

Decision on Plan Change 7 to the Auckland Unitary Plan under the Resource Management Act 1991



SUMMARY OF THE DECISION

This decision is made pursuant to Clause 10 of Schedule 1 of the Resource Management Act. The decision of the Commissioners is that Plan Change 7 is APPROVED, subject to the modifications set out.

Number and Name of Plan Change	Plan Change 7 – Additions to Schedule 14 Historic Heritage.
Type of Plan Change	Council-initiated
Date Notified	16 November 2017
Submissions	340 (including 2 late and 1 late in part)
Hearing commenced:	Thursday 27 September
Hearing panel:	David Mead (Chairperson) Shona Myers Lisa Whyte
Appearances:	<p><u>For the Submitters:</u></p> <p>Rachel Neal Progressive Enterprises Ltd represented by: – Mike Foster Xtreme Exposure Ltd represented by: – Robert Macintyre Friends of Onehunga Community House represented by: - Bridget Graham - Tony Broad Guy Brocklehurst and Belinda Hilton Emerge Aotearoa represented by: - John Cook - John Brown Valerie Muir Briar Wilson representing James Wilson and herself John and Rosalind Glengarry represented by: - Patrick Mulligan Civic Trust represented by: Allan Matson Shihe NZ Limited represented by: - Bronwyn Carruthers Diane Ross Spark New Zealand represented by: - Fiona Matthews - Kelly Bunyan - Joel Gibb Viaduct Harbour Holdings Ltd represented by: - Douglas Allan</p>

	<p>Rockport Holdings Limited Partnership represented by:</p> <ul style="list-style-type: none"> - Anthony Bloomfield <p>The Minister and the Ministry of Education represented by:</p> <ul style="list-style-type: none"> - Joanna Beresford <p>Martin Spencer Allen Dixon Joe Hollander Mary Robinson Sarah Sparks</p> <p>Heritage Landscapes represented by:</p> <ul style="list-style-type: none"> - Mandy McMullin <p>David Reeks Trevor Keam Lord Farrow Valerie Benn</p> <p>David Reeves and Dr David Gaimster represented by:</p> <ul style="list-style-type: none"> - Gail Romano <p>Andrew Bull</p> <p>The Sappers Association Inc represented by:</p> <ul style="list-style-type: none"> - Vail Hubner <p>Auckland RSA represented by:</p> <ul style="list-style-type: none"> - Graham Gibson <p>St David's Presbyterian Church represented by:</p> <ul style="list-style-type: none"> - Helen Atkins - Heike Lutz - John Childs - Reverend Douglas Lendrum <p>Friends of St David's Charitable Trust represented by:</p> <ul style="list-style-type: none"> - Brendon Abley - Penelope Stevenson - Dawn Judge - Paul Baragwanath - Karl Cook - Jane Matthews - Craig Stevenson - Terry Mansfield <p>Housing New Zealand Corporation (Housing NZ) represented by:</p> <ul style="list-style-type: none"> - Claire Kirman - Alex Devine - Brendon Liggett - Amelia Linzey <p>St Cuthbert's College Educational Trust represented by:</p> <ul style="list-style-type: none"> - Bal Matheson - Adam Wild - John Childs - Damian McKeown - Peter Nouwen <p>Mt Albert Historical Society represented by:</p> <ul style="list-style-type: none"> - John Childs <p>W L Property Investment Ltd represented by:</p> <ul style="list-style-type: none"> - Rebecca Macky - Geoff Richards - Robert Liang
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	<p>Franklin Heritage Forum represented by:</p> <ul style="list-style-type: none"> - Ian Barton - Howard Upfold <p>The University of Auckland represented by:</p> <ul style="list-style-type: none"> - Francelle Lupis - Karl Cook <p>Jeffery Wong</p> <p>Heritage New Zealand Pouhere Taonga represented by:</p> <ul style="list-style-type: none"> - Susan Andrews - Robin Byron <p><u>For Council:</u> Emma Rush, Reporting Officer David Bade, Heritage Richard Bollard, Heritage Anna Boyer, Heritage Susan Fairgray, Economics Rebecca Fogel, Team Leader – Built Heritage Implementation Rebecca Freeman, Heritage Blair Hastings, Heritage Lili Knight, Heritage Carolyn O’Neil, Heritage Noel Reardon, Manager – Heritage Unit David Reynolds, Heritage Tania Richmond, Planning Emma Rush, Planning Tanya Sorrell, Team Leader – Built and Cultural Heritage Policy Megan Walker, Heritage Diane Hartley and Anne Buchanan, Legal - DLA Piper Tanisha Hazelwood, Hearings Advisor</p>
Submitter’s who tabled evidence in lieu of attending	<p>Jude Miller Hon Nicki Kaye Westhaven Properties Limited</p>
Hearing adjourned	<p>Wednesday, 3 October 2018</p>
Hearing Closed:	<p>Tuesday 13 November 2018</p>

The following documents are appended to this decision:

- Attachment One: Record of evidence and submissions received
- Attachment Two: Amendments to AUP (OP) Schedule 14.1
- Attachment Three: Amendments to AUP (OP) Schedule 14.2
- Attachment Four: Amendments to AUP (OP) maps.

Introduction

1. This decision is made on behalf of the Auckland Council (“the Council”) by Independent Hearing Commissioners David Mead, Shona Myers and Lisa Whyte appointed and acting under delegated authority under sections 34 and 34A of the Resource Management Act 1991 (“the RMA”).
2. The Commissioners have been given delegated authority by the Council to make a decision on Plan Change 7 (PC7) to the Auckland Council Unitary Plan Operative in Part (“AUP (OP)”, or ‘the Plan’) after considering all the submissions, the section 32 evaluation, the reports prepared by the officers for the hearing and evidence presented during and after the hearing by submitters.
3. PC7 is a Council-initiated plan change that has been prepared following the standard RMA Schedule 1 process (that is, the plan change is not the result of an alternative, 'streamlined' or 'collaborative' process as set out under the RMA).
4. The plan change was publicly notified on 16 November 2017 following a feedback process involving Iwi, as required by Clause 4A of Schedule 1.
5. The submission period closed on 9 February 2018. A summary of submissions was notified for further submissions on 12 April 2018. In addition to the summary of decisions requested, the Council directly approached a number of landowners of buildings where primary submissions from other parties had suggested that specific buildings be added to Schedule 14.1. These letters, dated 14 April 2018, informed the recipients that a submission on PC7 sought to schedule their particular property. Further, the letter advised owners and occupiers that while the submission was likely to be out of scope, they could become involved in PC7 by lodging a further submission.
6. A total of 340 submissions (including 3 late submissions) and 117 further submissions were made on the plan change. The three late submissions were deemed to have not affected the processing of PC7 and waivers were granted by the Council pursuant to section 37A of the RMA.

7. In accordance with clause 8D of Schedule 1 of the RMA, the proposal to include a Waiuku Town Centre Historic Heritage Area in the AUP (OP) was withdrawn from PC7.

Summary of Plan Change

8. PC7 has been initiated by the Council to recognise the historic heritage values of 49 places (46 individual places and three historic heritage areas. As noted above, after notification, the Waiuku Historic Heritage Area was withdrawn from PC7) by adding them to Schedule 14 and the GIS viewer/planning maps, thereby making them subject to the provisions of the AUP (OP)'s Historic Heritage Overlay.
9. PC7 does not seek to amend any of the objectives and policies of the AUP (OP). Nor does it seek to introduce any rules or zoning to the AUP (OP). The AUP (OP) policy approach to historic heritage is not changed by PC7.
10. The 49 historic heritage places in PC7 were identified by the Council through a number of processes, including:
 - heritage evaluations funded by Local Boards,
 - Council-led heritage surveys and evaluations,
 - Proposed Auckland Unitary Plan (PAUP) Pre-1944 Building Demolition Control Overlay surveys, and
 - heritage evaluations of places nominated by the public.
11. These processes are not exhaustive and we understand from Council staff that it is possible that further places will be added to Schedule 14 in response to on-going investigations.
12. The above processes identified a wide range of buildings and places that might be added to the schedule. The potential candidates were screened for their heritage significance, with only some being proposed for scheduling. Each historic heritage place included in PC7 has been evaluated for its historic heritage significance in accordance with the Council's Methodology for Evaluating Historic Heritage Significance. This methodology is dated 2013. The factors to be taken into account follow the key criteria of the Regional Policy Statement of the AUP (OP).

Hearing Process

13. To expedite the hearing process the Commissioners issued a Direction requiring the pre-circulation of expert evidence. Council prepared a section 42A report that discussed the background to the plan change and submissions received. A number of amendments to the plan change were identified, based on submissions. In response to expert evidence provided by submitters, Council was given the

opportunity to identify further changes, which they did so by way of an Addendum to the section 42A report. In this Addendum, further amendments were identified.

14. At the hearing, expert evidence was taken as read. In some cases short additional statements were provided by experts, while submitters provided notes, photographs and oral comments. Experts and submitters responded to the questions raised by the Commissioners. Council staff were invited to provide any comments as each submitter appeared.
15. The Commissioners undertook site visits before and after the hearing. They visited a selection of the buildings to be included in the schedule.
16. Towards the end of the hearing, a request was received from one submitter (Housing NZ) for leave to prepare additional submissions and evidence on a specific topic, in response to matters raised during the hearing. This extension was granted, with the additional material received by 25 October 2018.
17. The Commissioners issued a minute on the 16 October 2018 requesting additional information from the Council on a number of topics. Having reviewed this additional material and being satisfied that they had sufficient information, the Hearing was closed on 13 November 2018.

Scope of submissions – additions to the schedule

18. An important issue raised during the hearing was the scope of changes identified by submissions, and whether possible additions to the heritage schedule proposed by submissions were "on" the plan change. In particular were a number of submissions that sought to add places to Schedule 14; that is places that were not identified in PC7 as notified. Seven submissions to PC7 sought to add 25 additional historic heritage places to Schedule 14.
19. We received advice on scope issues from Council's legal advisors, as well as specific submissions from legal representatives for Spark NZ and Housing NZ. A number of counsel also provided verbal comments in relation to scope.
20. Generally, the advice was that there is a two-step process to be followed. Firstly, submissions need to be 'on' the plan change; that is the submissions needed to be within the terms of the change proposed. For example, the submission cannot raise a new change wholly outside the content of the primary change, the effect of which would be to alter the intent of the plan change. In considering the scope of a plan change, legal advice was that it was relevant to look at the purpose of the plan change, the public notice, the section 32 report and the changes actually set out in the plan change. All these factors added together to form the scope of the change.
21. Secondly, if the submission is on the plan change, then the submission needs to propose amendments that do not significantly affect the interests of other parties not present to the proceedings. That is, there is a fairness test. Here the issue is

whether a reasonable person, who had looked at the primary plan change, would likely review submissions to see whether any material changes are proposed by those submissions. The further submission process provides opportunity for them to support or oppose primary submissions, but to exercise this right, they need to be aware that changes are proposed by a primary submission.

22. Council's advice was that the submissions seeking to add places to the schedule were out of scope on the basis of the first step and should be rejected on this basis. This view was supported by a number of other legal advisors. In contrast a couple of legal counsel who presented at the hearing said that there may be room for debate as to whether the submissions requesting additional items be added were in or out of scope. Given that the plan change seeks to add places to the schedule, then it seems possible to conclude that submissions adding places are 'in scope'. However, there was still the fairness test. They went on to say that even if in scope, Commissioners would need to make a finding as to whether the places proposed to be added to the list had sufficient merit and were supported by the appropriate investigations.
23. We have considered scope issues on a case-by-case basis.

Relevant statutory provisions considered

24. The RMA sets out an extensive set of 'tests' for the formulation of plans and changes to them. These tests do not need to be repeated in detail, as PC7 is very much focused on methods. There was no need for assessment of objectives and policies in relation to superior planning documents, for example.
25. The section 42A report sets out the statutory context for the consideration of the plan change and no evidence disputed the matters set out. What is most relevant is the policy tests set out in the AUP (OP) for places and items to be scheduled for protection in the plan.
26. It is useful at this point to set out the general policy approach to historic heritage. Section 6 of the RMA states, that in achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(f) the protection of historic heritage from inappropriate subdivision, use, and development
27. Historic heritage is defined in the RMA to mean those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:
 - a. archaeological:
 - b. architectural:

- c. cultural:
 - d. historic:
 - e. scientific:
 - f. technological.
28. Neither section 6(f) of the RMA nor the Act's Section 2 definition of 'historic heritage' defines the particular level of heritage significance to be met for a place or building to warrant protection from inappropriate subdivision, use and development. This is a matter for the relevant plan to determine.
 29. As required by Section 61 of the RMA, the Regional Policy Statement for the Auckland Region must be prepared in accordance with Part 2 of the Act, which includes Section 6. Accordingly, Chapter B5 of the AUP (OP) sets out the general approach to heritage management.
 30. By way of context, the Independent Hearings Panel that considered the Proposed Auckland Unitary Plan (PAUP) reported that the Panel did not recommend any substantial changes to the historic heritage provisions of the proposed regional policy statement in relation to significant and identified historic heritage places. The Panel noted that the provisions largely carry forward a settled methodology of identification, evaluation and scheduling of items of significant and important historic heritage based upon an agreed set of factors¹.
 31. Chapter B5 of the AUP (OP) is operative in part. B5.2. Historic heritage is operative; the objectives relating to Special Character (B5.3) are subject to appeal.
 32. Objective B5.2.1 (1) states that significant historic heritage places are to be identified and protected from inappropriate subdivision, use and development. The reference in the objective to 'significant' historic heritage is important. The Plan does not directly state what it means by significant, although later policies and the Council's heritage methodology² shed light on the criteria to apply. The heritage methodology explains that "significant historic heritage places are places that have been evaluated against the Unitary Plan criteria and found to be of considerable or exceptional overall significance to the locality or greater geographic area".
 33. The criteria for the identification of historic heritage values are set out in AUP (OP) Policy B5.2.2. Policy B5.2.2 (3) provides direction on listing:

Include a place with historic heritage value in Schedule 14.1 Schedule of Historic Heritage if:

¹ IHP report to AC Topic 010 Historic heritage 2016-07-22

² Methodology for Evaluating Historic Heritage Significance Version 7.5, 18 October 2013

(a) the place has considerable or outstanding value in relation to one or more of the evaluation criteria in Policy B5.2.2 (1); and

(b) the place has considerable or outstanding overall significance to the locality or greater geographic area.

