/Variation Name

Amendments to Schedule 14.1 Schedule of Historic Heritage

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address

*15 / 15B Rangiwai Road*

Or

Map

Or

Other (specify)

## Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are:

*Refer Appendix 1 attached to this submission*

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

*update information, amend the scope of Heritage status and correct errors related to 15 / 1513 Rangiwai Road*

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing

*[Handwritten Signature]*  
Signature of Submitter  
(or person authorised to sign on behalf of submitter)

*10 July 2019*  
Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  / could not  gain an advantage in trade competition through this submission.

**If you could gain an advantage in trade competition through this submission please complete the following:**

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.



## Submission to Proposed Plan Change #27

### Submitter Michael Duggan - to be attached as part of submission to the above Proposed Plan Change #27

15 Rangiwai Road as a Category B heritage place identified in Schedule 14.1 and was included in the legacy plan historic heritage schedule and "rolled over" into the Proposed Auckland Unitary Plan (PAUP).

Schedule 14.1 of the AUP acknowledges 15 Rangiwai Road as a scheduled, Category B historic heritage place and identified and described in Schedule 14.1 and shown spatially in the Plan maps (by an extent of place).

The 15 Rangiwai Road listing in Schedule 14.1 is subject to errors and/or require information to be amended and updated. 15 Rangiwai Road requires amendments to ensure there is consistency with how similar places are identified within Schedule 14.1.

PPC27 is the second dedicated plan change to correct errors and update information for scheduled historic heritage places and should include the correction of errors and update of information as it relates to 15 Rangiwai Road.

The unitary plan "rollover" research, (Schedule UP ID # 00163) only identified the "building / house" as the only notable feature of the property and the current extent of place does not reflect this.

Auckland Council did not send any letter(s) to the owners of 15 Rangiwai Road as part of the proposed plan change and we have yet to have the opportunity to provide input to the amendment and correction process, and there have been no recorded Council visits in recent decades.

The Category B heritage listing errors include:

1-The 15 Rangiwai Road listing does not align with the Council's property information with respect to the owners, the house condition, and the street address, noted as 15 B Rangiwai Road on Council property maps. There are no recorded heritage visits to the property on the property file.

2-15 Rangiwai Road CHI #00163 references are out of date and the extent of place does not accurately reflect the residence being primary feature of this historic heritage place.

These errors include:

(i)The "vault" is a disused and unusable underground water tank that is cracked and does not hold water. It is an advanced state of disrepair and creates a danger to the occupants. The ceiling has rusted through and is crumbling and it is not safe to use or enter. Removal of the "vault" from the schedule is proposed, to enable it be made safe urgently. The water storage tank/vault is not central to the primary feature which is the residence itself, and offers no historic heritage value in its state of disrepair.

(ii)There are no caves on the property. There is a crumbling water vault / excavation adjacent to the road, that is a similar state of repair to the vault, ie about to fail structurally.

(iii) There is no horse trough on the property. The records suggest it was relocated from another site, as with the claim of a cave, the listing of these features is an error in need of correction. There is no photographic or site visits records that confirm if or when the horse trough was removed or demolished.

Recent development under the AUP (which offers no protection from development activities for heritage listed properties) have significantly impacted the extent of site. These include:

- Imposing fencing around a significant portion of the perimeter,
- Loss of view shafts from adjacent infill housing,
- Three consents on an adjacent property to fell native forest in 3 consents in 3 consecutive years within a sensitive ecological reserve.

The above activities have combined to significantly degrade the extent of place when compared to the predevelopment extent of place.

From a practical access perspective, the existing easement carriage-way across a neighbouring property is narrow and has very tight turns which prohibit fire engine access should the need arise. The section design has a planned road access that would enable fire engine access, if the heritage assessment was re-focussed on the primary feature of the site – i.e. the residence itself.

20.1

The owners of 15 Rangiwai Road, by way of this submission, support the deletion of 15 Rangiwai Road from Schedule 14.1., and for it to be replaced with an amended and more accurate appropriate extent of place that focuses on the primary feature i.e. - the residence itself.

We look forward to engagement with Council to amend the extent of place, and amend the content of the listing, and correct the listing errors.

Regards,

Michael Duggan

10 July 2019

## Cultural Heritage Inventory



## CHI all fields with entries template

Select template you wish to view the results in: CHI All Fields with Entries Template ▾

[Change template](#)

Sort records by:

 CHI Places Number
  NZAA Site No
  Site Type
  ArcView Category
[Sort results](#)[Save search results](#)[Export records to Excel](#)

Your search returned 1 result(s).

| Search results  |  |
|---|--|
| <a href="#">Hide record</a>                                 | <a href="#">View record details</a>  |
| <b>CHI Places Number:</b>                                   | 3437   |
| <b>WCC Computer Number:</b>                                 | 304  |
| <b>Date Record Updated:</b>                                 | 21/05/2019 1:10:38 p.m.  |
| <b>Data Entered by:</b>                                     | Anna Boyer   |
| <b>Local Authority:</b>                                     | Waitakere City Council   |
| <b>District/Regional Plan Name:</b>                         | Waitakere City Council District Plan Operative 2002  |
| <b>Listing Status in District/Regional Plan Scheduling:</b> | Registered   |
| <b>Upgrade Exclusion:</b>                                   | None   |
| <b>Photograph and Map Filepaths:</b>                        |  |
| <b>ArcView Category:</b>                                    | Historic Structure   |
| <b>Site Type:</b>   | Building - Dwelling  |
| <b>Location:</b>  | 15 Rangiwai Road   Titirangi   Waitakeres   Waitakere Ranges   |
| <b>Description:</b>   | C.1920 (Auck Heri Trust) c 1916 (WCDS) one of earliest remaining houses in Titirangi facade architecturally signif, principally because of Vernon Browns's 1940s additions, shuttered windows now faces view garde, horse trough signif. formerl...?   |
| <b>Keywords:</b>  | ATKINSON   Atkinson Homestead   CAVE   Geddes House   HORSE TROUGH   HOUSE - HISTORIC   Proposed Auckland Unitary Plan   PROPOSED PLAN SCHEDULE   UP Category B   UPID00163   VAULT   VERNON BROWN   |
| <b>Notes:</b>   | AAdditional information by anon, no date. This house is one of the earliest built in Titirangi which still remain, being built in about 1915. As well as the facade the house which is architecturally significant, (principally due to major operations undertaken in 1940 by architect Vernon Brown), there are a number of other features on the site worthy of protection. Within the garden is a horse trough which once stood near where the Titirangi Pot Office now is. There is a vault used in the past as a reservoir at the end of the tennis court and a cave reputedly used for storage. The horse trough is Class A, the house Class B and Vault and reservoir Class C.   |
| <b>Name:</b>  | Additional information by Sally Burgess (March 2000): "House dating from 1915, horse trough, vault and cave, originally owned by Atkinson, altered in 1940 by architect Vernon Brown."(WC district plan 1998)  |
| <b>Legal Description:</b>                                   | Geddes House   Atkinson Homestead  |
| <b>Date of Construction:</b>                                | Lot 1 DP 191856  |
| <b>Architect:</b>   | 1915   |
| <b>Significance Statement:</b>                              | Vernon Brown (additions)<br>The place at 15 Rangiwai Road, Titirangi has architectural and historical significance because it was built about 1915 for Henry Atkinson and is considered to be the last remaining house of the period still existing in Titirangi village. The house is a two storied wooden Victorian bungalow probably built as a holiday home for Henry Atkinson's family. It has been modified over time, notably in 1940 by the renowned Auckland architect Vernon Brown. It was built on part of what was originally a 323-acre lot owned by William Hall in 1861. March 1905 marked the beginning of the Atkinson family connection, when 15 Rangiwai Road was acquired by Anne Jane Atkinson, a daughter of Henry Atkinson. It remained in the Atkinson family until it transferred to Ethelwyn Geddes in 1940. The Geddes family lived there until 2016. Atkinson was an engineer and a property investor who bought large tracts of land in the Waitakere Ranges starting in 1884. The house sits on the remnants of a large Atkinson land holding that was subdivided into sections later sold by Atkinson's daughter, and a reserve that stretches from Park Road to Titirangi Beach. The place is secluded from the road and has extensive gardens and trees making this elevated point in Titirangi village a very private green oasis. Its two owner/families between 1905 and 2016 have long histories of commercial, cultural and social activity and both made a mark on Titirangi, the Waitakere Ranges and in Auckland. The Geddes' business interests stretched from the Bay of Islands to Auckland and the South Island, and the Atkinsons invested in land and gas and water utilities in the greater Auckland region. |

**Grid Reference Source:** GIS Calculated  
**Metric Map Number:** R11  
**NZTM Easting:** 1747739  
**NZTM Northing:** 5910743  
**NZTM Map Sheet:** BA31  
**NZMG Easting:** 2658143  
**NZMG Northing:** 6472488  
**Metric Map Name:** None  
**Date Recorded:** 15/12/1993 | 0 | 00/03/2000 | 21/05/2019  
**Reported By:** Waitakere City Council | Anon | Sally Burgess | Anna Boyer  
**Last Visited:** Not visited  
**Owner:** J McRail, A Geddes  
**Owners Address:** PO Box 60-060 Titirangi  
**State or Condition:** | Very good.  
**Information Source:** Historical summary  
**NZHPT Registration Type:** None

**Linked Biblio records:**

■ [16072](#)

[Click on this link to view this cultural heritage site in the Auckland Council GIS Viewer](#)

[Suggest changes to this record](#)

# ROLLOVER PACK CHECKLIST

Unitary Plan Heritage Item Rollover

Checkers Name: .....

Date: .....

UP ID # 163

Legacy Plan: Waitakere Rollover

Address: 15 Rangiwai Road Titirangi

|            |                                     |                |
|------------|-------------------------------------|----------------|
| Discipline | <input checked="" type="checkbox"/> | Bulding/object |
|            | <input type="checkbox"/>            | Archaeological |
|            | <input type="checkbox"/>            | Coastal        |

Name of feature (if has one): Residence

Items in Rollover pack

- |   |                                     |   |
|---|-------------------------------------|---|
| 1 | <input checked="" type="checkbox"/> | Annotated Aerial showing extent of place (keep)       |
| 2 | <input type="checkbox"/>            | North Shore Inventory Form (keep)                     |
| 3 | <input type="checkbox"/>            | Historic Buildings in Manukau City (keep)             |
| 4 | <input type="checkbox"/>            | CHI inventory form (keep)                             |
| 5 | <input type="checkbox"/>            | Waitakere - Listed in the DP heritage appendix (keep) |
| 6 | <input type="checkbox"/>            | Archaeological desktop study checklist (keep)         |
| 7 | <input type="checkbox"/>            | NZAA Archsite site record form (recycle)              |
| 8 | <input type="checkbox"/>            | Data entry - values checklist (keep)                  |
| 9 | <input type="checkbox"/>            | NZHPT registration report (recycle)                   |

Images in Rollover pack

Number of images: 1 Aerial, 2 Historical Aerials (1940, 1959) 1 site photo

Date: .....