34. The policy is worded such that two dimensions need to be considered: the value of the place in terms of the criteria, as well as the overall significance of the place to the locality or wider. We take this two dimension test to mean that a place needs to meet at least one of the criteria listed in B5.2.2(1), at a considerable or outstanding level, to be eligible for listing. B5.2.2(3)(b) requires that there be an overall judgement as to significance in relation to its geographic context. That is, there is a holistic assessment. It is possible that this overall assessment may mean that a place or building should not be scheduled, even if it meets one of the criteria listed. Alternatively, the overall significance may be great, even if a single criterion is met.

35. The words 'considerable' and 'outstanding' are not defined by the RMA or the AUP (OP).

36. The Council's heritage methodology suggests that the words outstanding and considerable can be considered to be part of a continuum of values that extends from little or no value, through moderate to considerable and then exceptional value.

37. The Council's assessment methodology provides the following definition of considerable:

Considerable: of great importance or interest. Retention of the identified values / significance is very important.

38. Legal submissions suggested the dictionary definition of considerable included qualities such as rarity, notable, of consequence, or worthy of consideration due to magnitude.

39. In relation to outstanding, the Council's methodology uses the term "exceptional". We are given to understand that the methodology uses this term in the same sense as 'outstanding' as referred to in Policy 3. The methodology provides the following definition of exceptional:

Of outstanding importance and interest. Retention of the identified values / significance is essential.

40. This definition is somewhat elliptical in terms of the RPS. Exceptional is usually taken to mean something that is uncommon, atypical or much greater than usual. It was also put to us that the term 'outstanding' could be considered within the context of the RMA's use of the term in relation to landscapes, that is the protection of outstanding landscapes from inappropriate subdivision and

development. Case law suggests that the term outstanding is a strong adjective. It means conspicuous, eminent, especially because of excellence or being remarkable.

41. Turning to the geographic component of B5.2.2(3), the plan does not define 'locality'. Council's methodology requires identification of local, regional or national significance. As referred to below, one policy refers to significance well beyond the 'immediate environs of the place' (in relation to Category A places). We have taken this to mean significance that extends beyond the immediate neighbourhood that the place is located in.
42. In summary, the RPS appropriately establishes 'a high bar' for places to be added to the schedule.
43. Policy B5.2.2 (1) lists the following factors to be taken into account in the assessment of value:
 - (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 with an idea or early period of settlement within New Zealand, the region or locality;*
 - (b) *social: the place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value;*
 - (c) *Mana Whenua: the place has a strong or special association with, or is held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value;*
 - (d) *knowledge: the place has potential to provide knowledge through archaeological or other scientific or scholarly study, or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality;*
 - (e) *technology: the place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials;*
 - (f) *physical attributes: the place is a notable or representative example of:*
 - i. *a type, design or style;*
 - ii. *a method of construction, craftsmanship or use of materials; or*
 - iii. *the work of a notable architect, designer, engineer or builder;*
 - (g) *aesthetic: the place is notable or distinctive for its aesthetic, visual, or landmark qualities;*

- (h) *context: the place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting*
44. We note that none of the above criteria refer to the potential 'burden' of listing, for example the extent of lost or reduced development opportunities. This is a matter we address below.
45. If a place meets the criteria of having considerable or outstanding value in terms of one or more of the matters listed above, then a decision needs to be made as to what level of protection is to be afforded to the place, the extent of the site to be included in the schedule and whether any specific exclusions should be identified.
46. In relation to the level of protection, Policy B5.2.2 (4) states:
- Classify significant historic heritage places in Schedule 14.1 Schedule of Historic Heritage in one of the following categories:*
- (a) *Category A: historic heritage places that are of outstanding significance well beyond their immediate environs;*
- (b) *Category A*: historic heritage places identified in previous district plans which are yet to be evaluated and assessed for their significance;*
- (c) *Category B: historic heritage places that are of considerable significance to a locality or beyond.*
47. It was clarified by Council staff that Category A* was a transitional category applied to places identified in legacy plans. It was not a category to be used for new places to be added to the schedule.
48. The extent of place identifies the area surrounding the building that is important to the values to be protected. It can include adjacent footpaths, for example.
49. Two historic heritage areas are proposed to be included in the AUP (OP) – Winstones Model Homes and Point Chevalier Shops. Policy B5.2.2 (4) describes Historic Heritage areas as follows:
- Historic heritage areas: groupings of interrelated but not necessarily contiguous historic heritage places or features that collectively meet the criteria for inclusion in Schedule 14.1 Schedule of Historic Heritage in Category A or B and may include both contributing and non-contributing places or features, places individually scheduled as Category A or B, and notable trees.*
50. Finally two places are located in the coastal marine area and are subject to the Regional Plan: Coastal. Inclusion of these two places requires the approval of the Minister of Conservation.

Decision making

51. The Commissioners were presented with a number of approaches as to how they should assess the proposed additions to the schedule. In particular was the extent to which other, 'non-heritage' factors should weigh in the decision as to whether a place should be scheduled. Thus, a two-step process was suggested by a number of submitters.
52. The first step was to consider whether the proposed place met the criteria for scheduling, as set out in the RPS and elaborated upon by the specific heritage assessments undertaken.
53. The next step, should the place be an appropriate candidate, was to consider whether there were other factors that might outweigh the heritage benefits identified. For example, lost or forgone development opportunities were often identified. The National Policy Statement on Urban Development Capacity was raised in this regard. Also relevant may be existing designations for public works that could 'override' the heritage listing.
54. Support for this two-step process was found by reference to section 32 of the RMA – that in considering a change to the AUP, options needed to be considered and costs and benefits taken into account. Indeed one criticism of the plan change was that the section 32 assessment was very general and did not address specific places. This criticism was borne out, to an extent, by the Council seeking to 'withdraw' some places from being scheduled based on the submissions received and after taking into account non-heritage matters.
55. In general we agree with the two-step process, but with the qualification that the second step does not need to be completed for all places and sites. In our view, supported by reference to Section 6 of the Act and the RPS policies that significant heritage be protected from inappropriate development, the second step is most relevant to those situations where the heritage values are finely balanced, or where there is substantial lost opportunities. That is, if the place clearly meets and exceeds the criteria for listing, then it is reasonable to assume that the place has high heritage values, and on the face of it, these values are likely to outweigh other factors. To do otherwise would be to undermine the direction of section 6 of the RMA that heritage be protected from inappropriate development. Having said that, we accept that if there is debate or doubt as to heritage values, or very significant costs on the other side of the ledger, then it is reasonable to take into account other factors that may weigh against listing.
56. In relation to the first step - assessing heritage values – it was accepted by all parties that the RPS requires an evaluative judgement of heritage values based on knowledge and experience. It is not a precise science. As a result, in considering contrasting views as to heritage values it is important to take into account factors such as extent of investigations, range of sources used, knowledge of the place or property and comparative assessments.

57. In relation to the second step – the wider evaluation – a number of factors were put to us, including the need to provide for growth and development, the potential for other methods to be used, the extent to which compensating actions could be taken to address the listing, such as allowing for more development elsewhere on a site. The existence of demolition consents and designations was also referred to.
58. We note that the Council provided only a very general assessment of costs and benefits of scheduling. Council’s reporting also relied, to an extent, on initial analysis that suggested properties that were scheduled did not appear to see a reduction in their property values, relative to neighbouring properties. At the hearing the Council updated this advice, noting that reassessment of data indicated a reduction in values arising from scheduling, perhaps in the order of 10%. Council had also undertaken an assessment of some commercial and industrial sites proposed to be included in the schedule. This analysis suggested that in comparison to average levels of development across the business areas that they were located in, the specific sites were developed to a comparable level. This suggested that in reality, any foregone development options were limited in extent.
59. At the end of the hearing, Council provided some additional comment on development opportunities that may be foregone, based on submissions from Housing NZ. The core of this advice appeared to be that the lost development opportunity from a specific site could be made up for by changes elsewhere across Housing NZ’s land holdings. Housing NZ opposed this method of analysis.
60. On the general issue of lost development potential, the National Policy Statement on Urban Development Capacity was put to us as a policy that might be said to ‘lean against’ heritage protection. That is, when formulating plans, the National Policy Statement requires sufficient development capacity to meet short to long term housing and business needs. The tenor of the evidence was that where there was insufficient development capacity, then this should mean that heritage listings are not pursued if those listings would result in lost development opportunities. As a general proposition, the Commissioners are not convinced that the National Policy Statement must be read in this light. The protection of historic heritage is a matter of national importance under the RMA. If there are concerns about lost development opportunity from historic heritage protection, then that may be addressed by adjustments to the general zoning patterns and envelopes, rather than not affording protection to recognised features and places. We acknowledge that this approach of ‘changes elsewhere’ to off-set increased protection on specific sites is not something that we can guarantee. We also note that the costs and benefits of such an approach may also fall unevenly.
61. In any event, Council’s latest reporting on the implementation of the National Policy Statement is that the Auckland Unitary Plan provides sufficient capacity to meet short to medium term demands. This was not disputed by any party. Long term there is a question over feasible capacity, but equally there is time for Council to

take actions to remedy the situation. We do not see the National Policy Statement as being an overriding consideration.

62. As a general statement, the submissions we received sought that an analysis of costs and benefits be undertaken, rather than provide the detail of such analysis. In one case valuations by Registered Valuers of a property with and without the listing were provided which assisted in describing the 'costs' of listing. A similar approach was put forward by Housing NZ in relation to the site in Pelham Street. Council's section 42A report indicated some sympathy with the need to address 'costs' of listing. As noted, Council's reporting indicated a 10% reduction in property values for sites that are listed, relative to surrounding sites. Furthermore, the Council recommended that one potential listing not proceed due to the constraint to redevelopment (First State House). Yet for other properties, the Council maintained that the costs of listing were outweighed by the heritage benefit.
63. No attempt was made to quantify the benefits of heritage listing by the submitters requesting an analysis of costs and benefits. The Council's evidence suggested a small 'halo' effect, with adjacent properties rising in value from being located beside a listed heritage site, with increase in the order of 1 to 2%.
64. We are not persuaded that factors such as demolition consents should make any material difference to listing or not. We were presented with a number of examples where demolition consents have been issued but not actioned. We appreciate calls for compensating actions to be taken, with one submitter noting the AUP refers to transferable development rights. The Plan Change makes no amendment to methods and we cannot make such a change, even if we saw merit in it.
65. Finally, Clause 10 of Schedule 1 requires that this decision must include the reasons for accepting or rejecting submissions. The decision must include a further evaluation of any proposed changes to the plan change arising from submission; with that evaluation to be undertaken in accordance with section 32AA. With regard to Section 32AA, we note that the evidence presented by submitters and Council effectively represents this assessment, and that that material should be read in conjunction with this decision, where we have determined that a change to PC7 should be made.

Evidence heard

66. The Council planning officer's report was circulated prior to the hearing and taken as read. The majority of expert evidence of the submitters was pre-circulated. The submitter's witnesses responded to the issues and concerns identified in the Council planning officer's recommendation reports, the plan change itself and the submissions made.
67. Tabled evidence was received from Westhaven Properties Limited; Top Chain Investment Holding Ltd, Jude Miller and Hon Nickki Kaye.

68. Appendix One contains a schedule of all evidence received. Rather than summarise this evidence as we received it, we address the main points raised by reference to specific places, as set out in the following sections.

Principal issues to be resolved and findings on these issues

69. The plan change and associated evidence raised a wide range of issues for us to address. These issues can be grouped into a number of themes. It is useful to consider submissions in this way as the themes provide a structure for decision making that avoids repetition. The themes are:
- a. Changes where there is a substantial degree of support amongst relevant parties
 - b. Additions to the schedule
 - c. Opposition primarily on the basis of heritage values
 - d. Opposition to scheduling primarily on the basis of non-heritage factors
 - e. Significant amendments to the proposed Scheduling.
70. We note that these are not discrete categories and some submissions fall under a number of the above headings. However for the sake of simplicity, we deal with submissions once.

Changes largely in agreement

71. This group of submissions supported the plan change, subject to clarifications in some cases.

Church of the Ascension

72. Rachel Neal, owner of the former Church of Ascension property, provided a written statement. She supports scheduling, but seeks a reduced extent of place. The section 42A report recommends a reduction in the extent of place, removing the overlay from the rear of the site. Ms Neal indicated agreement with the amendment.
73. Our finding is that the submission be accepted and the extent of place be amended as per the section 42A report.

Onehunga Manual Training School

74. Onehunga Community House – represented by Bridget Graham and Tony Broad - presented at the hearing. The submitters support the Onehunga Manual Training School buildings being incorporated into Schedule 14.1 as a Category B place.

75. In their view, the buildings are important to the people of Onehunga and there is a strong visual and social connection to Onehunga Community House which is a Category A place.
76. It was noted that the buildings are located on land owned by the Crown / KiwiRail, with a rail designation applying. KiwiRail did not submit against the scheduling. Elsewhere we address the effect of designations. In short we do not consider that the presence of a designation is sufficient reason by itself to not schedule a building or place.
77. In this case the buildings have considerable heritage value. Our finding is that the buildings are worthy of listing. Accordingly the submission is accepted.

North Auckland Farmers Co-operative Ltd Warehouse

78. Anthony Blomfield appeared on behalf of Rockport Holdings Limited. Rockport owns the buildings located at 117-125 St Georges Bay Road. As lodged, the submission opposed the scheduling of the buildings. However the submitter now accepts that the heritage values of the three buildings on the site are worthy of listing in Schedule 14.1. The submitter sought clarification as to the extent of place extending over adjacent footpaths and the exclusions listed in the schedule.
79. Mr Blomfield indicated that amended wording to the Exclusion column of the schedule had been agreed to by Council and the submitter. The effect of the amendment is that all trees and structures in that part of the road reserve covered by the extent of place are excluded, along with the building's canopies. This amendment will avoid confusion as to whether street trees are part of the heritage feature, if consent is sought to remove the trees, for example.
80. Our finding is that the submission opposing the plan change is accepted in part with the amended exclusions column to read as follows:

Exclusions: Interior of building(s); structures that are not the primary feature; window canopies and street trees.

81. The extent of place is to be amended as set out in the Section 42A report.

Additions to the Schedule

82. This group of submissions sought that specific places and buildings be added to the list. These places and buildings were not part of the plan change as notified. Scope issues were raised in relation to the ability to add items to the list through submissions, as well the extent of analysis required to support a 'new' listing.

Butler House

83. Valerie Muir provided a booklet of notes and photographs supporting her submission. The submission seeks to add Butler House to Schedule 14.1. Ms Muir is owner of the house. PC7 as notified did not include the property in the Schedule.
84. In response to the submission, Council commissioned a heritage assessment. This assessment found that the building has considerable local heritage significance in relation to its physical attributes.
85. We note that there is a potential 'scope' issue with the submission, as the submission requests an amendment to the plan change that is beyond the content of the change as notified. Having considered the matter, in this particular case, we consider the scope issues to be of limited import. The owner of the property seeks the listing and no other parties are adversely affected. The house is worthy of incorporation into schedule 14.1.
86. Our finding is that we accept the submission and include Butler house in Schedule 14.1.

Civic Trust

87. Alan Matson provided a written statement on behalf of the Civic Trust. The Trust's submission sought that a substantial number of buildings be added to the schedule.
88. These buildings were identified by the Trust during the preparation of the PAUP. In that process, the Independent Hearings Panel (IHP) considering the PAUP determined that submissions seeking to add places to the heritage listings of the PAUP should be rejected, but indicated that Council should consider their possible listings as part of future plan changes. The Trust sees PC7 as the opportunity to progress the listing of the places identified in its submission to the PAUP, in accordance with the IHP's recommendation.
89. In relation to scope, Mr Matson's view was that additions to the schedule were in scope. Amending the schedule by way of PC7 opened up the opportunity to add additional items. In relation to the fairness test, the Trust has sought to notify owners of their submission, thereby giving them the opportunity to further submit. Council had also contacted owners alerting them to the Trust's submission.
90. Mr Matson's submission outlined the buildings to be added and identified the values present. He acknowledged that for some of the buildings nominated, circumstances may have changed since the submission was first lodged.
91. Council noted that two of the buildings that the Trust had put up to the IHP were included in PC7, as necessary heritage assessments had been completed.

92. Opposition to the Trust's submission came from M and C Spencer, Roman Catholic Bishop of NZ (represented by M Savage), Shihe NZ Limited (B Carruthers), Spark NZ (Fiona Matthews) and Viaduct Harbour Holdings (D Allan).
93. Council's advice was that the Civic Trust's submission was out of scope. This view was supported by Spark NZ, Roman Catholic Bishop of NZ and Shihe NZ.
94. In the case of Viaduct Harbour Holdings and M and C Spencer, there was concern that the buildings identified for listing did not meet the standards set out in the AUP (OP). There were no specific assessments using the Council's methodology. Furthermore, we were urged to make a finding on the substantive matter, and not just rely upon scope issues. That is, we should find that the buildings would not meet the standards set out in the Regional Policy Statement.
95. In addressing the Civic Trust's submission, we are mindful of the advice we received as to being careful over scope issues. We also appreciate that the Trust's submissions to the PAUP process had not advanced on the basis of being 'out of scope' and that our findings on their submission to PC7 could be interpreted as being a repeat of this. We wish to stress that in considering the Trust's submissions, we have also considered the extent of analysis provided as to heritage values of the individual places identified and the degree of consistency with the criteria set out in the Auckland Regional Policy Statement. During the hearing we questioned Council officers regarding the process they have used to prioritise places for assessment for scheduling and if the places proposed by the Civic Trust had been looked at by Council. As discussed above the process has included Local Board funded assessments, council heritage assessments and public nominations. We understand that 11 of the places proposed by Civic Trust are on the Council list of places of interest. The Darby Buildings and St David's Church are included in PC7.
96. Setting aside scope issues, as a general statement, it is apparent to us that the places nominated would require substantial investigation and analysis for there to be a basis to include them in the schedule. That task is beyond the ambit of the hearing and our powers. It is a matter that Council needs to consider alongside its other priorities for heritage assessment.
97. The Civic Trust's submission did contain a copy of a Heritage Assessment for Liston House, prepared by Mathews and Mathews, dated 2012, for Auckland Council. Liston House is part of the St Patricks Church complex. Council staff indicated that Liston House had been discussed in Council's evidence to the IHP panel. We were subsequently provided a copy of this evidence, as well as a copy of a Heads of Agreement between the former Auckland City Council and the Roman Catholic Diocesan. We understand from that evidence that the Council and the Diocesan have agreed a specific way forward to manage the heritage values of the St Patrick Cathedral complex. On the basis of this agreement, Council had sought that Liston House not be included in the PAUP. The IHP agreed with this.

98. On the issue of scope, it is our view that we must tread carefully when such a wide range of buildings are proposed to be added, especially relating to fairness. The number of further submissions received indicates to us that affected parties may not fully understand the implications of the Trust's submissions, despite the efforts of the Trust and the Council to alert owners.
99. Our finding is that the Trust's submissions be rejected. This is on the basis of insufficient information for us to consider the heritage merits of the buildings identified, as well as concerns over scope. In one case where a substantive heritage assessment was available – Liston House - it is apparent that the matter has recently been considered by the Council and the IHP. We see no reason for us to question that decision.

Progressive Enterprises

100. Papakura Museum made a submission requesting that a number of buildings along the main street of the Papakura town centre be added to Schedule 14.1.
101. A further submission in opposition was received from Progressive Enterprises in relation to 210 Great South Road. Mr Foster appeared at the hearing for Progressive Enterprises. He suggested that the Museum's submission was out of scope and that we should make a ruling that the submission would be disregarded. Council's section 42A report recommended that the submission be rejected as being out of scope.
102. Progressive Enterprises own the building at 210 Great South Road and have a recent demolition consent for the site (LUC60308340 – 7 Feb 2018). The site is zoned Business - Metropolitan Centre.
103. Papakura Museum did not appear at hearing and no information was presented in the submission to support scheduling the sites.
104. Given the lack of a specific heritage assessment, we find no basis to schedule the buildings identified by the Museum's submission. The submission is rejected.

Franklin Heritage Forum

105. The Franklin Heritage Forum sought that the Pukekohe railway station be listed in Schedule 14.1. The Forum was represented by Ian Barton and Howard Upfold. They outlined the historical values of the railway station.
106. A heritage assessment prepared for Auckland Council in July 2017 identified that the railway station had considerable significance in its own right, as well as the association the building has with other heritage railway stations along the southern and western rail lines. The report noted that a substantial amount of work would be required to stabilise and restore the building.
107. The Section 42A report recommended that the submission be considered as out of scope, as PC7 did seek to include the railway station in Schedule 14.1. Council

staff verbally reported that the Pukekohe railway station was likely to be redeveloped in the near future as an important public transport interchange, and as part of that process, the future of the historic railway station building would be considered.

108. At the end of the hearing, we sought further information from the Council on the plans for Pukekohe train station and interchange. Plans and documents were provided that show a number of options. The presence of the historic railway station is noted in these plans, but no firm proposals for the historic railway station are identified.
109. Given the heritage assessment that has been prepared by the Council and the findings of that assessment that the station building warrants scheduling, we would strongly urge the Council to complete the necessary investigations to secure the building's future, including incorporation into Schedule 14 of the AUP (OP). However, we do not consider that we have sufficient justification at this stage to do so as part of this plan change, noting that incorporation of the station building on the basis of a submission does raise fairness issues for other parties who are likely to have an interest in whether the place is to be incorporated into the schedule, but who have not submitted on the plan change. Accordingly the submission has to be rejected.

Opposition to scheduling on the basis of heritage values

110. This group of submitters sought that specific buildings not be added to Schedule 14.1.

Auckland Savings Bank Buildings: Greenlane

111. Robert Macintyre presented submissions opposing the listing of this building. He has owned the building since 1999. He applied for and was granted a demolition consent in 2000 prior to restoration of the building.
112. He noted that many of the features of the building's interior and exterior were items that he had brought from a different ASB bank that was being demolished. In his view, if those features had not been added, then the building would have little heritage value. These features included metal fittings, bronze security grilles, a flag pole and interior bank fittings (obtained from the Dominion Road branch before demolition in 1999).
113. He was also concerned that the site could be part of a wider redevelopment area on the corner of Great South and Greenlane Roads. In his view, it was part of a strategic corner site surrounded by car yards that has development potential. The cost of upkeep was also an issue. Street widening had occurred in 2006-08 and removal of car parking had diminished the range of uses that the building could accommodate.

114. The Commissioners visited the site post the hearing and were given a tour of the building by its owner.
115. Council's heritage assessment identified that the building is proposed to be listed for its links to the ASB bank and its suburban branch network developed during the inter-war period. The building has a distinctive style compared to other ASB banks (e.g. Grey Lynn and Pt Chevalier). ASB Greenlane is one of six surviving branches designed by the same architect.
116. Council's heritage expert confirmed at the hearing that the Point Chevalier branch is to be scheduled, but none of the other buildings are listed.
117. The heritage assessment for Greenlane ASB ranks it as having considerable physical and aesthetic significance for its unique 'mannerist' style. The building is aesthetically and stylistically different from other surviving buildings.
118. We asked the Council's heritage expert for a reassessment of the building, given the evidence of the owner as to the extent of features and items that he had sourced from other bank buildings. The reassessment maintained that the building merited scheduling.
119. Having heard the evidence of the submitter, visited the site and reviewed the heritage assessment, we are not convinced that the building meets the standard of having considerable heritage value. We are reminded that the term 'considerable' is taken to mean 'of great importance'. The association with the ASB bank's suburban branches of the inter-war period is of interest, but not of great interest. The unique style of the building is eye catching, but we consider that the building's physical and aesthetic values have been overrated.
120. Our finding is that the submission be accepted and the former ASB Greenlane Branch not be included in Schedule 14.1.

Mountain Court

121. Guy Brocklehurst presented a submission. He is the owner of Mountain Court, along with his partner, Belinda Hilton. They accept that the building has some historical and architectural interest but do not believe it is of such significance to be included in the schedule.
122. The building was constructed in two phases – two flats at the front and three in middle were built first, with two flats at the back built after war. In the submitter's view, the building has some elements of Spanish Mission style but is not a strong example of that style, having only a few references to the style. Seismic strengthening is needed and will require extensive works. It may see the need to replace the original roof tiles with a lighter structure, for example, as well as other works. They were also concerned that their building was being singled out and suggested that there are other, perhaps more deserving examples of inter-war flat development, such as at 351 and 295 Mt Eden Road.

123. The submitters requested that the Commissioners weigh up heritage value against other factors such as required seismic upgrading, impact on 'duty of care', value loss, insurance premium impact, and increased financial impact.
124. The Council's heritage assessment stated that the place has considerable physical, aesthetic and contextual value within the locality, as follows:
- (f) physical attributes, as an important building with unusual form, and as a notable example of Spanish Mission architecture in the locality;
 - (g) aesthetic, for its distinctive style and unusual stepped arrangement and its prominent streetscape presence; and
 - (h) context, for its notable contribution to a dispersed yet inter-related group of known heritage places in the locality and region, and for occupying its original, predominantly intact site for 80 years.
125. The heritage assessment identified 13 other flats in the Mt Eden area. One of these, Marino Flats is scheduled Category B. Other examples of inter-war flats and apartments scheduled in the AUP (OP) are Stichbury Terraces in Herne Bay and Mayfair Apartments in Parnell.
126. We accept that scheduling the building will impose additional obligations on the owners in terms of resource consent requirements, should alterations and additions be required. We note that seismic strengthening is provided for in the relevant rules. We also find that the place does have considerable heritage value being a fine example of inter-war flat development.
127. Having reviewed the heritage assessment and the factors that have led to the proposal to schedule the building, we find that the building has sufficient merit to warrant scheduling in Schedule 14.1. We further consider that while that scheduling will introduce constraints on the owner, we are not persuaded that these constraints are sufficient to set aside the scheduling.