**Notes and scheduling recommendations  
(demolished, recommended for removal, category  
A or B etc)**

**Other items (List reference material in pack):**

**Submission on a notified proposal for policy statement or plan change or variation**

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

|                     |
|---------------------|
| For office use only |
| Submission No:      |
| Receipt Date:       |

**Submitter details**

**Full Name or Name of Agent (if applicable)**

Mr/Mrs/Miss/Ms(Full Name)

*Terrence Anderson & Lynette Eden*

**Organisation Name (if submission is made on behalf of Organisation)**

**Address for service of Submitter**

*5 Dilworth Terrace Parnell 1052 Auckland*

Telephone:

*021 342 667*

Fax/Email:

*terryanderson256@gmail.com*

Contact Person: (Name and designation, if applicable)

**Scope of submission**

**This is a submission on the following proposed plan change / variation to an existing plan:**

Plan Change/Variation Number

*PC 27*

Plan Change/Variation Name

*Amendments to Schedule 14.1 Schedule of Historic Heritage*

**The specific provisions that my submission relates to are:**

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

*Change to Schedule 14.1 for Dilworth Tree Houses (FD/1634)*

Or

Property Address

*1-8 Dilworth Terrace*

Or

Map

Or

**Other (specify)**

**Submission**

**My submission is:** (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

21.1

The reasons for my views are: We support the category change from B to A but request the exclusions be amended and increased to allow for the changes that have occurred over the life of the building.  
 \* See separate sheet. (continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

'All' interiors to be excluded - All grounds front & rear, fencing & including driveway to be excluded. - French doors be allowed to be installed at 3, 4, 5, 6 and 7 to match those at 1, 2 and 3 rear elevation. - French doors be allowed at front ground elevation.

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing



Signature of Submitter  
 (or person authorised to sign on behalf of submitter)

10-7-2019  
 Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  / could not  gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.



Submission from 5 Dilworth Terrace

10/7/2019

We have resided and been owners of 5 Dilworth Terrace for over seven years.

As per the submission we agree with the Category change from B to A .

However we believe the exclusions need to be modified and extended to reflect the current situation where the building has been developed internally into 8 modern houses.

We are passionate supporters of Heritage Buildings as are all the owners of houses in Dilworth Terrace .For this reason we as a Bodycorp put a lot of time and resource into trying to preserve the viewshaft that was in place that would have protected the public view of this iconic building.

That support was in recognition of the Primary feature of Dilworth Terrace being the external view of the iconic building sitting on the ridgeline above what was St Georges Bay .

However the history of the building has meant the internal layouts and facilities have changed considerably. The building went from Terraced houses in 1899 with facilities that were available in that era such as outhouses and night carts through to being a rooming house slum after WWII that included brothels and bootleggers which resulted in major deterioration internally and externally that resulted in the demolition order put on the Terraces by council in the 70's

It was very fortunate that Don Ellison was able to save this Heritage building ,at a time when heritage was not really appreciated ,by undertaking renovating the rundown building into 28 flats that helped provide the funds for him to begin returning them back to modern houses, with sympathetic features where possible, in the 1980's .

With the re establishment of the houses and the establishment of unit titles and a Bodycorp ,various owners over the years have invested heavily in upgrading all aspects of the building .We have just finished a repaint of the building for example at a cost of \$235,000 .

To ensure this investment continues we need the heritage classification to allow for modern living so that Dilworth continues to be an attractive place to reside .

Flexibility should be part of the increased recognition of the status of Dilworth Terrace.

We therefore reiterate our request that the exemptions be extended to include the following:

- 21.2 | ALL interiors be excluded.
- 21.2 | All Gardens rear and front including fences courtyards and driveways be excluded.
- 21.3 | French Doors be allowed to be put in courtyards of Houses,3 ,4,5,6 and 7 to match existing French doors at 1, 3 and 8
- 21.4 | French Doors matching upper deck doors be allowed on lower decks to allow access from bedrooms.  
(cannot be seen from public view)

In regards to the Proposed changes to St Saviour's Chapel and Papatoetoe Orphan's Home and School (former) 80 Wyllie Road, Papatoetoe Lot 1 DP 149864 A\*A

- 22.1 | • We support the exclusion of the buildings built post 1963 from the property.
- 22.2 | • We support the placing of the St Saviour's chapel under Category A
- 22.3 | • We do not support the scheduling of the rest of the buildings.
- 22.4 | • We propose that the Extent of Place be reduced.
- 22.5 | • We propose to demolish the kitchen and laundry buildings.

Mary Autagavaia

For Manukau Pacific Islands Presbyterian Church, Samoan Group  
(Owners)

**SUBMISSION ON PROPOSED PLAN CHANGE 27**

Clause 6 of Schedule 1, Resource Management Act 1991

**To:** Auckland Council (“**Council**”)  
  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142  
Attn: Planning Technician  
via email: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)

**Submitter:** Fire and Emergency New Zealand (“**Submitter**”)

**1.0 SCOPE OF SUBMISSION**

1.1 This is a submission on Proposed Plan Change 27 (‘PC27’) named “Amendments to Schedule 14.1 Schedule of Historic Heritage”. The specific aspects and provisions of PC26 that this submission relates to are set out below.

**2.0 REASONS FOR SUBMISSION**

2.1 For those provisions of the PC27 that the Submitter supports set out below, those provisions:

- (a) will promote sustainable management of resources, will achieve the purpose of the RMA and are not contrary to Part 2 and other provisions of the Resource Management Act 1991 (‘RMA’);
- (b) will enable the social and economic well-being of the community in the Auckland region;
- (c) will meet the reasonably foreseeable needs of future generations; and
- (d) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means.

2.2 Without limiting the generality of paragraphs 2.1, further specific reasons for the Submitters' submission are set out below.

**3.0 RELIEF SOUGHT**

3.1 The Submitter seeks the following decision from Auckland Council on the PC27 provisions:

- (a) That the proposed provisions as set out in paragraph 3.2 below be retained so as to provide for the sustainable management of Auckland's natural and physical resources and thereby achieve the purpose of the RMA.

(b) Such further or other consequential or alternative relief as may be necessary to fully give effect to the matters raised and relief sought in this submission.

- 3.2 The Submitter is the owner of the site at 50-60 Pitt Street in Auckland Central, which currently used as an operational Fire Station. The Submitter **supports** the amendments to Schedule 14.1, which clarify that the **Fire Station is the primary feature and that the interiors of the building are not scheduled, with the exception of the fire engine bays only**. This approach is consistent with previous Central Area District Plan and recognises that much of the interior of the building has been modified.
- 3.3 The Submitter could not gain an advantage in trade competition through this submission.
- 3.4 The Submitter wishes to be heard in support of its submission.
- 3.5 If others make a similar submission, the Submitter will consider presenting a joint case with them at the hearing.

23.1



Rachel Morgan, Barker & Associates Limited,

(as person authorised to sign on behalf of Fire and Emergency NZ)

**DATE:** 11 July 2019

**Address for Service:** Fire and Emergency NZ  
c/- Barker & Associates Limited  
PO Box 1986  
Shortland Street  
Auckland Central 1140  
Attn: Rachel Morgan  
Ph: 09 375 0900  
Email: rachelm@barker.co.nz



## FORM 5

**SUBMISSION ON A PUBLICLY NOTIFIED PROPOSAL FOR POLICY  
STATEMENT OR PLAN, CHANGE OR VARIATION UNDER THE  
RESOURCE MANAGEMENT ACT 1991**

To: Auckland Council

Submission on: Auckland Unitary Plan: Operative in Part (AUP:OP) Proposed Plan Change 27 – Historic Heritage Schedule

**Name of submitter: Fire and Emergency New Zealand (FENZ)**

Address: c/o Beca Ltd  
Attention: Kristina Gurshin  
PO Box 6345  
Auckland

This is a submission on behalf of Fire and Emergency New Zealand (FENZ or Fire and Emergency) on the notified Proposed Plan Change 27, which seeks to amend and update information provided in Schedule 14.1 Historic Heritage of the Auckland Unitary Plan: Operative in Part (AUP:OP).

**The specific parts of the proposal that FENZ's submission relates to are:**

The proposed amendments related to the existing listed Central Fire Station (ID 01997), located at 50-60 Pitt Street, Auckland Central.

**Reason for submission:**

In achieving the sustainable management of natural and physical resources under the Resource Management Act (RMA 1991), decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment. The risk of fire represents a potential adverse effect of low probability but high potential impact. Fire and Emergency has a responsibility under the Fire and Emergency New Zealand Act (2017) to provide for firefighting activities to prevent or limit damage to people, property and the environment. As such, Fire and Emergency monitors development occurring under the RMA 1991 to ensure that, where necessary, appropriate consideration is given to fire safety.

The Central Fire Station is currently protected as a scheduled heritage building and any changes to the interior or exterior would require a resource consent. Plan Change 27 proposes to amend the legal description of the site and add an exclusion to enable alterations/ modifications to be made to the interior of the building(s), but exclude any modifications to the fire station bays.

FENZ supports the proposed addition of the 'exclusion of interior areas' relating to the Central Fire Station (ID 01997) in Schedule 14.1. This will enable alterations/ modifications to be made to the interior of the building(s), but excludes any modifications to the fire station bays. The proposed addition appropriately enables FENZ to provide for ongoing use and modernisation of the station without requiring resource consent, whilst protecting the key historic heritage elements of the

building, which is the fire engine bays and its exterior appearance. Any alterations to the fire station bays will require resource consent in accordance with D17 Historic Heritage Overlay of the Plan.

Auckland Council proposes to amend the current legal description of the Central Fire Station (ID 01997) in the operative plan from Lot 1 DP 102572 to Lot 36 DP 102572, which is the legal description identified in the Auckland Council GeoMaps GIS tool. This is incorrect as the Record of Title (see Attachment 1), clearly identifies the site as Lot 1 DP 102572, which is located at the intersection of Pitt Street and Greys Avenue. FENZ opposes this change and seek to have this correctly reverted within Schedule 14.1 and the GeoMaps GIS tool as Lot 1 DP 102572 as included in the Auckland Unitary Plan: Operative in Part .


The site will soon be affected by the compulsory acquisition of some of the subsoil by Auckland Council for the City Rail Link project. Once the Public Works Act 1981 process is completed, the legal description for the balance of the site will change to Section 98 SO 470831. Should this be concluded prior to this Plan Change becoming operative, the new legal description should be incorporated. If this is after the Plan Change becomes operative, it is requested Auckland Council updates the legal description in consultation with Fire and Emergency in accordance with Schedule 1 Clause 20A of the Resource Management Act 1991, which allows minor errors to be corrected.