Goldsbro residence

128. The Goldsbro residence is located in Newmarket. Ms Wilson has lived in the property for most of her life. She presented her submission in opposition to the listing. The submission identified numerous modifications that have been made to the building's interior and exterior.
129. Council, based on further analysis arising from the submission, recommended that the building not be listed (it was part of PC7 as notified). This was on the basis of a site visit and information from the owner as to the extent of modifications.
130. Heritage New Zealand represented by Robin Byron submitted that the building was still worthy of scheduling. However, she accepted that she had not been on-site, nor undertaken a detailed assessment.

131. We accept the submission to not include the place in Schedule 14.1.

Wiseman Residence

132. The owners of the dwelling were represented by Mr Mulligan who provided legal submissions. Rosalind Glengarry (part owner) provided a written statement.

133. Mr Mulligan questioned the rigour of the heritage assessment undertaken by the Council. He raised what he considered to be a number of uncertainties with the analysis. He noted that the owners had not sought to obtain their own expert heritage assessment as this was not necessary to question the assessment completed by Council. Given the implications of scheduling, it was important that any assessment be beyond reasonable question.

134. In the case of this building, the association with the original architect / owner was tenuous. The building was of a distinctive design, but that in itself did not justify listing.

135. Rosalind Glengarry read out a statement. She is concerned about the costs of scheduling, and questioned the heritage assessment. She noted that the garden is not original; the historical significance arising from the original occupants had been overstated; and that the house is a bungalow style and is not unique. She described alterations to the house exterior not recognised in the heritage assessment including the veranda on the eastern side closed in; and new windows added on east and western sides.

136. The Council's heritage expert (Mr Hastings) clarified that the building had been identified through the Albert Eden Heritage Evaluation project. The Council's heritage assessment rates the house as being of considerable historical significance locally and regionally because of its association with two of its owners and occupants, being the prominent architect Alexander Wiseman and his daughter, an artist and bookplate designer (Hilda Wiseman). The architect is described as a noted Auckland architect whose works included the Auckland Ferry Building.

137. The building is determined in the heritage assessment to have considerable physical attributes as a unique residential building compared to contemporary buildings of the time. The house is described as a unique 'collection' of architectural elements in terms of its plan and three dimensional form and its decorative composition.

138. We note that a place with historic heritage value can only be placed on the schedule as Category B place if it has considerable value in relation to one or more of the evaluation criteria and the place has overall heritage significance to the locality or greater geological area. This is a high threshold that needs to be met.

139. We are not convinced that the building has sufficient qualities to meet the criteria set out in the Regional Policy Statement. The building's unusual style and linkage

to the Wisemans are of interest, but we do not consider these are sufficient to say that the place has considerable value worthy of incorporation into Schedule 14.1. In particular we consider that the place does not meet the 2nd threshold of Regional Policy Statement Policy B5.2.2 (3) (b).

140. Accordingly we accept the submissions.

St Cuthberts College

141. The College was represented by Bal Matheson, with expert evidence provided by A Wild (heritage), J Childs (planning) and D Mckeown (master planning).

142. The College opposes the listing of four buildings. This is on the basis that the buildings do not meet the criteria set out in the Regional Policy Statement. In addition, the scheduling of the buildings poses a number of practical issues for the ongoing redevelopment of the site. Peter Nouwen (Director of Finance and Operations at the college) outlined the College's building and development plans. Three of the buildings are located in the middle of the site. The College is seeking to build up around the edges of their site, and develop a central open 'green' space.

143. Mr Wild had undertaken a heritage assessment of the buildings. He did not agree with the Council's assessments, considering that they overstated the heritage values and relied too heavily upon the concept of a cluster or group of buildings. He acknowledged that the Robertson building had some heritage values, but his opinion was that the building was of moderate, not considerable value, when taken in isolation.

144. Council's section 42A report recommended that the buildings be removed from PC7. This was on the basis of the costs of scheduling, not a reassessment of heritage values. The 42A report noted that the heritage assessment stood after consideration of submissions. The 42A report concluded that:

If this place is not included in Schedule 14.1, a likely consequence is that some of the buildings will be demolished and replaced to accommodate the school's future needs. The cost of this is the loss of considerable historic heritage. However, on balance when considering the historic heritage values of the place, in conjunction with the ability of the school to accommodate future growth, I consider it is more appropriate not to manage the historic heritage values of the place through scheduling.

145. Heritage New Zealand suggested that one of the buildings (the Robertson building) had merit and should be retained on the list. However no specific evidence on the heritage values of the Robertson building was presented. The Robertson building is now part of a larger complex of buildings, with extensive additions to the rear and a new large wing added to the south. Despite this, the building still retains a separate character to those additions. There is a large front portico that will be removed due to earthquake risks. This may be replaced.

146. Given the evidence of Mr Wild as to his assessment of values as being overall moderate and the Council's recommendation that the buildings not be included in the plan change, we consider that the weight of evidence is that the buildings not be scheduled.
147. We do note that there is a degree of uncertainty in both the heritage assessments as to the values of the Robertson building. Mr Wild appears to have undertaken a review, rather than a detailed assessment, and refers in a number of cases to the 'possible exception' of the Robertson building; while the Council's assessment appears to focus more on the group of buildings as a whole, rather than individual buildings. In other words, it is not clear to us whether the Robertson building could meet the criteria on its own and it is this uncertainty that means that we agree that scheduling should not proceed at this time. However that does not mean that future investigations cannot fully identify and describe the heritage values present.
148. Our finding is that the submission be accepted for the reasons outlined above and St Cuthbert's College (ID 02806) be removed from Schedule 14.1.

Auckland's First State house

149. Mr Wong, current owner, provided a written statement as well as a power point presentation. He questioned the heritage value of the property. He disagreed, based on his research, that the house was Auckland's first state house. He agreed with Council's 42A report that the place not be included in Schedule 14.1.
150. Council's heritage assessment was that the house at 146 Coates Avenue has considerable national, regional and local significance for its historical, social, physical attributes and context values. The property is one of the first groups of houses built in Coates Avenue under the 1935 Labour Government state housing programme, with the work beginning in May 1937. The house at 146 Coates Avenue was not the first to be occupied, but become the site of the 'official' opening of the state housing scheme in Orakei on 23 December 1937. At the opening the Prime Minister, Michael Savage assisted the new tenants, Mr and Mrs T E Skinner, carry their furniture in.
151. The Council's section 42A report set out a reassessment of whether the place should be included in the schedule. The report indicated that the cost of not including the place in Schedule 14.1 is the likely loss of considerable historic heritage. However, because of the development potential of the site and the constraints in achieving even a modest intensity of development on the site, the report concluded that scheduling imposes an unreasonable burden on the landowner that is not outweighed by the benefits of scheduling.
152. During the hearing Council's heritage specialist agreed that the house is not the first state house, but does have symbolic value due to the publicity at the time of its occupation. It has importance in relation to political and social change. In relation to development potential, Council staff advised that they considered there to be a difference between this case and others where development potential was raised;

in that unlike, for example Housing NZ, the scheduling affected an individual property and there were no compensating actions possible to off-set the loss of development potential.

153. Heritage New Zealand suggested that the place be scheduled. Ms Byron noted that the first state house in New Zealand is now owned by the government, while the first state house on the North Shore is scheduled as Category A* in the AUP (OP). She also noted that the place has value in its relationship to Auckland's first garden suburb (Orakei). In her view, the lost development potential of the site did not outweigh the heritage values.
154. In considering this matter we have formed the view that while the house has symbolic value, that value is somewhat overstated. We agree with the submitter that the value derived from the publicity associated with the first tenant moving in is of interest, but does not meet the Regional Policy Statement test of being of 'great interest', particularly given the other examples of state houses protected across the country. The relationship of the place to the Orakei garden suburb is now largely lost, while the garden cottage design of the house is not unique. In short, we agree with the Council's recommendation that the place not be scheduled, but do so more on the basis of some uncertainty around the heritage values, than on the basis of lost development potential.

Opposition to scheduling on the basis of other, non-heritage factors

Greenlee

155. John Cook, Emerge Aotearoa, presented at the hearing. Emerge Aotearoa are a Community Housing provider. Mr Cook noted that the company acquired the place in 1973. Their ultimate aim is to dispose of the building and property to help fund purchase and development of houses suitable for community housing.
156. Emerge Aotearoa do not challenge the conclusions of the Council's heritage assessment but contend that there is a significant cost to the submitter associated with heritage scheduling. Valuations indicate a bare land valuation of \$3.3m (that is, with the current buildings removed). With scheduling and the heritage building retained, the value is estimated to be \$2.4m. In terms of the social objectives of Emerge Aotearoa, this is a significant difference.
157. John Brown, Director Plan.Heritage Ltd provided heritage evidence. He agrees that the heritage evaluation completed by the Council is thorough, but some of its findings are conflated (for example, he considers aesthetic values to be moderate, rather than considerable). He agrees with the assessment regarding context and physical values. As a 'fall back' he supports exclusion of various extensions and ancillary buildings and interior and a reduced extent of place.
158. Mt Albert Historical Society (represented by Mr Childs) support scheduling. Mr Childs noted that it was one of few heritage buildings left in Owairaka.

159. The issue for us to consider is whether the lost development opportunities outweigh the heritage benefits. The heritage values were not questioned by the submitter. They are listed as being of considerable local heritage significance in relation to the following values: (a) Historical, (f) Physical attributes, (g) Aesthetic value, (h) Context, as follows:
- local historical significance as a place associated with the early stages of European settlement of the area
 - significance for its physical attributes as one of the grand historic homes of Mt Albert
 - The place has strong visual appeal in the immediate neighbourhood. The place has considerable local aesthetic significance
 - The house has contextual value as it is one of very few remaining early houses on the street and was a key building in the early subdivision of Richardson Road from farm to suburb,
160. The house sits on a site that is 2,122m² in area and is zoned Residential - Mixed Housing Urban under the Auckland Unitary Plan. The site is irregularly shaped, and does have a large road frontage to Richardson Road. The building occupies about 220m² of site area, but is set back from the road and positioned in the middle of the site.
161. While we have not received any detailed evidence on possible redevelopment layouts with or without the building in place, we are of the view that the site could accommodate some housing development while maintaining the main building. We agree with the reduced extent of place proposed by the submitter. This means new buildings could be built close to the western side of the main building, reducing the effect of the heritage building being sited in a large garden or 'green' area. However the open relationship of Greenlee to the street would be retained.
162. We appreciate the social objectives of the current owners and accept that scheduling may impact upon their business planning and delivery of much needed community housing services. However the RMA does not easily accommodate taking into account the specific financial circumstances of parties involved in proceedings. Indeed legal advice from Housing NZ was that in considering the costs of scheduling, no account should be taken of property owners financial circumstances. On the more general issue of whether the inclusion of the building in Schedule 14.1 would impact on housing supply in general, as we have discussed a number of times in this decision, in principle we do not consider that such matters outweigh the heritage values to be protected, so long as the heritage values meet the required standards.
163. Our finding is that we reject the submission of Emerge Aotearoa. The building is one of few heritage features in the area and has heritage values that warrant inclusion of the building in Schedule 14.1. We accept the issue of reduced

development potential but do not consider this to be of such significance to overturn the listing. We agree with the reduced extent of place proposed by the submitter.

Ministry of Education

164. PC7 proposes the scheduling of three school buildings, being the Senior School block at Ponsonby Primary, and the Manual Training School buildings at Richmond Road and Newmarket Primary Schools. All three buildings are located in prominent positions. The buildings have demonstrable heritage values.
165. The Ministry was represented by Joanna Beresford who provided legal submissions. These noted the pressure on schools in the Auckland Region to accommodate growing rolls and the need for flexibility over how school sites were redeveloped. The Ministry did not provide evidence questioning the specific heritage values of the buildings to be listed by way of PC7. The submissions concentrated on the designation powers of the Minister. The submissions noted that the Minister designates school sites for educational purposes. A designation means that no resource consent is needed to demolish the buildings to be listed. However outline plans processes to construct new classrooms or other modifications to school sites may result in the Council requesting that these plans address relationships to scheduled heritage items. This creates uncertainty for the Ministry and potentially lengthens consent processes if the Minister's decisions on Outline Plans are appealed. Tabled evidence from Top Chain Investments Limited supported the Ministry's submission. Top Chain's evidence opposed the scheduling of the Newmarket Manual Training building, noting that the site was zoned Business-Mixed Use and that listing the building may compromise development on the site, as well as adjoining sites.
166. The Ministry's submissions noted that there are a variety of heritage features and buildings across Ministry of Education sites, some of which are already scheduled in the AUP (OP). Some features are also registered by Heritage New Zealand. Specific conditions of relevant AUP (OP) designations apply to those features identified by Heritage New Zealand. These conditions provide guidance on how the identified heritage features are to be managed, and as a result, provide certainty to the Ministry over what matters it needs to address when developing plans for new and redeveloped buildings. The submission noted that these criteria would not apply to the buildings to be included in Schedule 14.1 (as these places were not on Heritage New Zealand list).
167. Council staff indicated that they were concerned over disposal of school properties. In their view, the scheduling provides protection if land is disposed of and designations are uplifted (although this seems to us to be a remote possibility given the pressures on school resources in the Auckland region).
168. We find that the buildings should be incorporated in Schedule 14.1. We do not consider that the presence of a designation is reason to not schedule a building

(even if the ultimate consequence of the designation could mean removal or demolition of a heritage building). We accept that the scheduling of the building is likely to introduce additional matters that may need to be transacted when Outline Plans are submitted to Council for comment. However we do not consider that this uncertainty is sufficient to over-turn the scheduling of what are clearly important heritage buildings.

First State Pensioner housing

169. Housing NZ submitted in opposition to the listing of a property in Point Chevalier on the basis of lost development potential for state housing development. Housing NZ did not dispute the heritage value of the site. Ms Linzey noted that the site was one of a number in the area owned by Housing NZ and the retention of the buildings was likely to frustrate the comprehensive redevelopment of Housing NZ's sites. This would reduce the likely number of new dwellings that could be built, with flow on effects in terms of social housing provision. She referred to the National Policy Statement on Urban Development Capacity as a matter that should be taken into account, as the scheduling of the property was likely to reduce feasible dwelling capacity, albeit in an incremental way. Subsequent evidence was provided by Ms Linzey and Mr Thompson (an economist). This evidence questioned the costs and benefits of the scheduling.
170. Council provided addition comments on the issue of economic costs. Ms Fairgray provided analysis of the size of Housing NZ's land holdings and the potential for any foregone development to be made up elsewhere across Housing NZ's holdings. Housing NZ disputed this analysis, in particular noting that the specific financial circumstances of individuals or agencies should not weigh, one way or another, in consideration of resource management costs and benefits.
171. We are of the opinion that the place merits scheduling. Being the first purpose-designed pensioner housing does provide strong heritage values. Furthermore, the heritage values present were not contested. On the issue of lost or foregone development potential, we accept that there is a cost in this regard (as there is with most scheduling). However we do not consider that this cost is sufficient to set aside the heritage values. As we noted in our introduction, housing capacity is a matter that the Council has to monitor as part of its responsibilities under the National Policy Statement – Urban Development Capacity. The Council has a variety of options open to it to address housing supply options, including rezoning and amending development envelopes across a large number of areas (and not just related to Housing NZ).

Amendments to the Scheduling

St Davids Presbyterian Church

172. Extensive evidence and submissions were presented in relation to this building. The following is a brief summary of the key points raised, with the main issue being whether the building deserves an 'A' or 'B' category listing in Schedule 14.1.
173. The hearing commenced with a number of lay submitters wishing to be heard. Mr Dixon was first up. He has had a long association with the church and supported a Category A listing on the basis of the building's social value.
174. Mr Hollander represented the Royal NZ Army Engineers. He outlined the important association that the church has as a war memorial, as well as being the 'Sappers church'. He considered that the building had national importance, and had an important and different role to other war memorials, such as the Auckland War Memorial Museum.
175. Ms Robinson outlined her involvement in the Art of Remembrance project that had helped raise the profile of the church as a memorial and raised funds for its protection. She saw the building as being a place of peace and inclusiveness. She highlighted that the church's unique design catered for those less able, with ramp access, specially-designed audio 'listening' posts, while the floor is raked to allow easy sightlines. She noted that there could be a wide range of different ways of using the church, such as a live performances space.
176. Ms Sparks is a journalist. She has written a number of articles about the church. In her view the building has national importance. In her words it was a national taonga. Ms Sparks is of Māori descent and she noted a number of important features, such as stained glass windows showing Jesus meeting Māori.
177. Ms McMullin's father was baptised at the church. She is a member of congregation and is a landscape architect. In her view that building has a landmark quality to it – it is on the crest of the ridge in a prominent position, easily accessible and would have been very visible from the tram network operating in the inter-war period. The two churches in the area provide a landmark statement – they are part of the landscape fabric of the city and the gateway into central Auckland.
178. Ms Valerie Benn, a volunteer of Friends of St Davids Trust, supports the preservation of the church for present and future generations.
179. Mr Reeks is a member of St David's congregation. In his view, St David's is a regional church, given its location. Trams used to pass through the area and it was near a central point for the city's transport network, where a number of routes join.
180. Mr Keam is a volunteer with St Davids. He identified three reasons for an "A" scheduling. The building was established as a war memorial, with the foundation stone laid on Anzac Day; the place is a memorial in perpetuity to the fallen; and it is a symbol of compassion.
181. Lord Farrow is a former Elder of the church. He has been a member of the congregation for a long period of time. The congregation extended well beyond

inner Auckland. For example he would visit the church when he lived in Te Atatu South. He noted the importance of the military association and the role of the church as a place of remembrance. This role was incorporated in the name of the church: St David's Memorial Church.

182. Gail Romano presented the submission of David Reeves, Director of Collections and Research, Auckland Museum. The submission highlighted the importance of the church as a memorial church and its complementary role to that of the Museum.
183. Andrew Bull is an architect. He noted the robust gothic style, use of materials and other features. The building has a landmark role. He strongly supported a Category A listing.
184. Mr Hubner represented the Sappers Association. He identified a number of features like the 'flaming grenade' stained glass window and chapel that reinforce the memorial role of the church. The Sappers hold an annual ceremony at the church.
185. The Auckland District and National RSA was represented by Graham Gibson. He reinforced the point that St David's is a memorial church. It was built before the cenotaph at the Auckland War Memorial Museum. The RSA are very concerned about potential loss of memorials to all service personnel. The church is of national importance due to its memorial role.
186. St David's Church was represented by legal counsel, Helen Aitkens. She noted that the Presbyterian Church, as owner of the building, had not submitted on the Plan Change. The Friends of St David's Trust were not the owners. Ms Aitkens outlined her understanding of the relevant terms used in the Regional Policy Statement, such as 'outstanding'. In her view, the Council need to be on firm ground to impose an 'A' category and, in her view, there was doubt as to the evidence of the building's heritage significance. The Church supports a B category.
187. Reverend David Lendrum read a statement. He noted that the building is closed due to earthquake risks and the falling size of the congregation. The church is not a military church, although he accepted the important relationship with the Sappers. The parish of the church has had plans to open a school on the site, but funding is an issue. The congregation would like to get back into the church at some point, but maintenance and upkeep is an issue, along with making better use of the space. One idea is to flatten the floor to allow for moveable seating. This would then open up opportunities to use the church for a range of activities and events. An 'A' scheduling may make this type of adaptive change harder to achieve.
188. Ms Lutz is a heritage architect. She provided written evidence and a supplementary statement. She was concerned that the assessments undertaken by the Council and the Friends of St David's Trust were not thorough and did not support an A listing. The building had values consistent with a B rating – the gothic

style of the building is not unique, the architect was prominent but the design is not exceptional, while the memorial role of the church was important, it was not an overriding factor.

189. She was also concerned that the A rating would make necessary remediation works much more complex and expensive to implement. For example she referred to ICOMOS guidelines that sought minimum intervention for the highest rated heritage buildings.
190. Mr Childs provided planning evidence. He said he took a pragmatic approach to the issue and considered that the B category gave Council sufficient discretion to address heritage issues.
191. Legal submissions for the Friends of St David's Trust were provided by Brenden Abley. The Trust supports an A category, based on the outstanding heritage values of the church and its regional importance.
192. Trustees of the Trust (P Stevenson, D Judge, D Baraganwath and J Morrow) outlined the purpose of the Trust, the activities undertaken by the Trust to raise funds and why they consider that the building has outstanding values that need to be protected. A short video was played.
193. Jane Mathews, heritage architect, spoke to her evidence and assessment. She provided a supplementary statement. In her opinion, the building has social and physical values that clearly meet the criteria for being an 'A' category building, with these values regional in extent. The social role extended beyond the congregation. The war memorial role was very important. There were few churches built in the inter-war period as memorials. She questioned the exclusions proposed by the Council. In particular the exclusion of the upper level rear extension as this space was related to the church's organ.
194. Craig Stevenson and Terry Mansfield spoke to their evidence. Mr Stevenson (a Chartered Professional Engineer) had undertaken a structural survey of the church. This survey concluded that the building needed some upgrading and repairs. Mr Mansfield is a Registered Architect. He provided comments on a range of alternative uses for the building that would be compatible with an A category listing.
195. Mr Cook, a planner, summarised his evidence. He pointed out the relevant criteria in the RPS. He noted that three heritage experts supported an A classification. The issue of seismic strengthening was not a factor to take into account in the decision as to A or B. The decision on category A or B needs to be made on the heritage merits of the case.
196. Council heritage specialists Mr Salmon (peer reviewer) and Mr Burgess (author of main assessment) spoke to their reports.

197. In approaching this issue, we are guided by the expert evidence that we received. The assessments provided by the Friends of St David's Trust and the Council are robust in their findings. In particular we place some weight on the careful analysis of Ms Mathews. The peer review and Council initial assessment provides further weight. Ms Lutz's evidence raised a number of issues and questions with the assessments, but we do not consider that these undermine the overall conclusions reached.
198. In particular we are persuaded that the building has social importance beyond its immediate role as a church. The association of the building with the military and its role as a war memorial are important in elevating the value of the place above that of being of considerable value to that of outstanding. We understand that the church's role as a memorial may be one that has evolved over time, but we do not see that this diminishes the associated values. The physical and aesthetic features of the building are also very strong and distinctive, helped by its prominent position and location within the Upper Symonds Street Special Character Area.
199. Our finding is that the place merits inclusion in Schedule 14.1 as a category 'A' building.
200. The Friends of St David's Charitable Trust generally supported the proposed exclusions to the lower floor of St David's but opposed any exclusions being identified for the upper floor level, in order to protect the church's organ. The Council heritage expert agrees that the organ has exceptional significance and has recommended that areas of the upper floor are no longer proposed as exclusions. We agree with this and with the proposed rewording of exclusions.

Bridgens and Company Shoe factory

201. The owner, WL Property, was represented by Ms Macky, who presented legal submissions. Mr Liang provided a statement as the owner, while expert evidence was presented by Mr Richards (architect). The submission opposes the scheduling, but indicated some willingness to work with Council on better defining the heritage values of the building.
202. The owner recognises the heritage value of the façade of the building and its relationship to New North Road. However he needs to upgrade the building, including replacing side windows, while there was potential to add a storey to the building in a way that was sympathetic to the heritage values. Mr Liang was concerned that the scheduling would make such redevelopment much more complex and uncertain.
203. Ms Macky pointed out that Auckland Transport has a designation for road widening that extends into the front 2.5m of the site. If this designation was implemented and the front 2.5m of the building removed, then this would see the main heritage features lost. The designation – number 1609 – extends from the northern edge of 326 New North Road to George Street to the south. The designation is only on the

one side of the road. There does not appear to be any other buildings within the footprint of the designation, other than the submitter's property.

204. Mr Richards outlined the issues involved in replacing the existing metal frame windows and the likely heritage issues should modern materials be proposed to improve the interior environment. He pointed out that the view of the windows from the road could be easily obscured by further buildings on the site and adjacent sites.
205. The Mt Albert Historical Society (represented by Mr Childs) support scheduling. Mr Childs considered it to be a landmark building, representative of the history of the area.
206. Council's heritage specialist agreed that the façade of the building was the most important feature however the identified heritage values related to the whole building. The Auckland Transport designation, if implemented, would affect the building. In the Council's view upgrading and extensions to the building were possible, but would require consent processes to be followed.
207. The mapped extent of place was queried by the submitter as the extent did not appear to match the footprint of the building. This was a matter we asked the Council staff to check. Post the hearing, they reported that the extent of place should not include a small 'lean to' at the rear of the property.
208. The presence of the Auckland Transport designation is noted. However we do not see this designation to be a reason to not include the building in Schedule 14.1. A number of the sites to be scheduled are designated for public works. In this particular case, if the requiring authority was to exercise its powers under the designation, then in all likelihood the heritage values of the building would be substantially compromised, to the extent that the building may no longer warrant retention in the schedule. However it is not a foregone conclusion that the designation will be given effect to.
209. In addressing the submission, we gave consideration to whether Schedule 14.1 could provide a more substantial list of exclusions, for example excluding the windows along the side elevation.
210. Our finding is that the building should be scheduled as recommended by the Council. We agree that the heritage values of the building are concentrated towards the road side and consider that in the context of the surrounds, the building is worthy of incorporation in the schedule. We further consider that there is sufficient flexibility within the rules applying to buildings incorporated in the schedule to address the issue of window replacements or other additions to the rear of the building. We agree with the amended extent of place proposed by the Council post the hearing.

University of Auckland – 23 Alten Road extent of place

211. The Civic Trust submitted that the extent of place applying to the existing cottage at 23 Alten Road should be larger than that shown in AUP (OP). The Trust is concerned that the extent of place shown in the AUP will be used to determine possible lot boundaries, should the cottage site be subdivided from the land controlled by University of Auckland. The Trust referred to investigations undertaken by Heritage New Zealand that identified a number of lot configurations.
212. University of Auckland was represented by Francelle Lupis and Karl Cook. The cottage is already included in Schedule 14 and PC7 does not alter the schedule or the extent of place. Mr Cook noted that the extent of place had been determined through a plan change prior to the AUP (OP). The PAUP process had amended the extent of place, but only to a minor extent. He saw no reason to make any further amendments.
213. The Council considered the submission to be out of scope. Aside from the scope issue, we see no reason to amend the extent of place applying to the cottage, given the two relatively recent decisions on the cottage and its extent of place. The submission is rejected.