**Fire and Emergency seeks the following decision from the local authority:**

- A. **Accept** the proposed 'exclusion' that applies to the Central Fire Station (ID 01997), which allows for alternations/ modification to the interior of the building(s), but excludes any modifications to the fire station bays. 23.2
- B. **Reject** the change to legal description for the Central Fire Station (ID 01997) and correctly revert the legal description within Schedule 14.1 and the Auckland Council GeoMaps GIS tool to Lot 1 DP 102572, as defined in Record of Title. 23.3
- C. **Confirm** that Auckland Council will update the legal description to Section 98 SO 470831, once the new legal description is confirmed, in accordance with Schedule 1 Clause 20A of the Resource Management Act 1991. 23.4

**Fire and Emergency could not gain an advantage in trade competition through this submission.**

**Fire and Emergency wishes to be heard in support of their submission.**

  
 .....  
 (Signature of person authorised to sign on behalf of Fire and Emergency New Zealand)

08/07/2019  
 .....  
 Date

Title and address for service of person making submission:

Fire and Emergency New Zealand  
c/o Beca Ltd

Attention: Kristina Gurshin

Address: Beca Ltd  
PO Box 6345  
Wellesley Street  
Auckland 1411

Email: [kristina.gurshin@beca.com](mailto:kristina.gurshin@beca.com)

## **Submission on the Auckland Council Proposed Plan Change 27: Amendments to Schedule 14.1 Schedule of Historic Heritage**

To: Auckland Council  
Name of Submitter: Biblical Education Services Trust  
Address for Service: c/- Resource Management Solutions Limited  
PO Box 68 954  
Newton  
Auckland 1145  
Attention: Matt Feary  
Phone: (09) 377 4046 / 021638803  
Email: matt@rms.co.nz

**This is a submission on the Proposed Plan Change 27 to the Auckland Unitary Plan, and specifically to the proposed amendments to the scheduling details under Schedule 14.1 and the Auckland Unitary Plan maps for 1-3 McLean Street Mount Albert relating to the Caughey House "Rahiri"/Auckland Karitane Hospital (ID 01728).**

### **Background:**

The Caughey House "Rahiri"/Auckland Karitane Hospital is located at 1-3 McLean Street, Mount Albert (previously known as Murdoch Road). It was constructed in the late 19<sup>th</sup> century by the Caughey's as a family home, later known as the Caughey House "Rahiri". In 1923, the Caugheys gifted the building and the surrounding two acres of land to the newly formed Plunket Society with this property becoming Auckland's first long term Karitane hospital for expectant mothers and babies. Following changes to Plunket Society's philosophy and practices in the 1970's, the property was sold and became known as the Hebron Christian College. It has since been sold again to the 'Biblical Education Services Trust' with an ongoing educational use of the site. The Biblical Education Services Trust is the submitter.

Since the development of the heritage building, understood to be a 'prominent Edwardian mansion'<sup>1</sup>, the site has been developed with a number of buildings either designed for educational use or designed as structures allied to the heritage building. None of these structures appear to support the heritage values of the site in terms of their design and location so that a rather eclectic mix of buildings are located on the site .

Since the construction of the heritage building a number of trees have grown in close vicinity of the building. Historic photos show that these trees are not associated with the origins of the house and would not appear to have historical significance as a consequence.

### **This submission is that:**

1. The Proposed Plan Change is supported to the extent that the values associated with the heritage building are better reflected by decreasing the 'Extent of Place'.

---

<sup>1</sup> Rahiri House Restoration publication by Hebron Christian College 2005 pg.7

2. A further reduction to the 'Extent of Place' is made to exclude the existing buildings that surround the heritage feature which are clearly not of heritage value. This is a preferred stance to the inclusion of these buildings as an 'Exclusion' as it provides greater up-front certainty about the sites' overall heritage features, and does not lead to ongoing assessment. | 25.1
3. The Exclusions include the trees and shrubs located on the site, as none are related to the heritage building or its history. | 25.2
4. Reference to 'Hebron Christian College' is deleted from the Verified Location associated with the matrix for ID 01728. | 25.3

**For the purposes of RMA Regulation it is confirmed that no trade competition advantage can be gained through this submission.**

**The submitter, though its agents, wishes to be heard at the hearing.**

**A joint case would be considered, if appropriate and at the discretion of the submitter.**

Please don't hesitate to contact the agent for clarification of the submission.

**Matt Feary**

Director - Resource Management Solutions Limited

**For:**

**Biblical Education Services Trust.**

1- 3 McLean Street, Mount Albert.

# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

|                     |
|---------------------|
| For office use only |
| Submission No:      |
| Receipt Date:       |

## Submitter details

**Full Name of Submitter:** **SAMSON CORPORATION LTD and STERLING NOMINEES LTD**  
**("Samson")**

**Address for Service:** C/- Brown & Company Planning Group, PO Box 1467, QUEENSTOWN

**Email:** reception@brownandcompany.co.nz

**Contact Person:** J A Brown

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

|                              |   |
|------------------------------|---|
| Plan Change/Variation Number | Proposed Plan Change 27 ( <b>PC27</b> ) to the Partially Operative Auckland Unitary Plan ( <b>AUP</b> )                         |
| Plan Change/Variation Name   | Amendments to Schedule 14.1 Schedule of Historic Heritage (Errors, anomalies and information update, and deletion of 11 places) |

## The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

|                   |   |
|-------------------|---|
| Plan provision(s) | <b>Schedule 14.1 Schedule of Historic Heritage - Item 01810</b> |
| Or                |   |
| Property Address  | <b>256-262 Ponsonby Road, Ponsonby, AUCKLAND</b>                |
| Or                |   |
| Plan Map          | <b>Extent of Place Map: Waitematā – Item 01810</b>              |

## Submission

**My submission is:** *(Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)*

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

Samson generally **SUPPORTS** Proposed Plan Change 27, subject to the matters raised in the following submission:

**1. The details of the submission are:**

- 1.1 Samson owns property identified as a historic heritage place within Schedule 14.1 Schedule of Historic Heritage (**'the Schedule'**) of the AUP;
- 1.2 Samson supports the purpose of PC27;
- 1.3 Samson supports the modifications to Item 01810 of Table 1: Historic Heritage Places within the Schedule, with the exception of the modifications to the details in the "Exclusions" column which, in conjunction with the modifications sought below at 1.4, should be amended as follows (the ~~strike through~~ is to the notified PC27 version of the Schedule text):

26.1

**Table 1: Historic Heritage Places**

| ID    | Place Name and/or Description | Verified Location               | Verified Legal Description                    | Category | Primary Feature           | Heritage Values | Extent of Place        | Exclusions  |
|-------|-------------------------------|---------------------------------|---|----------|---------------------------|-----------------|------------------------|---|
| ...   | ...                           | ...                             | ...   | ...      | ...                       | ...             | ...                    | ...   |
| 01810 | Shops                         | 256-262 Ponsonby Road, Ponsonby | ALLOT 68 SEC 8 SUBURBS AUCKLAND; road reserve | B        | Circa 1910 shop buildings | F, H            | Refer to planning maps | Interior of building(s)- <del>buildings and structures that are not the primary feature</del> |

- 1.4 Samson supports in part the inclusion of a mapped extent of place on the planning maps for Item 01810, but opposes the extent of the proposed modifications and considers that the mapping of the extent of place for Item 01810 should be reduced to only include the identified Primary Feature (Circa 1910 shop buildings) as generally set out in **Figure 1** below:



**Figure 1: Proposed amended extent of place for Item 01810**



## 2. The reasons for this submission are as follows:

- 2.1 Samson generally supports the purpose of PC27 as set out in *Proposed Plan Change 27 Amendments to Schedule 14.1 Historic Heritage Schedule (Errors, anomalies and information update, and deletion of 11 places) to the Auckland Unitary Plan (Operative in part) - Section 32 Evaluation Report* as being to correct errors, and, where required, update information for 73 historic heritage places in Schedule 14.1 of the AUP and in the Plan maps.
- 2.2 Samson supports the proposed modifications to the details of Item 01810 within the Schedule, in the following columns:
- (i) Verified Location;
  - (ii) Verified Legal Description; and
  - (iii) Primary Feature.
- 2.3 These modifications help clarify the location of the historic heritage place that is subject to the rules of Chapter D17 Historic Heritage Overlay. In particular the inclusion of a Primary Feature, being “Circa 1910 shop buildings”, is appropriate as it ensures that the protection afforded by Chapter D17 is given to those buildings with historic heritage value.
- 2.4 However, the modifications to the details in the “Exclusions” column, and the mapped extent of place as detailed for Item 01810 in the *Extent of Place Map: Waitemata* as notified, are not supported. The buildings that would fall within the Primary Feature as being “Circa 1910 shop buildings” are located on the east boundary of the property, with attached verandas extending over the road reserve and it is appropriate that these be included within the mapped extent. However, the mapped extent has been extended over the entire legal parcel and includes modern additions, car parking, loading, storage and utility areas. The form and design of these parts of the property do not contribute to the historic heritage values of the scheduled place (indeed they detract from the historic heritage values).
- 2.5 The modification to the “Exclusions” column for Item 01810 acknowledges that any feature that is not the primary feature is not included in the historic heritage place. It is inefficient to include these exclusions in the mapped extent while specifically excluding them in the text of the Schedule. It would be more efficient to reduce the mapped extent of place to cover only those buildings identified as the Primary Feature and remove “buildings and structures that are not the primary feature” from the “Exclusions” column in the Schedule. However, in the event the reduction of the mapped extent as sought is not accepted, the additional exclusion of “buildings and structures that are not the primary feature” as proposed by PC27 should remain.
- 2.6 The amendments as proposed in this submission will better serve the principles of the Resource Management Act 1991 (**‘the Act’**), in particular:
- (i) Section 6(f), in that correcting the mapped extent to accurately reflect the historic heritage place will help ensure the protection of historic heritage from inappropriate subdivision, use, and development;
  - (ii) Section 7(b), in that the exclusion of areas with little or no historic heritage value from the mapped extent of place will provide for more efficient development of the land resources;
  - (iii) Section 7(g), in that the exclusion of areas with little or no historic heritage value from the mapped extent of place will enable better use of the finite land resources.
- 2.7 The modifications proposed in this submission will also enable to the community to better provide for its wellbeing, and for sustaining the potential of the land resource

to meet the reasonably foreseeable needs of future generations. Future development or redevelopment of the land that is not identified as having historic heritage values would not result in any adverse environmental effects that cannot be adequately avoided or mitigated in that the requirements of the underlying zone and any applicable overlays or controls would still need to be complied with. Accordingly, removing the mapped extent of place from the land that is not identified as having historic heritage values will be consistent with and achieve the purpose stated in Section 5 of the Act.

2.8 The subject matter of this submission can be augmented by further information (in further submissions and hearings) if there is any identified risk of acting or not acting in respect of this submission.

**3. Samson seeks the following decision from Auckland Council:**

3.1 Modify the mapped extent of place and "Exclusions" column for Item 01810 in the Schedule as set out in paragraphs 1.3 and 1.4 of this submission, which has the effect of removing the application of Chapter 17D from those areas of Samson's property which are not identified as having historic heritage value, by:

- (i) Reducing the mapped extent of place to only include the identified primary feature, being the circa 1910 shop buildings; | 26.2
- (ii) Removing the text "buildings and structures that are not the primary feature" in the "Exclusions" column; or | 26.3
- (iii) Any other further amendments necessary to give effect to the intent of this submission. | 26.4

I seek the following decision by Council:


- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

As outlined in submission above

---

---

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

  
Signature of Submitter  
(or person authorised to sign on behalf of submitter)

11 July 2019  
Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  /could not  gain an advantage in trade competition through this submission.

*If you could gain an advantage in trade competition through this submission please complete the following:*

I am  / am not  directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

|                     |
|---------------------|
| For office use only |
| Submission No:      |
| Receipt Date:       |

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Fiona Wynne Woules + Terry Lynne Woules

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

4 Dilworth Terrace, Parnell, Auckland 1052

Telephone:

021-873603

Fax/Email:

fiona@tracys.co.nz

Contact Person: (Name and designation, if applicable)

Fiona Woules

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 27

Plan Change/Variation Name

Amendments to Schedule 14.1 Schedule of Historic Heritage

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Change to schedule 14.1 for Dilworth Tee Houses (ID 1634)

Or

Property Address

1-3 Dilworth Terrace, Parnell, Auckland 1052

Or

Map

[Empty box for map reference]

Or

Other (specify)

## Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No



27.1 | The reasons for my views are: We support the category change but wish to amend and have additional exclusions included.  
Please see separate sheet for reasons.  
 (continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

27.2 | All interior spaces to be excluded

27.3 | Existing French doors that have been added to houses to be excluded

27.4 | Ability to add French doors to rear & front elevations at future date

27.5 | Fencing & landscaping to courtyards & lower gardens to be excluded

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

Signature of Submitter  
(or person authorised to sign on behalf of submitter)

10th July 2019  
Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  / could not  gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

My husband and I purchased 4 Dilworth Terrace in August 2015.

Today Dilworth Terrace comprises of eight Queen Anne style houses that were originally built in 1899. Over the years these houses have been modified to accommodate the lifestyle of the residents who have occupied them.

In the 1960's the Terrace was divided into 28 flats and in the 1980's they were converted back to the original eight houses.

Since the conversion back to the original eight houses, each house has had several different owners who have undertaken interior renovation and maintenance work to suit their individual modern lifestyles.

Over time, the interior spaces have been changed considerably and no longer represent historical significance from the original era.

The exterior architecture and detail has been well preserved and retains major historical significance that is valuable to the city and helps frame what is unique and distinctive about Auckland.

My husband and I support the category change but believe the proposed exclusions for the interior are not appropriate for the living style of today or the future residents of the homes and should be extended to include all of the interior spaces.

As well as the proposed exclusions listed in the schedule we wish to add to and amend the exclusions as follows:

- All interior spaces at the Dilworth Terrace Houses to be excluded in schedule 14.1 in the proposed plan change.
- Existing french doors that have already been added to houses on the mid level Dilworth Terrace side to be excluded.
- In the future all individual owners have the ability to add french doors (in keeping with the existing architectural detail) to the mid level rear elevation to allow access to the existing courtyards, and the front lower level of the houses to allow access from bedrooms to the lower verandah / garden areas.
- All fencing and landscaping to courtyards and lower garden area to be excluded.

The Dilworth Terraces are of considerable historic heritage value for the city of Auckland and it is important to protect them for future generations. However it is also important that the present and future residents are permitted to improve and upgrade the houses so they are maintained and remain desirable, modern residences to live in.



**SUBMISSION ON PROPOSED PLAN CHANGE 27: AMENDMENTS TO SCHEDULE 14.1  
HISTORIC HERITAGE**

To:           Attention: Planning Technician  
                  Auckland Council  
                  Private Bag 92300  
                  **Auckland 1142**  
                  unitaryplan@aucklandcouncil.govt.nz

From:          Housing New Zealand Corporation

**HOUSING NEW ZEALAND CORPORATION** (“**Housing New Zealand**”) at the address for service set out below makes the following submission on Proposed Plan Change 27: Amendments to Schedule 14.1 Historic Heritage (“**PC27**”) to the Auckland Unitary Plan Operative in Part (“**AUP**”).

This submission provides an overview of the matters of interest to Housing New Zealand, followed by detail of submission matters related to PC27.

***Introduction***

1.       This submission on PC27 is made on behalf of Housing New Zealand.
2.       Housing New Zealand does not consider it can gain an advantage in trade competition through this submission. In any event, Housing New Zealand is directly affected by an effect of the subject matter of the submission that:
  - (a)     Adversely affects the environment; and
  - (b)     Does not relate to trade competition or the effects of trade competition.

***Background to Housing New Zealand***

3.       Housing New Zealand’s role includes the efficient and effective management of state houses and the tenancies of those living in them. Housing New Zealand’s tenants are people who face barriers (for a number of reasons) to housing in the wider rental and housing market.
4.       It is essential that Housing New Zealand is able to meet its responsibility of providing efficient and effective state housing for the most vulnerable members of our society, so as to deliver to the social and economic wellbeing of both these people and the wider

community. This responsibility drives Housing New Zealand's strategic goals for the reconfiguration of its portfolio to meet regional demand, reduce deprivation levels in communities with a high state housing presence, and meet the Crown's financial performance requirements.

5. These goals require Housing New Zealand to have the ability to construct and develop quality housing, and maintain this housing in a manner that:
  - (a) Provides healthy, comfortable, and fit-for-purpose housing to people in need, for the duration of their need;
  - (b) Improves the diversity and effectiveness of state housing delivery in Waikato District to meet the changing needs of our communities and aligns the state housing portfolio with demographic trends and demand;
  - (c) Enables vacant homes to become ready for tenants and specific tenants' needs as quickly as possible;
  - (d) Enables increased supply for the delivery of state housing and other affordable housing options; and
  - (e) Undertakes the above in a cost effective way.
6. In the Auckland context, the housing portfolio managed by Housing New Zealand comprises approximately 27,750 dwellings. The Auckland Region is identified as a key area for Housing New Zealand to reconfigure and grow its housing stock to provide efficient and effective state housing that is aligned with current and future residential demand in the area, and the country as a whole.

#### *Housing New Zealand and Local Government*

7. Housing New Zealand has a shared interest in the community as a key stakeholder, alongside local authorities. Housing New Zealand's interest lies in the provision of state housing to persons who are unable to be sustainably housed in private sector accommodation. Housing New Zealand works with local authorities to ensure that appropriate services and infrastructure are delivered for its developments.
8. Apart from its role as a state housing provider, Housing New Zealand also has a significant role as a landowner, landlord, rate payer and developer of residential housing. Strong relationships between local authorities and central government are key to delivering government's priorities on increasing housing supply.

9. Policy decisions made at both central and local government level have impacts on housing affordability. The challenge of providing affordable housing will require close collaboration between central and local government to address planning and governance issues to reduce the cost of construction, land supply constraints, infrastructure provision and capacity as well as an improved urban environment. For example, the supply and available development capacity of residentially zoned land, impacts on the location, form and typology and density of housing. These factors directly contribute to the cost of residential land and capital costs of housing developments. The form, function and future operating costs of housing are managed through the regulatory processes of Council and the outcomes of these processes has a correlation with the long-term affordability and quality of housing.
10. Housing New Zealand is interested in all issues that may affect the supply and affordability of housing, as well as the delivery of urban growth and quality intensification in appropriate locations. These include the provision of services and infrastructure and the availability of appropriately zoned land.

### ***Scope of the Submission***

11. The submission relates to PC27 as a whole.

### ***The Submission is:***

12. Housing New Zealand supports PC27, for the reasons set out below.
13. Provided that the relief sought below is granted:
  - (a) PC27 will be in accordance with the purpose and principles of the Resource Management Act 1991 (“**the Act**”) and will be appropriate in terms of section 32 of the Act; and
  - (b) The potential adverse effects that might arise from activities allowed by PC27 will have been addressed appropriately.
14. In the absence of the relief sought, PC27:
  - (a) Is contrary to the sustainable management of natural and physical resources and is otherwise inconsistent with Part 2 of the Act;
  - (b) Will in those circumstances impact significantly and adversely on the ability of people and communities to provide for their social, economic and cultural wellbeing.

15. In particular, but without limiting the generality of the above:
- (a) While Housing New Zealand do not have any specific land holdings which are directly impacted by the proposed amendments to Schedule 14.1 (Schedule of Historic Heritage) of the AUP, Housing New Zealand do have landholdings which immediately adjoin five sites which are to be amended by PC27. These five sites are noted as follows:
    - (i) 65 Mountain Road (ID 01432) – PC27 proposes amendments to the schedule to update the name of the scheduled site (Shenstone Cottage), as well as additions to the list of ‘exclusions’;
    - (ii) 302 West Coast Road (ID 00032) – PC27 proposes amendments to the schedule to update the name of the scheduled site (Glen Eden Methodist Church), as well as additions to the list of ‘exclusions’;
    - (iii) 45A Swanson Road (ID 00141) – PC27 proposes amendments to the schedule to update the property address and Certificate of Title references;
    - (iv) 60R Finlayson Avenue (ID 01460) – PC27 proposes amendments to the schedule to update the name of the scheduled site, as well as additions to the list of ‘exclusions’; and
    - (v) 79 Coronation Road (ID 01437) – PC27 proposes to delete this property from Schedule 14.1.
  - (b) Housing New Zealand supports the intent of updating Schedule 14.1 to delete incorrect references / information as well as to include additional references to more appropriately identify the stated list of ‘exclusions’ noted in Schedule 14.1. Housing New Zealand also seeks that, should any further amendments be proposed through PC27 which would seek to expand the spatial extent of any ‘extent of place’ which relates to a historic heritage site, they are notified by Council of any such proposed amendments.
  - (c) Housing New Zealand also supports the proposed amendments in relation to the five sites noted above and seeks no further amendments be proposed to these sites through PC27 which would increase the identified ‘extent of place’ for these five sites which immediately adjoin Housing New Zealand landholdings.

**Relief Sought**

- 16. Housing New Zealand seeks the following decision from Auckland Council on PC27:
  - 28.1 | (a) That the proposed provisions of PC27 as notified, in relation to the five sites noted in this submission, are confirmed and approved.
  - 28.2 | (b) Such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out herein.
- 17. Housing New Zealand does not consider it can gain an advantage in trade competition through this submission.
- 18. Housing New Zealand wishes to be heard in support of this submission.
- 19. If others make a similar submission, Housing New Zealand would be willing to consider presenting a joint case with them at hearing.

**Dated** the 11<sup>th</sup> of July 2019.

**HOUSING NEW ZEALAND CORPORATION** by its solicitors and duly authorised agents Ellis Gould



**C E KIRMAN / A K DEVINE**

**ADDRESS FOR SERVICE:** The offices of Ellis Gould Lawyers, Level 17, Vero Centre, 48 Shortland Street, PO Box 1509, Auckland 1140, DX CP22003, Auckland, Telephone: (09) 307-2172, Facsimile: (09) 358-5215. Attention: Dr Claire Kirman / Alex Devine. ckirman@ellisgould.co.nz / adevine@ellisgould.co.nz.

|            |                                 |                                 |
|------------|---------------------------------|---------------------------------|
| Copies to: | Beca Limited                    | Housing New Zealand Corporation |
|            | PO Box 6345                     | PO Box 74598                    |
|            | Auckland                        | Greenlane, Auckland             |
|            | Attention: Matt Lindenberg      | Attention: Gurv Singh           |
|            | Email: matt.lindenberg@beca.com | Email: gurv.singh@hnzc.co.nz    |

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Bruce Griffith Burton and Sarah Jane Burton

Organisation name:

Agent's full name: Bruce Burton

Email address: [burton.group@xtra.co.nz](mailto:burton.group@xtra.co.nz)

Contact phone number: 6421435564

Postal address:

PO Box 37 817

Parnell

Auckland 1151

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

**My submission relates to**

Rule or rules:

Change to schedule 14.1 for Dilworth Terrace Houses, Parnell

Property address: 2 Dilworth Terrace, Parnell, 1051

Map or maps:

Other provisions:

We do support the category change from B to A, but with certain amendments to the exclusions as listed in the attached.