Spooner Cottage – extent of place

214. PC7 proposes to include Spooner Cottage in Schedule 14.1. The cottage sits behind a new modern building on a site in St Heliers. The extent of place covers the cottage only. The owner of the property (Mr Judge) opposes the scheduling. The Civic Trust submitted that the extent of place should cover the whole site. In their submission to the hearing they modified their position by stating that they supported the extent of place proposed by PC7, but there should be a requirement for the cottage to be shifted forward on the site in any redevelopment. This would place the cottage on the road side, in a visible position and re-establish the relationship of the cottage to the coastline. Save Our St Heliers supported the plan change.
215. The submissions by Mr Judge and the Civic Trust are rejected. The Council's heritage assessment is clear as to the heritage values of the building, while the proposed extent of place is appropriate in the circumstances. We note that substantial redevelopment of the site may provide opportunities to relocate the cottage through the consent process, as proposed by the Civic Trust, however such an outcome cannot be specified in the Schedule.

Pasadena Buildings – extent of place

216. Housing NZ owns a property adjacent to the Pasadena Buildings on Great North Road. Their property is located immediately to the south. The Pasadena Buildings has a driveway to the rear of the site that runs along the boundary with the Housing NZ site. The actual Pasadena Buildings is set back 3m from the boundary with Housing NZ. The proposed extent of place for the Pasadena Buildings extends

over the driveway. Housing NZ are concerned that the presence of the extent of place on the site adjacent to their site may become a factor in any consent processes associated with redevelopment of Housing NZ's site. Housing NZ sought that the extent of place be reduced.

217. We do not consider there to be any constraint on the Housing NZ site due to the extent of place on the neighbouring site and see no reason to amend the extent of place. The submission is accordingly rejected.

Other amendments

218. In this section of the decision we briefly review submissions opposing aspects of PC7 where submitters did not appear or present evidence at the hearing.

WH Murray Shoe Factory

219. Submitters Joyce and Clive Ho, owners of the building located at 28 Crummer Road, Grey Lynn, do not agree that the building merits scheduling as a Category B building. They disagree that the building has overall considerable historic and physical values. Their submissions states that the building has been modified and altered over time. They are concerned about inconsistencies in the Council's heritage assessment; forgone development potential of the site; adverse effects on the value of the property and additional costs of seismic strengthening work.
220. The Council's heritage assessment identified considerable local and regional historical significance arising from the building's association with a thriving footwear manufacturing industry that once existed in Auckland and New Zealand. The building also has considerable local significance for its association with the clustering of industrial activities in Grey Lynn. Former mayor of Grey Lynn, Walter H Murray, established the company in 1890s. The building is described as being a good representative example of Tole and Massey factory designs. The building's façade is considerably intact. While some decoration may have been removed, the exterior form of the building is original, along with steel framed windows and placement of openings.
221. The Council's section 42A report acknowledges some inconsistencies in the heritage assessment but retains the view that the place has considerable overall historic heritage value. An amended extent of place is proposed.
222. The building sits within a larger Business – Mixed Use zoned area that is seeing considerable redevelopment activity. The site retains some development potential as the building occupies about half of the site, with the rest used as car parking. The building has a corner location. Having reviewed the submission and the heritage assessment, we agree with Council's section 42A report that the submission be rejected, except as it relates to the amended extent of place.

Mt Albert Borough Council Chambers

223. Vuk Investments Ltd oppose the scheduling of the former Council chambers. The submitters are concerned about the impact of scheduling on redevelopment potential and that the building is not of sufficient value to warrant inclusion in the schedule. The Mt Albert Historical Society appeared at the hearing supporting inclusion of the building in the schedule.
224. The Council's heritage assessment identified that the place has considerable historical significance to Mt Albert, reflecting the importance of local government in the community generally, as well as the services delivered from the building for 63 years (from 1926 to 1989). The building has considerable social value for its associations with the Borough, Mayors, Councillors and council officers.
225. The section 42A report noted there were options to construct an apartment building on the northern side of the site, outside the extent of place. The use and development of the heritage component of the site would need to be managed via a resource consent process.
226. Our finding is that the building meets the criteria for inclusion in Schedule 14.1, and while this will impose some constraints on future development and redevelopment, these constraints are not sufficient to set aside the listing of the building.

Rugby Buildings

227. The owner of the Rugby Buildings at 61-65 Sandringham Road, Mr Graeme Trim, opposed the scheduling. He is concerned that the scheduling will hinder his ability to redevelop and enhance the property and is concerned about implications for insuring the property. The Mt Albert Historical Society attended the hearing and support the scheduling of the building.
228. Council's heritage assessment found there was considerable local historical and context significance to the place from the building's association with suburban development and growth of Kingsland in late 1920s and 1930s. The building has considerable historical value as a local commercial property serving the immediate area as well as crowds attending games at Eden Park, arriving at a tram loop immediately opposite. Considerable physical and aesthetic values exist as an example of 1920s inter-war commercial architecture. The building occupies a very visible corner location. It is a distinctive landmark presence in the locality.
229. We find that the building merits scheduling. The corner location of the building and proximity of Special Character Areas lend context, although directly to the west of the site, apartment developments are possible. The site's zoning as Business-Neighbourhood Centre limits redevelopment options to an extent and the scheduling of the building, while adding additional issues to any consent process, needs to be seen in this light.

Winstone Model Homes Historic Heritage Area

230. The west side of Eldon Road, at its junction with Cambourne Road in Balmoral, contains a collection of houses, built between 1933 and 1938, some of which were intended to showcase innovative building products of the Auckland building merchant Winstone Limited. Included in the group are 26, 28, 30, 32, 34, 36, 38 and 42 Eldon Road and 41 and 43 Cambourne Road.
231. Three submissions were received:
- a. Lisa Noonan and Reinhard Hohl seek to exclude the property at 36 Eldon Road as the house has been extensively modified, altering its character and original aesthetic.
 - b. Alan Titchall and Wendy Lever support the plan change and seek that the garage at 42 Eldon Rd is also recorded.
 - c. The owners of 28 Eldon Rd, Chu-Fang Tsou and Cheng-Tzu Wang, oppose the inclusion of their property in the Historic Heritage Area and are concerned about constraints on development and the resulting financial burden.
232. Council's heritage assessment was that the Historic Heritage Area has considerable local significance for the historical associations with the housing estate developments undertaken by Winstone Brothers in the 1930s. The Historic Heritage Area covers an important group of houses built to similar designs that have considerable local physical and technological significance for the use of innovative cladding techniques and locally produced roofing, hardware and lining materials. Aesthetic and contextual factors were rated as having considerable significance, with streetscape and architectural value from retention of original lot sizes, modest planting and open street character.
233. Having reviewed the submissions and the Council's reports, we find that the Historic Heritage Area classification is appropriate. The submissions opposing the Historic Heritage Area are accordingly rejected. The Section 42A report recommends an amendment to the statement of significance for Schedule 14.2.14 to clarify that 38 and 42 Eldon Road contain garages in the front yard. This amendment responds to the submission from A Titchell and W Lever. As a result we accept their submission.

Point Chevalier Shops Historic Heritage Area

234. PC7 seeks to include a Historic Heritage Area for the Point Chevalier shops located along Point Chevalier Road.
235. A range of submissions were received on the proposed Historic Heritage Area:
- d. Murray and Noreen Chandler are owners of 157 Point Chevalier Road. They oppose the plan change as the building at 157 Point Chevalier Road has

been extensively modified, including accommodation erected at the rear during the 1970s.

- e. Ross Bannan opposes inclusion of 506 Point Chevalier Road in the Historic Heritage Area as the balance of site has been extensively modified, while inclusion of the site would drastically affect its value.
 - f. The owner of 179 and 181 Point Chevalier Road, Kiran Bhika, opposes inclusion of the two properties, as they do not meet criteria for being 'historic'.
 - g. The owner of 149-153 Point Chevalier Road, Gett Fong Lee, seeks that the properties be removed from the schedule as the properties are decaying, in urgent need of repair and require seismic strengthening.
 - h. The owner of 157 Point Chevalier Rd, Lotus Love Property Ltd (Ms McQuilkan) opposes the plan change, having concerns about how the Historic Heritage Area may limit use of property and redevelopment potential.
236. A further submission was received from Heritage New Zealand opposing those submissions that sought that the Historic Heritage Area not be included in the Auckland Unitary Plan.
237. Council's heritage assessment is that the Point Chevalier shops have a collective value illustrating the historical development of Point Chevalier as a 'tram' suburb, with the shops having considerable heritage value and coherence when viewed as a whole. The buildings contribute to a strong sense of place for the wider Point Chevalier area. The shops have considerable local historical, social, physical and contextual significance.
238. The section 42A report noted that the various extent of places do not include entire properties, reflecting changes and modifications to properties, some of which are noted in the submissions. In addition, non-contributing features are identified in relation to 157, 181, 179 and 149-153 Point Chevalier Road.
239. On the issue of the implications for building modifications and redevelopment of sites, the section 42A report considered that the Historic Heritage Area would introduce additional consenting requirements to the requirements that would apply under the relevant Business - Neighbourhood Centre Zone. However in the context of the Business zone, these requirements are not considered by Council staff to be significant. They noted that building design was a matter for control in the Business zone and introducing additional matters relating to heritage protection and management would not trigger the need for resource consent where none existed before. Redevelopment of buildings was possible in the Business zone, but the height limit of 18m tended to reinforce the current built form, rather than enabling substantial new development.
240. Our finding is that the Historic Heritage Area identification is appropriate, based on the Council's evidence and assessment. However we acknowledge that this

identification affects a number of buildings and will come with some costs in terms of additional consent requirements and potentially some reduced development potential. However, we are not persuaded that these costs outweigh the benefits of scheduling. Accordingly the submissions seeking that the Historic Heritage Area not be included in Schedule 14.2 are rejected.

Olesen's Buildings

241. The owners of 237-241 Manukau Road, Ching-Hsiang Liu and Mei Yeh, oppose inclusion of the building in Schedule 14.1. They are concerned about development impacts. The two storey building is zoned Business - Mixed Use which would provide for some additional development potential.
242. Council's heritage assessment identified considerable historical, physical and aesthetic significance of the place. Designed in 1923, named after original owners Byrge Peter and Catherine Olesen, the building is a representative example of retail/commercial premises which developed along Auckland's arterial routes and which intensified after the arrival of trams in 1913. The building shows influence of Arts and Crafts styles, while it is sited on a corner location forming a notable landmark.
243. Council's section 42A report recognises that modifications have occurred to the rear of the buildings. The report recommends that the extent of place be amended to remove the rear carpark area. We agree with that recommendation.
244. We therefore agree with the Council's recommendation that the building be included in Schedule 14.1 and reject the submission. In particular we note the context of the site and surrounds (including the building's position opposite a reserve and corner location, while there are Special Character Areas nearby which help lend relevance). We find there is sufficient heritage merit to scheduling the building. Scheduling may have an impact on redevelopment options, taking into account the opportunities present under the Mixed Use zone, however we do not consider that those potential benefits outweigh the benefits from scheduling the building.

Auckland Transport

245. Auckland Transport made a general submission questioning the inclusion of footpaths and roads in the extent of place maps that apply to many of the places to be listed in Schedule 14.1. Auckland Transport did not present evidence at the hearing. Auckland Transport's concern appears to be that when the extent of place covers a footpath or part of a road, then this may constrain Auckland Transport's ability to undertake transport-related works. In response, the Council's section 42A report recommended amendments to four extent of place maps applying to:
 - RNZAF Hobsonville Headquarters and Parade Ground
 - Papakura-Karaka War Memorial

- Franklin County Council Chambers (former),]
- Point Chevalier Fire Station.

246. We agree with the approach taken by the section 42A report.

STATUTORY PROVISIONS.

247. The RMA sets out a range of matters that must be addressed when considering a plan change, as identified in the section 32 report accompanying the notified plan change. We note that, as the plan change is focused on adding places to a schedule, not amending objectives, the main relevant statutory requirements relate to ensuring that the proposed additions to the schedule are consistent with the objectives and policies relating to identification and protection of heritage.

248. We also note that Section 32 clarifies that analysis of efficiency and effectiveness is to be at a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal. The changes set out in PC7 are not of strategic significance.

249. Having considered the evidence and relevant background documents, we are satisfied, overall, that PC7 has been developed in accordance with the relevant statutory and policy matters. The plan change will clearly assist the Council in its effective administration of the AUP.

250. We have identified a number of amendments to PC7. We have referred to these changes in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with the requirements of section 32AA.

Decision

251. That pursuant to Schedule 1, Clause 10 of the Resource Management Act 1991, that Proposed Plan Change 7 to the Auckland Unitary Plan (Operative in Part) be approved, subject to minor modifications as set out in this decision.

252. Submissions on the plan change are accepted and rejected in accordance with this decision. In general, these decisions follow the recommendations set out in the Councils section 42A report and Addendum, except as identified above in relation to matters in contention.