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We propose amendments to the exclusion list to reflect the fact the houses have had many changes over the years and need to provide a "modern" living environment. The main heritage attraction of the houses we believe is the unique terrace design of the houses and the roof line they provide--unique to Auckland that in particular is currently best seen from Tamaki Drive and the Strand rail overpass. Unfortunately certain councillors do not share this view and this feature may be lost in years to come.

I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: See attachment



Submission date: 11 July 2019

Supporting documents

Number 2 Dilworth Terrace attachment\_20190711161615.798.pdf

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

### Plan change 27 – Number 2 Dilworth Terrace

Plan Change 27 is proposing the following changes to Schedule 14.1 of the Auckland Unitary Plan relating to the Dilworth Terrace Houses: Change from Category B to Category A.

29.1 | We support the change from B to A subject to the points below:

29.2 | • We believe the external exclusions should be: Garages; gate posts on driveway entrance to Dilworth Terrace; modern skylights; French doors in rear elevation entrances of Dilworth Terrace on the ground floor; paving, landscaping and fencing.

29.3 | • We would like to see the ability to add French doors on the lower seaside veranda. This is a part of the house that is no longer visible to the public. By replacing the window (using the same lintel) this would help open up the houses into the garden.

- The fact that much or most of the interior of our house has been changed over time, and there are little original features left, we believe that all the interiors should be excluded. To live in these houses you have to be passionate about historic houses and for this reason you will want to maintain heritage, while at the same time ensure the houses provide a modern living environment.
- We remain very concerned that certain Auckland Councillors chose to go against the recommendations of their planning team and heritage advisors in not pursuing the retention of Dilworth Terrace House viewshaft and the protection that offered these houses. These houses originally were on the foreshore and views to the houses and views of the harbour from the houses has always been a characteristic. If Auckland's future development grows to the point these houses lose this characteristic we would want to see some ability for the houses in the future to get some protection but we are not sure if the move from B to A in fact helps or hinders this.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Susan Andrews

Organisation name: Heritage New Zealand Pouhere Taonga

Agent's full name:

Email address: [sandrews@heritage.org.nz](mailto:sandrews@heritage.org.nz)

Contact phone number: 09 307 9920

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

The entire plan change, and specifically the exclusions proposed for Dilworth Terrace Houses (Schedule ID. 01634).

Property address: 1-8 Dilworth Terrace, Parnell, Auckland

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
Please see attached submission.

I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: Please see attached submission.

Submission date: 11 July 2019

Supporting documents

HNZPT Submission - PC27 Amendments to Schedule of Historic Heritage - 11th July 2019.pdf

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



11<sup>th</sup> July 2019

File ref:

Auckland Council  
Unitary Plan  
Private Bag 92300  
Auckland 1142  
Attention: Planning Technician

Dear Sir or Madam

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA**

**PROPOSED PLAN CHANGE 27: AMENDMENTS TO SCHEDULE 14.1 SCHEDULE OF HISTORIC HERITAGE (ERRORS, ANOMALIES AND INFORMATION UPDATE AND DELETION OF 11 PLACES)**

**To:** Auckland Council

**Name of submitter:** Heritage New Zealand Pouhere Taonga

**1. This is a submission on the following proposed change to the Auckland Unitary Plan (Operative in Part) (the proposal):**

Proposed Plan Change 27: Amendments to Schedule 14.1 Schedule of Historic Heritage (Errors, anomalies and information update and deletion of 11 places): to amend Schedule 14.1 and/or the planning maps for 73 historic heritage places already included in Schedule 14.1. The amendments will correct errors and anomalies and, where appropriate, update information on these places. The amendments include the deletion of 11 historic heritage places from Schedule 14.1.

**2. Heritage New Zealand could not gain an advantage in trade competition through this submission.**

**3. The specific provisions of the proposal that Heritage New Zealand's submission relates to are:**

The entire proposed plan change.

**4. Heritage New Zealand's submission is:**

4.1. Heritage New Zealand is an autonomous Crown Entity with statutory responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.

4.2. Heritage New Zealand supports, with the exception of the exclusions for the Dilworth Terrace Houses, Schedule ID. 01634, the proposed amendments intended to enable the provisions of the AUP to apply appropriately to these historic heritage places, and assist in their management and protection.

4.3. Heritage New Zealand opposes the proposed addition of exclusions to Schedule 14.1 in relation to the Dilworth Terrace Houses Historic Heritage Place.

**Dilworth Terrace Houses**

4.4. Dilworth Terrace Houses are included on the New Zealand Heritage List/Rārangi Kōrero as a Category 1 Historic Place (List No. 567).

4.5. Heritage New Zealand fully supports the proposal to alter the historic heritage scheduling from Category B to Category A, in accordance with our previous submission to Auckland Council on the

PAUP regarding Topic 32 (Heritage Schedules), which sought that all Category 1 places be scheduled as Category A.

4.6. However, Heritage New Zealand does not consider the proposed addition of exclusions to Schedule 14.1 in relation to the eight Dilworth Terrace Houses appropriate, but rather considers that all of the place – the exterior, interior and site surrounds – should be included in the scheduling.

**5. The reasons for Heritage New Zealand's position are as follows:**

5.1. It is Heritage New Zealand's view is that potential future changes to this significant place should be considered in relation to the effects on the whole of the place. Accepting that modifications have been made to some of the original fabric and features over time, comprehensive scheduling permits assessment of change and further change on all of the building's elements and is inclusive to the possibility of reversing previously changed elements and potential restoration.

5.2. Heritage New Zealand considers that the addition of exclusions as proposed would be contrary to the stated Unitary Plan objective to support and enable the restoration of scheduled historic heritage places (Objective D17.2.(1)), via modifications or restoration that recover or reveal heritage values of the place, or remove features or additions that compromise the heritage values of the place (Policy D17.3.(10)(a) & (b)).

5.3. Further the proposed addition of exclusions to the place seems contrary to the intention of elevating Dilworth Terraces Houses from Category B to Category A.

**6. Heritage New Zealand seeks the following decision from the local authority:**

30.1 | That the plan change be approved in its entirety as notified, with the exception of the proposed exclusions relating to the Dilworth Terrace Houses, Schedule ID 01634 at 1-8 Dilworth Terrace Parnell, which should be declined.

**7. Heritage New Zealand does wish to be heard in support of our submission.**

Yours sincerely



Sherry Reynolds  
Director Northern Region

Address for Service:  
Susan Andrews  
PO Box 105 291, Auckland  
09 307 9920  
[sandrews@heritage.org.nz](mailto:sandrews@heritage.org.nz)



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Richard Paul van Bremen and Susan Louise Gibson

Organisation name:

Agent's full name:

Email address: [rvb@cwv.co.nz](mailto:rvb@cwv.co.nz)

Contact phone number: 021445192 0276414117

Postal address:  
PO Box 15 723  
New Lynn  
AUCKLAND 0640

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

Property address: 54 Iona Avenue, RD3 ALBANY

Map or maps: Rear portion of 54 Iona Avenue

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We are the owners of 54 Iona Avenue. We purchased this property about 17 years ago. 1) As is normal, we asked for a LIM report for the property as part of the sale agreement. The council provided LIM report contained no reference to a village whatsoever. Had we known, it is quite likely that we would not have proceeded with the purchase. 2)Over the years I have dug numerous trenches for drainage, including in the area that is the subject of this plan change. I have also buried a number of sheep in this area. I have found nothing. 3)Some time ago, a heritage person from the council inspected an area along the bank of the Paremoremo creek that runs at the rear of 54 Iona ave. He advised of a Maori Village. 4)On investigation, I found a "dot" on one of the council overlay maps which apparently pinpointed the location of the village. This dot was precisely in the middle of a lake on the property. This lake was man made some 50 years ago. Any evidence of a village on site would have been lost at the time. Presumably, the dot was a "best guess" of the location at the time. The current proposal is no doubt the latest best guess. Only this time it encompasses around 20% of 54 Iona Ave. I think this is unreasonable. The council either knows where this village was located or it

doesn't. If it doesn't know, it can't just put a caveat over a large area as a possible site. If this is allowed then there is nothing to stop the council making the area even larger at some later date. 5)I have made some enquiries with local historians and have been told that the village actually burned down. If that is indeed the case, I can't really understand the special interest. 6)The chap from the council also pointed out an area of Ivy well outside the land that is the subject of this amendment and stated that that would have been the site of the Pakeha person's home. Must admit to being a little concerned about that. There would be nothing to stop the council from ring fencing that area also. 7)Along with the village area at the rear of the site, the council has helped themselves to 300 - 400 m<sup>2</sup> of our land along the front boundary. The part of Iona Ave (the road) that is along our front boundary is built on our land. In conclusion we feel that 1)The council was derelict in its duty when we asked for and received LIM report. We have since asked for and received the council file on this property and it runs to 100s of pages 2)The council has made a "guess" as to where the village was located and then expanded it to cover a relatively large area in the hope that the village is somewhere inside this area. We take the view that if the council wants to effectively quarantine off large pieces of our land, they should just buy the property and do what they will. I understand that the council wants a coastal walkway around to Sanders park. At the very least, we should be offered some sort of compensation for both the front boundary issue and now the rear part of the land.

31.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 11 July 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ben Meadows

Organisation name: Oratia Church Trust

Agent's full name: N/A

Email address: [benjaminmeadows@msn.com](mailto:benjaminmeadows@msn.com)

Contact phone number: 021 890 253

Postal address:  
176 Parker Road  
Oratia  
Auckland 0604

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

Property address: 1-5 Parker Roa, Oratia Auckland

Map or maps: ID 00119

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This is a site of significant historical interest which should not be modified as described below: In the year 1867 three settlers in the area applied on behalf of the Oratia community for a section of land under the Auckland Waste Lands Act 1858 and were given a Crown Grant and Trust. "Victoria by the Grace of God, of the United Kingdom of Great Britain and Ireland, QUEEN: To all whom these presents shall come: Know ye that for good considerations, Us thereunto moving; We, for Us, our heirs and successors, do hereby grant unto Andrew Kelly, William Cantwell and Thomas Parr of Auckland, settlers, their heirs and Assigns all that parcel of land in the province of Auckland in our Colony of New Zealand, containing by admeasurement . . . 4 acres more or less situated in the Parish of Waikomete in the County of Eden and being allotment number 238 ... with all the rights and appurtenances thereunto belonging: 'To hold unto the Said Andrew Kelly, William Cantwell and Thomas Parr in trust for the purpose of building a place of Public Worship in which Sacred worships shall be held and for the purpose of building a schoolhouse in which the English language shall be taught' their heirs and assigns for ever. Signed Sir George Grey, KCB., 15th. July 1867

32.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 11 July 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



To **Auckland Council**  
 Name of submitter: **Civic Trust Auckland (Civic Trust)**  
 Submission on: **Proposed Plan Change 27.**

Civic Trust has no advantage in trade competition to gain through this submission.

1.0 The specific provisions of the proposal that Civic Trust's submission relates to include changes to entries in Schedule 14.1 of the AUP, in particular changes to the schedule involving:

- amendments to 'Exclusions' column and
- amendments to delete places

2.1 Civic Trust opposes the amendment proposed to the 'Exclusions' column for Schedule Item ID\_01997, the Central Fire Station at 50-60 Pitt Street, Auckland Central. | 33.1

2.2 Reasons for our views:

There has been no evidence presented, but which was discoverable, as to the original assessment of the building, nor any re-assessment showing that the interiors no longer contribute to or detract from the values for which the historic heritage place was scheduled.