253. The reasons for the decision is that Plan Change 7:

1. As amended by the Plan Change, the Auckland Unitary Plan (Operative in part) will better achieve the overall purpose of the Resource Management Act 1991; and

2. The Plan Change is consistent with the Auckland Unitary Plan (Operative in part) Regional Policy Statement.

254. The following documents are appended to this Decision:

- Attachment Two: Amendments to AUP (OP) Schedule 14.1 following decisions on submissions to PC 7
- Attachment Three: Amendments to AUP (OP) Schedule 14.2 following decisions on submissions to PC 7
- Attachment Four: Amendments to AUP (OP) maps following decisions on submissions to PC 7.

D Mead

Chairperson

A handwritten signature in black ink, appearing to read 'D Mead', with a small dot at the end.

20 February 2019

Attachment One

Record of evidence

Introduction presentation from reporting officer Emma Rush

- a. Methodology for evaluating historic heritage significance
- b. Legal advice note
- c. Addendum report to the section 42a hearing report
- d. Additional information memorandum

Robert Macintyre representing Xtreme Exposure Ltd submission summary statement

Friends of Onehunga Community House submission summary statement

Guy Brocklehurst and Belinda Hilton submission summary statement

- e. Pre-circulated seismic up-grade document

John Cook representing Emerge Aotearoa submission summary statement

- f. pre-circulated evidence from John Brown
- g. Valuation report July
- h. Valuation report August

Valerie Muir submission summary statement

John and Rosalind Glengarry legal submissions

- i. Statement from Rosalind Glengarry

Tabled Legal submissions on behalf of Westhaven properties Limited

Allan Matson on behalf of the Civic Trust Auckland evidence

Table of submissions to add places provided by Auckland Council Officers

Shihe NZ Limited legal submissions

Spark New Zealand submission summary statement

- j. Fiona Matthews pre-circulated evidence

Viaduct Harbour Holdings Ltd legal submissions

Martin Spencer submission summary statement

Tabled evidence Jude Miller submission summary statement

Joe Hollander submission summary statement

Mary Robinson submission summary statement

Sarah Sparks – Friends of St David’s Trust - submission summary statement

k. Images of the window

l. News articles

Mandy McMullin on behalf of Heritage Landscapes submission summary statement

Valerie Benn submission summary statement

Gail Romano on behalf on David Reeves and Dr David Gaimster speaking notes

Andrew Bull summary statement

m. Brochure

Graham Gibson on behalf of the Auckland RSA submission summary statement

St David’s Presbyterian Church legal submissions

n. Heike Lutz evidence pre-circulated

o. Heike Lutz summary of evidence

p. John Childs evidence pre- circulated

q. Statement of evidence of Reverend Lendrum

r. Images

Friends of St David’s Charitable Trust legal submissions

s. Karl Cook pre-circulated evidence

t. Jane Matthews pre-circulated evidence

u. Eric Craig Stevenson pre-circulated evidence

v. Terry Ernest- Mansfield pre-circulated evidence

w. Penelope Stevenson presentation

x. Video

- y. Jane Matthews Summary statement
- z. Jane Matthews Supplementary statement

Tabled Hon Nikki Kaye submission summary statement

St Cuthbert's College Educational Trust Board legal submissions

- aa. Adam Wild pre-circulated evidence
- bb. John Childs pre-circulated evidence
- cc. Damian McKeown pre-circulated evidence
- dd. Peter Nouwens pre-circulated evidence
- ee. Environment court decision case law
- ff. H29 Special purpose school zone

Housing NZ legal submissions

- gg. Amelia Linzey pre-circulated evidence
- hh. Brownfield enabled feasible capacity report

Mt Albert Historical Society pre-circulated evidence

W L Property Investment Ltd legal submissions

- ii. Geoffrey Richards pre-circulated evidence
- jj. Robson Liang evidence
- kk. Supplementary submission received 4/10

Franklin Heritage Forum submission summary statement

Carolyn O'Neil heritage evaluation of Pukekohe railway

The University of Auckland legal submissions

- ll. Karl Cook pre-circulated evidence

Jeffery Wong submission summary statement

- mm. Presentation

Susan Andrews on behalf of Heritage New Zealand pre-circulated evidence

- nn. Robin Byron pre-circulated evidence

Auckland Council comments on Housing NZ's submission

Auckland Council St David's Presbyterian Church floor plan exclusions

Attachment Two

Decisions Version: Plan Change 7

Amendments Chapter L: Schedule 14.1 Historic Heritage following decisions on submissions

Notes:

1. Only the entries in Plan Change 7 are shown
2. Amendments to Auckland Unitary Plan as proposed by PC7 as notified and as confirmed by this decision shown as ~~striketrough~~ and underline
3. Amendments to Plan Change 7 as notified following decisions on submissions shown as double ~~striketrough~~ or double underline.

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
<u>02785</u>	<u>Gypren Hannah Building (former)/Armishaws Building</u>	<u>98-102 Albert Street, Auckland Central</u>	<u>Pt Lot 9 DP 4267; road reserve</u>	<u>B</u>	<u>Building</u>	<u>A,F,G,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s)</u>		
<u>02786</u>	<u>St Paul's Anglican Church</u>	<u>581-583 Buckland Road, Buckland</u>	<u>Pt Allot 9 Parish Pukekohe District</u>	<u>B</u>	<u>Church</u>	<u>A,B,F,G</u>	<u>Refer to planning maps</u>	<u>Rear accessory building</u>		
<u>02787</u>	<u>Royal New Zealand Air Force Hobsonville Headquarters and Parade Ground (former)</u>	<u>139 and 214 Buckley Avenue, Hobsonville</u>	<u>Lot 11 DP 484575; Section 1 SO 490900; road reserve</u>	<u>B</u>	<u>1939 headquarters building</u>	<u>A,B,F,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); corrugated iron awning; wooden steps; sculptures in Parade Ground</u>		
<u>02788</u>	<u>Auckland's first State House</u>	<u>146 Coates Avenue, Orakei</u>	<u>Lot 408 DP 8384</u>	<u>B</u>	<u>Residence</u>	<u>A,B,F,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); corrugated metal awning at front entrance; rear sunroom addition</u>		
<u>02789</u>	<u>Papakura Centennial Restrooms and Plunket Rooms (former)</u>	<u>Village Green, 35 Coles Crescent, Papakura</u>	<u>Allot 4A Sec 2 Village Papakura</u>	<u>B</u>	<u>Restroom building</u>	<u>A,B,F</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); buildings not the primary feature; front railings; rubbish bin; rear porch</u>		
<u>02790</u>	<u>W H Murray shoe factory (former)</u>	<u>28 Crummer Road, Grey Lynn</u>	<u>Lot 18 Sec 4 DP 242; road reserve</u>	<u>B</u>	<u>Factory building</u>	<u>A,F</u>	<u>Refer to planning maps</u>	<u>Interior of building(s)</u>		

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
<u>02791</u>	<u>Ponsonby Primary School Senior Block</u>	<u>Ponsonby Primary School, 50 Curran Street, Herne Bay</u>	<u>Pt Allot 9 Sec 8 Suburbs Auckland</u>	<u>B</u>	<u>1922 school building</u>	<u>A,B,F,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); buildings and structures not the primary feature</u>		
<u>02792</u>	<u>Darby Building (former)</u>	<u>8-18 Darby Street, Auckland Central</u>	<u>Pt Allot 5 Sec 15 City Auckland; road reserve</u>	<u>B</u>	<u>Building</u>	<u>F,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s)</u>		
<u>02793</u>	<u>The Church of Ascension (former)</u>	<u>11 Dignan Street, Point Chevalier</u>	<u>Pt Lot 16 DP 3322</u>	<u>B</u>	<u>Church building</u>	<u>A,B,F,G,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); front access ramp; Rattray Memorial Hall</u>		
<u>02794</u>	<u>Pukekohe Municipal Chambers and public library (former)</u>	<u>22 Edinburgh Street, Pukekohe</u>	<u>Lot 1 DP 154963; Lot 2 DP 154963</u>	<u>B</u>	<u>Building</u>	<u>F,G,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s)</u>		
<u>02795</u>	<u>Goldsbro' residence (former)</u>	<u>66-68 Gillies Avenue, Epsom</u>	<u>Pt Allot 22 Sec 6 Suburbs Auckland</u>	<u>B</u>	<u>Residence</u>	<u>A,F</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); double carport; rear basement-level dwelling unit</u>		
<u>02796</u>	<u>Kohanga (former)</u>	<u>Dove Myer Robinson Park, 85-87 Gladstone Road and 2 Judges Bay Road, Parnell</u>	<u>Pt Allot 1 Sec 2 Suburbs Auckland</u>	<u>B</u>	<u>Former residence</u>	<u>A,F,G,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s)</u>		
<u>02797</u>	<u>Pasadena Buildings</u>	<u>1041 and 1043-1049 Great North Road, Point Chevalier</u>	<u>Lot 31 DP 19235; Lot 32 DP 19235; road reserve</u>	<u>B</u>	<u>Pasadena Buildings</u>	<u>A,F,G,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); rear lean-to on 1043-1049 Great North Road</u>		

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
<u>02798</u>	<u>Auckland Savings Bank – Point Chevalier branch (former)</u>	<u>1210 Great North Road, Point Chevalier</u>	<u>Pt Lot 16 DP 2300; road reserve</u>	<u>B</u>	<u>1930 building footprint</u>	<u>A,F,G,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); aluminium and glass canopy and associated downpipe over entry; advertising sign attached to parapet; front access ramp and handrail; exterior climbing frame</u>		
<u>02799</u>	<u>Avondale Post Office (former)</u>	<u>1862 Great North Road, Avondale</u>	<u>Allot 380 Parish Titirangi; road reserve</u>	<u>B</u>	<u>Post Office building</u>	<u>A,B,F,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); aluminium roller door; Rosebank Road verandah; corrugated iron lean-to</u>		
<u>02800</u>	<u>Papakura Presbyterian Church complex</u>	<u>67 Great South Road and 2 Coles Crescent, Papakura</u>	<u>Pt Allot 14 DP 22333; Lot 1 DP 22825; Lot 2 DP 22825</u>	<u>B</u>	<u>1859 church; 1926 church</u>	<u>A,B,F,G</u>	<u>Refer to planning maps</u>	<u>Additions to the 1926 church, including ramps; buildings and structures other than the primary features</u>		
<u>02801</u>	<u>Papakura-Karaka War Memorial</u>	<u>278 Great South Road, Papakura</u>	<u>Allot 115 Sec 11 Village Papakura; road reserve</u>	<u>B</u>	<u>World War I memorial structure</u>	<u>A,B,F,G,H</u>	<u>Refer to planning maps</u>			
<u>02802</u>	<u>Auckland Savings Bank – Greenlane branch (former)</u>	<u>366 Great South Road, Greenlane</u>	<u>Lot 4 DP 15081; road reserve</u>	<u>B</u>	<u>Original bank building</u>	<u>A,F,G</u>	<u>Refer to planning maps</u>	<u>Interior of building(s)</u>		
<u>02803</u>	<u>Royal New Zealand Air Force Institute Building (former)</u>	<u>137 Hudson Bay Road (currently known as 290 Hobsonville Point Road), Hobsonville</u>	<u>Sec 3 SO 490900</u>	<u>B</u>	<u>Building</u>	<u>A,B</u>	<u>Refer to planning maps</u>	<u>Interior of building(s)</u>		

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
02804	<u>St David's Presbyterian Church</u>	<u>70 Khyber Pass Road, Grafton</u>	<u>Pt Allot 7 Sec 3 Suburbs Auckland</u>	A	<u>Church</u>	<u>A,B,D,E,F,G,H</u>	<u>Refer to planning maps</u>	<u>Interior of lower floor, except the chapel (at north of church); the stairs connecting the ground floor to the upper floor; and the ground floor lobby</u>		
02805	<u>Olesen's Buildings</u>	<u>237-241 Manukau Road, Epsom</u>	<u>Lot 2 DP 53250; road reserve</u>	B	<u>Olesen's Buildings</u>	<u>A,F,G</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); rear timber stairs and railings</u>		
02806	<u>St Cuthbert's College</u>	<u>130 Market Road, Epsom</u>	<u>Pt Allot 10 Sec 11 Suburbs Auckland</u>	<u>B</u>	<u>Robertson Building; Dunblane House; Elgin House; Violet Wood Dining Hall</u>	<u>A,F</u>	<u>Refer to planning maps</u>	<u>Interior of building(s) except Robertson Building entrance hall</u>		
02807	<u>Franklin County Council Chambers (former)</u>	<u>13 Massey Avenue, Pukekohe</u>	<u>Lot 1 DP 49318; road reserve</u>	B	<u>Council chambers</u>	<u>A,F,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s)</u>		
02808	<u>Bridgens and Company shoe factory (former)</u>	<u>326 New North Road, Eden Terrace</u>	<u>Lot 1 DP 205780; road reserve</u>	B	<u>Factory building, including 1947 extension</u>	<u>A,B,F,G</u>	<u>Refer to planning maps</u>	<u>Interior of building(s)</u>		
02809	<u>Mount Albert Borough Council Chambers (former)</u>	<u>615 New North Road, Kingsland</u>	<u>Lot 1 DP 72255</u>	B	<u>Original building</u>	<u>A,B</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); north-west addition; front portico addition; front access ramp including railings</u>		