3.1 Civic Trust opposes the deletion of the Schedule Item ID\_ 01461, a residence at 1 Beihlers Road, Weymouth in Manurewa. | 33.2

3.2 Reasons for our views:

Consultation undertaken with the Heritage Advisory Panel noted the cottage has been significantly extended and modified, being now almost triple its original size, that it has had a verandah added, along with new door and window openings. None of this necessarily provides sufficient reason to remove the building from the Schedule

It was suggested that historical information held by the Council is largely speculative and relates primarily to the land rather than the residences itself. Council records note that Beihlers Road: Named after Charles Beihler, of German descent, who had a store at the end of the road. He was also a fisherman at Weymouth, and had a launch named Renahau. He built the original wharf from wattle poles, from where two barges took wattle to the tannery, and also had a grocery store by the wharf. He drowned at sea in his own boat. Civic Trust submits further research is required.

Civic Trust submit that the changes made to the house do no preclude the retention of primary features of heritage significance that appear to exist, and consequently that at this stage, insufficient evidence has been presented to warrant deletion from the Schedule.



4.1 Civic Trust submits that Council should have disclosed how many and which of the proposed deletions or other changes to the Schedule were instigated at the Owner's request.

5.1 Civic Trust seek the following decision from the local authority:

- That Council make the two revisions proposed as per Civic Trust's submissions at 2.1 and 3.1 above. | 33.3

---

Civic Trust does wish to be heard in support of its submission.

Signature of person authorised to sign  
on behalf of submitter

A handwritten signature in black ink that reads "Audrey van Ryn".

11 July, 2019

**Organisation name:** Civic Trust Auckland  
**Contact phone number:** 09 368 1516  
**Email address:** cta@civictrustauckland.org.nz  
**Postal address:** PO Box 74049 Greenlane Auckland 1546  
**Contact name:** Audrey van Ryn



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: General Trust Board of the Anglican Diocese of Auckland

Organisation name: on behalf of St Stephens Anglican Church Whangaparoa

Agent's full name: Clare Covington

Email address: [c.covington@harrisingrierson.com](mailto:c.covington@harrisingrierson.com)

Contact phone number: 0212888795

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 27

Plan modification name: PC 27: Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

#### My submission relates to

Rule or rules:

Amendments to the Schedule and Extent of Place for Historic Heritage Overlay Place - 616, St Stephens Church

Property address: 5 Stanmore Bay Road

Map or maps: Hibiscus and Bays

Other provisions:

Amendments to wording supported. Amendments to Extent of Place opposed.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Refer to attached submission

I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: Refer to attached submission

Submission date: 11 July 2019

Supporting documents

S001v2-pc27-ctc-final\_20190711101132.976.pdf

memorial wall plan.pdf  
Wall elevation plan.pdf

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



## Submission

# ON A PUBLICLY NOTIFIED PROPOSED PLAN

Under Clause 6 of the First Schedule to the Resource Management Act 1991

**TO** Auckland Council

**SUBMISSION ON** Plan Change 27 – Historic Heritage Overlay and Schedule

**NAME OF SUBMITTER** The General Trust Board of the Diocese of Auckland

**ADDRESS** C/- Harrison Grierson Consultants Limited  
PO Box 5760  
Wellesley Street  
**AUCKLAND 1141**

**Attention: Clare Covington**

This is a submission on Proposed Plan Change 27 – Historic Heritage Overlay ('PC27') to the Auckland Council Unitary Plan (Operative in Part).

The General Trust Board of the Diocese of Auckland ('GTB') could not gain an advantage in trade competition through this submission.

### SUBMISSION IN SUPPORT SUBJECT TO THE FOLLOWING

The specific provisions of PC27 that the GTB's submission relates to is the amendments to the Schedule and Extent of Place for Historic Heritage Overlay Place - 616, St Stephens Church.

#### 1.0 Submitter's Background

- 1.1 The GTB ('the submitter') owns the sites at 1-5 Stanmore Bay Road. The site contains St Stephen's Anglican Church (the historic church building referred to as the chapel), the newer St Stephen's Church building (completed in January 2012) and surrounding carparks.
- 1.2 For the past 5 years, members of the parish have been working towards the construction of a memorial wall next to the chapel. This wall would be used for the interment of ashes and memorial plaques and is represented in red on the drawing below (refer to section 3.3). The Parish have also been advised by a Health and Safety expert that they should have a safety barrier erected between the patio and the moat around the chapel, even though it is not required by the building code, and they have been working towards having this built at the same time as the memorial wall and in a way that is compatible with it. This barrier is represented in blue on the attached drawing. The proposed Wall will be entirely consistent with the historic building in that it seeks to highlight that the Church was built as a memorial to the men killed on the Western Front and honour some of those who worked hard to make sure the church wasn't demolished and was restored. The Wall will in fact help to ensure that the Chapel continues to serve as an enhancement of the chapel's history.
- 1.3 Members of the parish have been in discussions with Nick Stott, Heritage Arborist, in relation to the proposed Memorial wall and have been careful to work with the heritage arborist in relation to both the oak tree and the 4 cypress trees so that the proposed wall will have minimal impact on their root systems.
- 1.4 The parish members have also been in touch by email with Rebecca Foley from Built Heritage on the same matter. Ms Foley has advised:

*Resource consent requirements: This is a bit of a grey area because there is a known error with the scheduling of your property. The church does not have an 'Extent of Place' mapped around it, and therefore there is some*

ambiguity as to what rules apply. Since the wall follows an existing retaining wall, and it does not require direct modification of the scheduled church, then at the present moment you do not trigger a resource consent.

- 1.5 The parish consider that what they are proposing is supporting the history of the place and wish to see this recognised in the proposed amendments to the schedule details for this site.

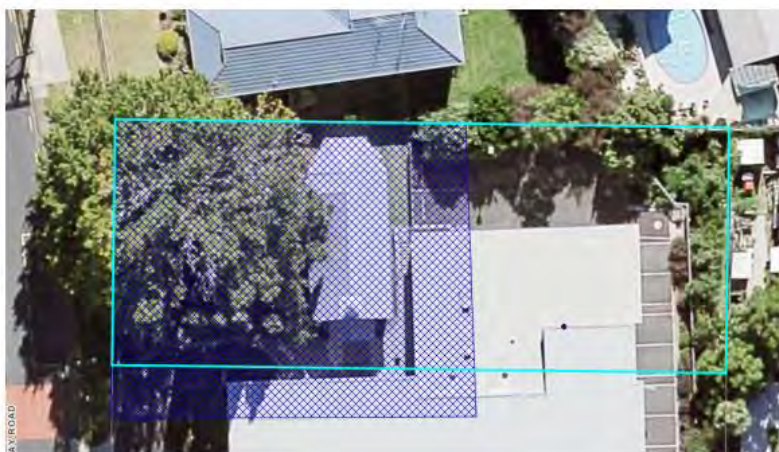
## 2.0 Main Areas Supported by the Submitter

- 2.1 Council proposes to add wording in Schedule 14.1 to indicate that the 1917 church on the site is the primary feature of the place and at the same time amend the exclusions listed for the Extent of Place to include “buildings and structures that are not the primary feature; freestanding sign”. These amendments are supported.

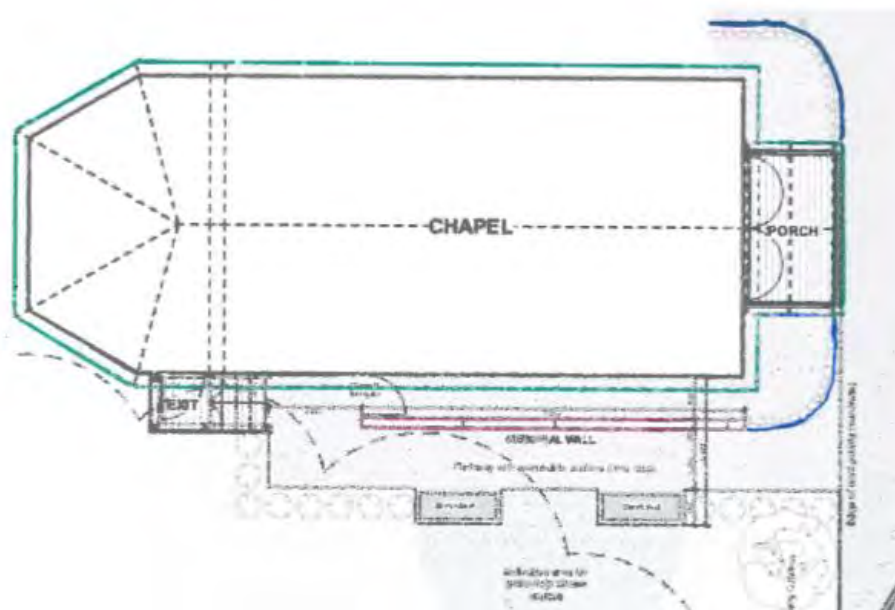
## 3.0 Main Issues Raised by the Submitter:

- 3.1 Notwithstanding the above, the submitter does not support the proposed Extent of Place. The inclusion of an extent of place is supported as there currently isn't one, however, the proposed extent of place includes a large portion of the 2012 church building and also the area in front of the chapel where the proposed memorial wall is proposed (refer to map below showing PC27 extract). While it is understood that the existing buildings that are not the primary feature would have less restrictions (due to the exclusions listed), the limitations on modifications are considered to be an undue restriction when it relates to a modern building.
- 3.2 As noted above, the Parish have been working for some time on an appropriate memorial wall within the proposed extent of place and are concerned that these works will require a resource consent and could no longer be possible due to the restrictions proposed for new buildings within this extent of place (refer to attached plans).
- 3.3 The area in front of the chapel is already protected through the notable trees overlay which requires consideration of any work within the rootzone in terms of, among other things, “any loss or reduction of amenity values provided by the tree or trees”. The extent of place will therefore place additional unnecessary controls over this part of the site.

### Proposed extent of place:



- 3.4 In particular, the submitter would like the extent to be limited to the green line indicated on the plan below. This extent would include the original chapel, plus the porch which was added when the Chapel was restored about 7 years ago and would not overlap the new building. (The proposed safety barrier is represented in blue on the plan).



3.5 The parish consider that a reduction in the size of the extent and, in particular, reasons why the proposed columbarium-style wall would be entirely compatible with the heritage status of the chapel building are as follows;

1. *The sight lines from the road would not be disturbed. The architect has provided for the top of the wall to be lower than the bottom of the windows.*
2. *The proposed location would not compromise the memorial cypress trees.*
3. *An interpretation panel on the wall and the wall itself would reinforce the historical significance of the chapel by drawing attention to the contribution made by soldiers in World War I and by past parishioners regarding the preservation of the building. The provision of two benches would allow people to make the area a place of reflection and contemplation.*
4. *The wall would replace an existing low retaining wall and would help to hide the rather unsightly trench that runs alongside the chapel.*
5. *A resin-bound gravel path that would be created on the road-side of the wall would improve emergency fire egress from the chapel.*
6. *After having worked with the Heritage arborist to reach agreement about a proposal that isn't too bulky and doesn't compromise the roots of the historic oak tree it seems unreasonable to be told that the rules under which this planning has occurred are to be changed.*

3.6 It is noted that the S32 analysis does not list the reason for the extent of place chosen and the parish are unaware of anyone visiting the site in relation to the identification of the extent.

3.7 In addition, the S32 report states that 'Mapping errors may reduce the protection and management of historic heritage places, or result in the application of the Historic Heritage Overlay onto places that do not contain significant historic heritage values, resulting in the generation of unnecessary consenting activity'. This is the concern for the Parish with the proposed extent including areas beyond the green line shown.

3.8 For these reasons, either a reduced extent of place is sought or, alternatively, the parish seek that the proposed wall and safety barrier are treated as an exception for resource consent purposes and resource consent fees.

#### 4.0 The submitter seeks the following relief from Auckland Council

4.1 The Historic Heritage Extent of Place Overlay is reduced to a smaller area around the existing chapel as identified in section 3.3 of this submission. | 34.1

4.2 Alternatively, the exclusions within the schedule are amended to include the proposed memorial wall and safety barrier. | 34.2

4.3 The amendments to the schedule wording are supported. | 34.3

- 4.4 Such other additional or consequential relief as is necessary to achieve consistency with the above and to satisfy the concerns of the submitter; or
- 4.5 Such other alternative relief to satisfy the concerns of the submitter.
  
- 5.0 **The submitter wishes to be heard in support of their submission.**
  
- 6.0 If others make a similar submission the submitter will consider presenting a joint case with them at a hearing.



Signature:

Date: 11 July 2019

**Address for Service of Submitter:**

The General Trust Board of the Diocese of Auckland  
C/- Harrison Grierson Consultants Limited  
P O Box 5760  
Wellesley Street  
**Auckland 1121**

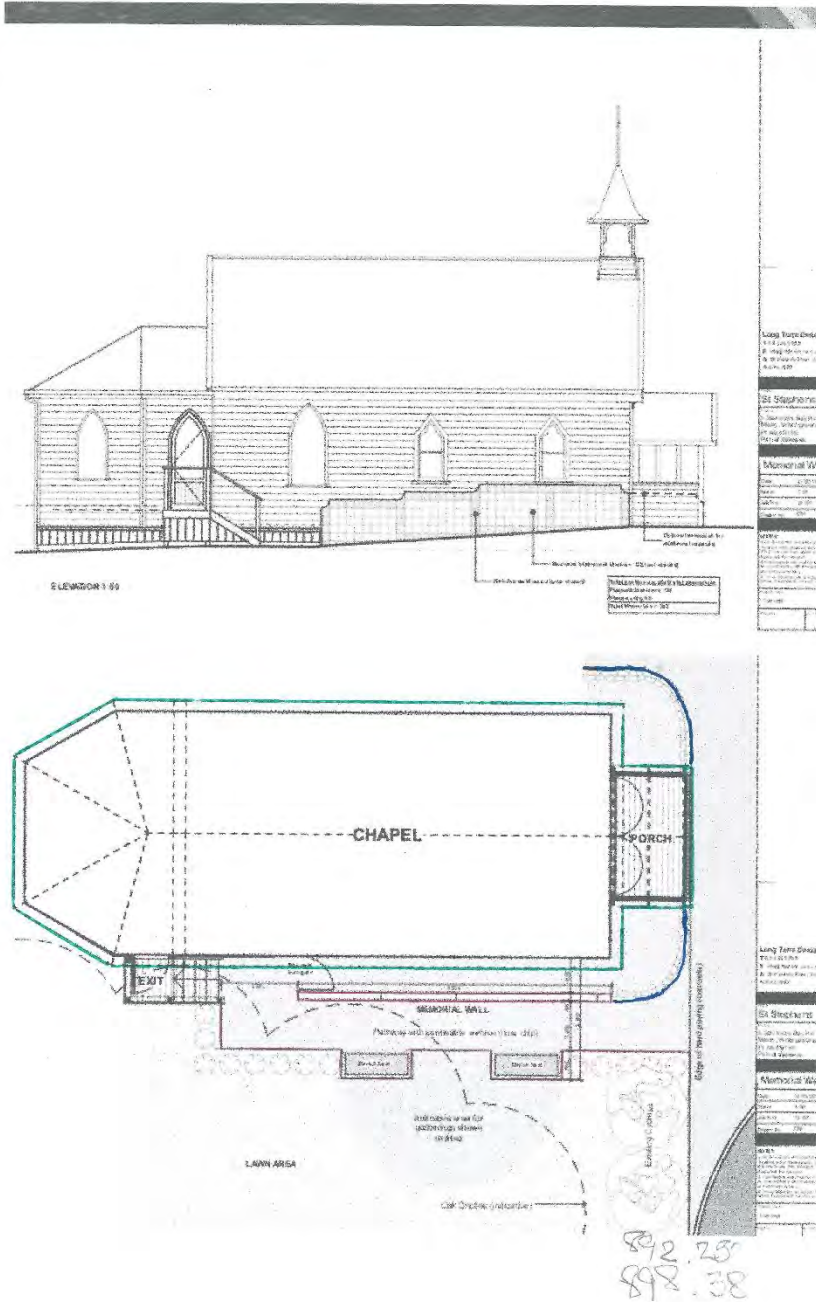
Attention: Clare Covington

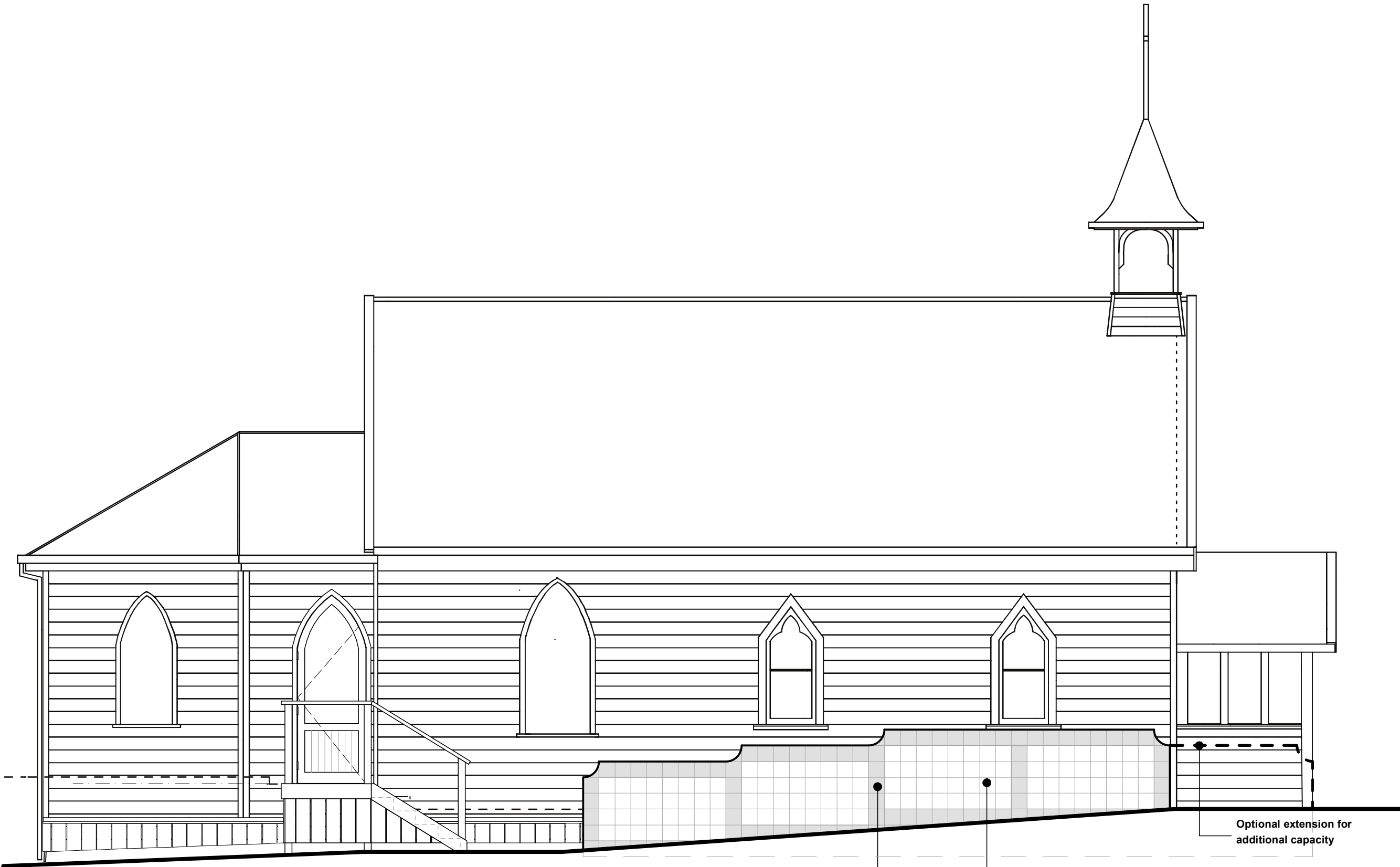
Telephone: 09 9175000

Facsimile/email: [c.covington@harrisingrierson.com](mailto:c.covington@harrisingrierson.com)

U:\1020\143350\_02\2019\PC27 5 Stanmore Bay Road St Stephens Submission\S001v2-pc27-ctc-final.docx







ELEVATION 1:50

|   |
|---|
| <b>Total positions available for memorials:</b> |
| Plaque/Internment: 128                          |
| Plaque only: 55                                 |
| <b>Total Memorials = 183</b>                    |

Revisions:

**Long Term Design LTD**  
 T 09 424 0088  
 E info@ltdarch.co.nz.co.nz  
 A 1B Polarity Rise, Silverdale 0944  
 AUCKLAND

Client:  
**St Stephens**

Project:  
 5 Stanmore Bay Rd  
 Manly, Whangaparaoa  
 Pt Allot S190  
 Psh of Waiwera

**Memorial Wall**

Date: 21/02/2019  
 Scale: 1:50 @ A3  
 Job No: 12157  
 Drawn by: DM

**NOTES:**  
 1) All dimensions and underground service locations to be checked prior to construction.  
 2) Do not scale from drawings. If in doubt please ask the designer.  
 3) Construction and method of construction to be in accordance with the specification, the NZBC and with local bylaws.  
 4) These drawings are subject to copyright and remain the property of Long Term Design LTD.

Drawing Issue:  
 Concept

# Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

|                     |
|---------------------|
| For office use only |
| Submission No:      |
| Receipt Date:       |

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Ms/Ms (Full Name)

JAMES PARKINSON

Organisation Name (if submission is made on behalf of Organisation)

ST AIDAN'S CHURCH, REMUERA

Address for service of Submitter

40 52 NAMATA RD, ONE TREE HILL, AUCKLAND 1061

Telephone:

021 830 935

Fax/Email:

jandjparkinson@gmail.com

Contact Person: (Name and designation, if applicable)

JAMES PARKINSON, PEOPLE'S WARDEN

## Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 27

Plan Change/Variation Name

Amendments to Schedule 14.1 Schedule of Historic Heritage

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address

ST AIDAN'S CHURCH, 3-9 ASCOT AVE, REMUERA

Or

Map

Or

Other (specify)

## Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No



The reasons for my views are:

THE EXCLUSIONS CURRENTLY IDENTIFIED IN THE PROPOSED PLAN CHANGE 27 SHOULD BE EXPANDED UPON FOR THE REASONS OUTLINED IN OUR ATTACHED SUBMISSION

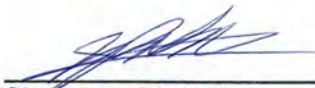
(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

AMENDMENTS TO THE EXCLUSIONS, AS DETAILED IN OUR ATTACHED SUBMISSION

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

  
Signature of Submitter  
(or person authorised to sign on behalf of submitter)

21 July 2019  
Date

**Notes to person making submission:**  
 If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  / could not  gain an advantage in trade competition through this submission.  
 If you could gain an advantage in trade competition through this submission please complete the following:

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

## Proposed Plan Change 27 – St Aidan’s Church, Remuera.

- 35.1 | We support the proposed Plan Change 27 subject to our requested amendments in relation to the Exclusions identified for St Aidan’s Church, Remuera.
- 35.2 | We support the Category B protection and the three identified primary features being the 1905 Church, the lych gate (spelling in PPC27 needs correcting), and the war memorial. The proposed
- 35.3 | amendment to the Plan maps ensures each of the identified primary features is incorporated within the extent of place.

However, we submit that the exclusions currently identified should be expanded. We do not believe the identified exclusions adequately capture all of the additional features within the extent of place that do not contribute to the heritage values of the place.

The 2002 Gathering area appears to be excluded in its entirety by virtue of it being a post 1956 addition to the Church. We agree, but, the 1967 structure, which in turn, connects to the Gathering Area is not explicitly excluded. This 1967 structure includes the Social Lounge, Parish Administration Offices, and the Hall. Of these features, the only aspect explicitly excluded is the interior of the hall. We believe these features are functional in nature and incorporated within an accessory building that does not in any way contribute to the heritage value of the place. We therefore request that these built features (ie the 1967 Hall in its entirety) be excluded rather than being limited to the interior of the hall. Photos of the 1967 building are attached highlighting its functional nature and absence of any heritage value.

For the same reasons, we request that all on-grade car parks within the extent of place be identified as exclusions.

Exclusions would therefore encompass:

- 35.4 |
- Post 1956 additions to the 1905 Church and modifications to the interior of the 1905 Church
  - 1967 Church hall including the Social Lounge, Parish Administration Offices, and Hall
  - 2002 Gathering Area
  - On-grade car parks.



# St Aidan's Church Hall

#35

Hall from Lych Gate



Social Lounge & Offices



Hall from Remuera Rd Driveway





Dear Sir/Madam,

36.1 | I am writing to support the part of

*Plan change 27 to the Auckland Unitary Plan Operative in part  
Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage*

That refers to Minnesdale Chapel: (as below)

I and my family are directly affected by this plan change as my ancestors (Rev. Edwin Stanley Brookes, Jemima Hovey Brookes and their children) built this church in a particular way to reflect their non-conformist Christian practices.

They are buried and their headstones are still there and legible. Others of their family are also buried there. We still have family members with these names.

**Therefore:**

- **I support the inclusion of the graveyard in the description**
- **I support the exclusion of the water-tank & stand as they are later additions**
- 36.2 | • **I am very concerned about the exclusion of the interior of the church, and ask the council to immediately act to survey and protect it in a subsequent plan change.** The interior is original to the 1860s and very particular as it includes framing (and windows) brought from England, native timber pews, and most importantly a central pulpit, reflecting the Baptist belief and practice. These are essential to the historic character of the chapel and its historic use. It is important that they are protected and not lightly disposed of without serious consideration of the past as well as current use (in any particular year in the next 100 or so years). Most churches in NZ that had central pulpits have had them removed by later generations.

|           |  |  |  |                 |                 |                                  |  |
|-----------|--|--|--|-----------------|-----------------|----------------------------------|--|
| 0054<br>2 | Minniesdal<br>e Chapel<br>and<br>graveyard | 67<br>Shegadee<br>n Road,<br>Wharehin<br>e | PT ALLOT<br>21 PSH OF<br>WHAREHIN<br>E SO 824;<br>LOT 1 DP<br>31499; road<br>reserve | B<br>Churc<br>h | A,B,D,E,F,<br>H | Refer<br>to<br>plannin<br>g maps | Interior of<br>building(s<br>) ; water<br>tank<br>including<br>stand |
|-----------|--|--|--|-----------------|-----------------|----------------------------------|--|

I also note the excellent work of the Minnesdale Chapel Trust and ask Council to offer all support possible to the preservation of the Chapel and Graveyard.

References:

<https://www.heritage.org.nz/the-list/details/84>

<https://www.localmatters.co.nz/blogs/616-opinion-history-albertland-museum-the-cutest-chapel-whole-world.html>

**Martin Dickson**

**Address: 14 Parkfield Terrace, Grafton, Auckland 1023, New Zealand.**

Telephone: +64 - 9 - 550 4286

Text/mobile: +64 - 21 - 061 53 57

#36



2 of 3

#36

3 of 3

**From:** [martin@dickson.nz](mailto:martin@dickson.nz)  
**To:** [Unitary Plan](#)  
**Subject:** RE: submission regarding Plan change 27 Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage  
**Date:** Tuesday, 23 July 2019 7:38:02 AM

---

Hello Teuila,

Thank you for your response. No I do not need to be heard for this submission.

Regards,  
Martin

Martin Dickson

PO Box 11680 Ellerlie  
Auckland 1542  
New Zealand

Home +64 9 5504286  
Mobile +64 21 0615357

---

**From:** Teuila Young [REDACTED] **On Behalf Of** Unitary Plan  
**Sent:** Monday, 22 July 2019 9:58 AM  
**To:** [martin@dickson.nz](mailto:martin@dickson.nz)  
**Subject:** RE: submission regarding Plan change 27 Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

Good morning Martin

Thank you for your submission on Plan Change 27. This morning you will have received acknowledgement of your submission and confirmation of your submission number.

Could you please confirm if you wish to be heard in support of your submission?

Thank you  
Teuila Young  
Planning Technician | Auckland-wide  
Plans and Places

---

**From:** [martin@dickson.nz](mailto:martin@dickson.nz) <[martin@dickson.nz](mailto:martin@dickson.nz)>  
**Sent:** Thursday, 18 July 2019 5:04 PM  
**To:** Unitary Plan <[unitaryplan@aklc.govt.nz](mailto:unitaryplan@aklc.govt.nz)>  
**Subject:** submission regarding Plan change 27 Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage

Dear Sir/Madam,

I am writing to support the part of

*Plan change 27 to the Auckland Unitary Plan Operative in part  
Proposed amendments to Chapter L: Schedule 14.1 Historic Heritage*

That refers to Minnesdale Chapel: (as below)

I and my family are directly affected by this plan change as my ancestors (Rev. Edwin Stanley Brookes, Jemima Hovey Brookes and their children) built this church in a particular way to reflect their non-conformist Christian practices.

They are buried and their headstones are still there and legible. Others of their family are also buried there. We still have family members with these names.

**Therefore:**

- **I support the inclusion of the graveyard in the description**
- **I support the exclusion of the water-tank & stand as they are later additions**
- **I am very concerned about the exclusion of the interior of the church, and ask the council to immediately act to survey and protect it in a subsequent plan change.** The interior is original to the 1860s and very particular as it includes framing (and windows) brought from England, native timber pews, and most importantly a central pulpit, reflecting the Baptist belief and practice. These are essential to the historic character of the chapel and its historic use. It is important that they are protected and not lightly disposed of without serious consideration of the past as well as current use (in any particular year in the next 100 or so years). Most churches in NZ that had central pulpits have had them removed by later generations.

|       |  |                                       |   |             |                              |   |
|-------|--|---------------------------------------|---|-------------|------------------------------|---|
| 00542 | Minniesdale<br>Chapel and<br>graveyard | 67<br>Shegadeen<br>Road,<br>Wharehine | PT ALLOT 21 B Church<br>PSH OF<br>WHAREHINE<br>SO 824; LOT<br>1 DP 31499;<br>road reserve | A,B,D,E,F,H | Refer to<br>planning<br>maps | Interior of<br>building(s);<br>water tank<br>including<br>stand |
|-------|--|---------------------------------------|---|-------------|------------------------------|---|

I also note the excellent work of the Minnesdale Chapel Trust and ask Council to offer all support possible to the preservation of the Chapel and Graveyard.

**References:**

<https://www.heritage.org.nz/the-list/details/84>

<https://www.localmatters.co.nz/blogs/616-opinion-history-albertland-museum-the-cutest-chapel-whole-world.html>

**Martin Dickson**

**Address: 14 Parkfield Terrace, Grafton, Auckland 1023, New Zealand.**

Telephone: +64 - 9 - 550 4286

Text/mobile: +64 - 21 - 061 53 57



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

37.1

I note that Auckland Council is proposing a plan change (No 27) to delete the heritage protection controls over the old Waiwera Bath House in Waiwera Place, Waiwera. The reason given that the Bath House no longer exists. I understand the heritage protection controls were to protect the original old tiles baths that still exist and have been covered over to protect entry by vandals. The original bath house was destroyed years ago and the bath house for which the consent was issued to demolished was not the original building and had no historic or heritage value. However the old baths themselves are the originals and are still there. I object to the proposed plan change to remove protection of these baths.

Contact details

First name Raewyn

Last name Catlow

Contact phone 0278417000

Email address [gtpservices@ozemail.com.au](mailto:gtpservices@ozemail.com.au)

Can we contact you if we need more information? Yes



**Submission on a notified proposal for policy statement or plan change or variation**

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

|                     |
|---------------------|
| For office use only |
| Submission No:      |
| Receipt Date:       |

**Submitter details**

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Anurag Rasela

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

15 Chateau Rise, Flat Bush, Auckland, 2016

Telephone:

0 2 1 88 3 7 8 4

Fax/Email:

anuragrasela@yahoo.com

Contact Person: (Name and designation, if applicable)

**Scope of submission**

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 27

Plan Change/Variation Name

Amendments to Schedule 14.1 Schedule of Historic Heritage

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

ID 01476. LOT 1 DP 480623; LOT 2 DP 480623

Or

Property Address

85A and 85 Kolmar Road

Or

Map

Or

Other (specify)

**Submission**

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are: 85A Kolmar Road does not contain any heritage feature. It is a vacant lot that has resource consent for a boarding house or single dwelling. The dwelling on 85 Kolmar Road is not considered to be of heritage quality, and it is located distant from the road network and behind the consented new building on 85A Kolmar Road. It will not contribute to public streetscape.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- 38.1 | Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.
- Delete the heritage feature and extent of place annotation from 85A and 85 Kolmar Road

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

Signature of Submitter  
(or person authorised to sign on behalf of submitter)

19 August 2019

Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  /could not  gain an advantage in trade competition through this submission.

**If you could gain an advantage in trade competition through this submission please complete the following:**

I am  / am not  directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Please accept this late submission. I was not directly aware of the implications of the plan change or the opportunity to submit until late in the process. I then needed to seek professional advice. I own the subject site and the plan change provides an opportunity to directly consider the appropriateness of the heritage schedule, the existing environment, recent resource consents.