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
<u>02810</u>	<u>Mount Albert War Memorial Hall</u>	<u>Mount Albert War Memorial Reserve, 773 New North Road, St Lukes</u>	<u>Land on DP 7269</u>	<u>B</u>	<u>Memorial hall</u>	<u>A,B,F,G</u>	<u>Refer to planning maps</u>	<u>Interior of basement; kitchen and toilets; park infrastructure and furniture</u>		
<u>02812</u>	<u>First State Pensioner Housing</u>	<u>6-12 Pelham Avenue, Point Chevalier</u>	<u>Lot 2 DP 148881</u>	<u>B</u>	<u>State pensioner houses</u>	<u>A,D,F</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); accessory building(s)</u>		
<u>02813</u>	<u>Residence</u>	<u>6 Peverill Crescent, Papatoetoe</u>	<u>Lot 34 DP 16250, Part Lot 20 DP 13242</u>	<u>B</u>	<u>Residence</u>	<u>F,G</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); accessory buildings; 1988 carport</u>		
<u>02814</u>	<u>Point Chevalier Fire Station (former)</u>	<u>59 Point Chevalier Road, Point Chevalier</u>	<u>Lot 229 DP 8813; road reserve</u>	<u>B</u>	<u>Original two storey fire station building</u>	<u>A,B,F,G</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); ablution block; storage/utility building</u>		
<u>02815</u>	<u>Point Chevalier Police Station and residence (former)</u>	<u>399 Point Chevalier Road, Point Chevalier</u>	<u>Lot 9 DP 17996</u>	<u>B</u>	<u>Residence</u>	<u>A,F,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s)</u>		
<u>02816</u>	<u>St Andrew's Anglican Church complex</u>	<u>31 Queen Street, Pukekohe</u>	<u>Lot 2 DP 86991</u>	<u>B</u>	<u>Church; vicarage; memorial arch</u>	<u>A,B,F,G,H</u>	<u>Refer to planning maps</u>	<u>Interior of vicarage; accessory buildings to rear of vicarage</u>		
<u>02817</u>	<u>Wiseman residence (former)</u>	<u>89 Ranfurly Road, Epsom</u>	<u>Lot 3 DP 128020</u>	<u>B</u>	<u>Residence</u>	<u>A,F</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); accessory building(s)</u>		
<u>02818</u>	<u>Greenlee (former)</u>	<u>103 Richardson Road, Owairaka</u>	<u>Lot 2 DP 52114</u>	<u>B</u>	<u>Former residence</u>	<u>A,F,G,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); addition to north-west elevation of house; accessory buildings</u>		

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
02819	Richmond Road Manual Training School (former)	Richmond Road School, 113-127 Richmond Road, Ponsonby	Lot 65 Deeds Reg Blue W; Lot 66 Deeds Reg Blue W	B	Manual training building	A,B,F,G,H	Refer to planning maps	Interior of building(s); extensions to eastern elevation		
02820	Rugby Buildings	61-65 Sandringham Road, Kingsland	Lot 77 DP 17712; Lot 78 DP 17712; road reserve	B	Rugby Buildings	A,F,G,H	Refer to planning maps	Interior of buildings; rear sun sails		
02821	Newmarket Manual Training School (former)	Newmarket Primary School, 6A Seccombes Road, Epsom	Pt Allot 34 Sec 6 Suburbs Auckland	B	Manual training building	A,B,F,G	Refer to planning maps	Interior of building(s)		
02822	Onehunga Manual Training School (former)	84 Selwyn Street, Onehunga	Lot 2 DP 21383	B	Manual Manual training buildings	A,F,H	Refer to planning maps	Interior of building(s)		
02823	<u>Richmond Yacht Club (former)/Herne Bay Cruising Club</u>	<u>Sloanes Beach, Short Street (Marine Parade Reserve Beach), Herne Bay</u>	<u>Coastal Marine Area CMA</u>	B	<u>Building</u>	<u>A,G,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); access boardwalk; weather station; modern aerials and security equipment; any works associated with repair and maintenance of piles, braces and beams to ensure the integrity of the structure. The repair and maintenance methodology involves replacement of wooden piles.</u>		

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
								<u>beams and braces with treated timber equivalents, and replacement of steel beams with timber, steel, or other equivalents.</u>		
<u>02824</u>	<u>New Zealand Shipping Company, Farmer's Cooperative Auctioneering Company and North Auckland Farmers' Co-operative Ltd warehouses (former)</u>	<u>117-125 St Georges Bay Road and 7-11 Kenwyn Street, Parnell</u>	<u>Lot 1 DP 12297; Lot 2 DP 12297; Lot 3 DP 12297; road reserve</u>	<u>B</u>	<u>Warehouses</u>	<u>A,F,H</u>	<u>Refer to planning maps; extent of place extends 2m from the building on all sides</u>	<u>Interior of building(s); structures that are not the primary feature; window canopies and street trees.</u>		
<u>02825</u>	<u>Lavington (former)</u>	<u>33 St Stephens Avenue, Parnell</u>	<u>Lot 1 DP 145079</u>	<u>B</u>	<u>Residence</u>	<u>A,F,G</u>	<u>Refer to planning maps</u>	<u>Interior of building(s)</u>		
<u>02826</u>	<u>Mount Eden Croquet Club (former) and Mount Eden Bowling Club</u>	<u>Nicolson Park, 17 Stokes Road, Mount Eden</u>	<u>Pt Allot 49 Sec 6 Suburbs of Auckland</u>	<u>B</u>	<u>Croquet pavilion; bowling pavilion</u>	<u>A,B,F,G,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); additions to bowling pavilion; modern timber decking; later bowling green shelters; plastic seating around greens</u>		
<u>02827</u>	<u>Spooner Cottage (The Anchorage) (former)</u>	<u>347 Tamaki Drive, St Heliers</u>	<u>Lot 2 DP 21646</u>	<u>B</u>	<u>Cottage</u>	<u>A,F</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); all buildings and structures except primary feature</u>		
<u>02828</u>	<u>Mountain Court</u>	<u>4 View Road, Mount Eden</u>	<u>Lot 5 DP 20954; Lot 6 DP 20954</u>	<u>B</u>	<u>Apartment buildings</u>	<u>F,G,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s)</u>		

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
<u>02829</u>	<u>Saint Patrick's School (former)</u>	<u>59 Wellington Street, Freemans Bay</u>	<u>Lot 1 DP 505602; Lot 2 DP 443606</u>	<u>B</u>	<u>Original school building</u>	<u>A,B,F,G,H</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); rear timber deck; 1992 portico entrance on western elevation</u>		
<u>02830</u>	<u>Papakura Old Central School (former)</u>	<u>Central Park Reserve, 57R Wood Street, Papakura</u>	<u>Allot 205 Sec 11 Village Papakura</u>	<u>B</u>	<u>Original school building - Building</u>	<u>A,B,G</u>	<u>Refer to planning maps</u>	<u>Interior of building(s)</u>		
<u>02831</u>	<u>Papakura Courthouse and lockup (former)</u>	<u>59R Wood Street, Papakura</u>	<u>ALLOT 224 SEC 11 VILLAGE OF PAPAURA; Allot 226 Sec 11 Village Papakura; Allot 227 Sec 11 Village Papakura</u>	<u>B</u>	<u>Courthouse; lockup</u>	<u>A,F</u>	<u>Refer to planning maps</u>	<u>Interior of building(s)</u>		
<u>02835</u>	<u>Butler House (former)</u>	<u>3 Otahuri Crescent, Remuera</u>	<u>Lot 39 DP 21896</u>	<u>B</u>	<u>Residence</u>	<u>F</u>	<u>Refer to planning maps</u>	<u>Interior of building(s); relocated garage</u>		

SCHEDULE 14.1 SCHEDULE OF HISTORIC HERITAGE - TABLE 2 AREAS

ID	Area Name and/or Description	Verified Location	<u>Known Heritage Values</u>	Extent of Place	Exclusions	Additional Controls for Archaeological Sites or Features	Place of Maori Interest or Significance	Contributing Sites/ Features	Non-contributing Sites/ Features
<u>02832</u>	<u>Winstone Model Homes Historic Heritage Area</u>	<u>Refer to planning maps; area includes part of Eldon Road, Balmoral Road and Cambourne Road, Balmoral</u>	<u>A,E,F,G,H</u>	<u>Refer to planning maps</u>	<u>Interiors of all buildings contained within the extent of place unless otherwise identified in another scheduled historic heritage place; stand-alone accessory buildings or garages built after 1940</u>			<u>Refer to Schedule 14.2.14</u>	<u>Refer to Schedule 14.2.14</u>
<u>02834</u>	<u>Point Chevalier Shops Historic Heritage Area</u>	<u>Refer to planning maps; area includes part of Point Chevalier Road, Point Chevalier</u>	<u>A,B,F,G,H</u>	<u>Refer to planning maps</u>	<u>Interiors of all buildings contained within the extent of place unless otherwise identified in another scheduled historic heritage place; fences and boundary walls built after 1935; stand-alone accessory buildings or garages built after 1935</u>			<u>Refer to Schedule 14.2.16</u>	<u>Refer to Schedule 14.2.16; rear addition behind 149-153 Point Chevalier Road; 1970s house at 157A Point Chevalier Road; covered terrace at the north side of 157 Point Chevalier Road; 1960s two-storey rear addition behind 179 Point Chevalier Road; 1970s rear addition behind 328-332 Point Chevalier Road.</u>

Attachment Three

Decisions Version: Plan Change 7

Chapter L: Schedule 14.2 Historic Heritage Areas – Maps and statements of significance following decisions on submissions

Notes:

1. Only the entries in Plan Change 7 are shown
2. Amendments to the Auckland Unitary Plan as proposed by Plan Change 7 as notified and as confirmed by this decision shown as ~~strikethrough~~ and underline
3. Amendments to Plan Change 7 as notified following decisions on submissions shown as double ~~strikethrough~~ or double underline.

Schedule 14.2.14 Winstone Model Homes Historic Heritage Area Historic Heritage Area (Schedule ID 02832)

Statement of significance

The Winstone Model Homes Historic Heritage Area is significant as an important group of houses constructed by Winstone Limited to showcase their line of locally manufactured building materials. The ten houses in this area were designed in the Arts and Crafts and English Cottage style and feature the Steeltex stucco cladding system. The area also demonstrates a cohesive context, including original lot sizes, open front gardens, and lack of infill development. The houses are part of the Royal Estate subdivision, one of the many housing developments undertaken by the Winstone family during the 1920s and 1930s.

The Winstone Model Homes Historic Heritage Area is situated at 26-42 (even numbers) Eldon Road and 41 and 43 Cambourne Road, in adjacent suburbs Balmoral and Sandringham, approximately five kilometres south of the Auckland Central Business District. The area features bluestone kerbing, street trees, footpaths and grass verges, all of which contribute to its suburban amenity and aesthetic.

The Winstone houses were built between 1933 and 1938 as part of the Royal Estate, a Depression-era housing subdivision initiated by Auckland building merchant company Winstone Limited. Despite the poor drainage associated with this land due to its proximity to Cabbage Tree Swamp, the Royal Estate was well-placed to take advantage of the existing tram service and established shops in nearby Dominion Road.

The Winstone family were active in suburban subdivision in Mt Roskill, Mt Eden, Epsom and Grey Lynn during the 1920s and 1930s. In addition to meeting a perceived need for affordable housing during the Depression, their interest in housing developments was also intended to showcase Winstone Limited's innovative building products, particularly their stucco lathing system "Steeltex". The Steeltex stucco cladding system represents an important innovation in construction in New Zealand. Not only does the construction technique respond directly to the 1935 New Zealand Standard Model Building By-Law, issued following the Napier earthquake, it also served as a solution to waning native timber stocks and high house construction prices.

Nine of the ten houses in this historic heritage area were constructed using the Steeltex system and still feature their original stucco cladding today, demonstrating the longevity of this construction technique. In addition to their shared construction materials and techniques, the Winstone houses were also designed using the same architectural language (the show home at 38 Eldon Road was designed by architect Basil Hooper). The houses are all essentially small, one-storey bungalows with Arts and Crafts and/or English Cottage style features. The Winstone houses are characterised by asymmetry of both their design and form and also a number of other features including: timber or steel joinery in a variety of shapes, sizes and placements; gable and/or hipped roof forms clad with Marseilles tiles; a

small porch or entry portico; sparing use of plain or pigmented plastered detailing, especially around windows, doors or on chimneys; and chimneys (both stuccoed and un-stuccoed) that feature prominently in the design and help balance the asymmetry.

The context or setting of the Winstone houses is equally important to their collective value. The Arts and Crafts and English Cottage aesthetics were as much about the house as the spacious and well-vegetated setting. The large front gardens of the Winstone houses are generally landscaped with low plantings and trees, sometimes in a formal English garden style (house setback is quite varied, ranging from five meters to 15.5 meters, with an average of ten meters). All ten houses have a formed path leading to the front door and some have provision for parking (a parking pad or driveway) in front or alongside the house. None of the houses have garaging or carports either in front or in the side yards, except 38 and 42 Eldon Road. If provided, garaging is generally located behind the houses, in the rear yard. Front boundary treatments in this area are varied, including stucco walls, picket fences and hedges – but are universally low in height. Boundary treatments to the side and rear are generally less formal, and feature either a timber fence or mature vegetation.

The historic subdivision pattern in this area is intact; none of the land parcels have been subdivided. Site sizes in this area range from 500-650m², and all ten houses are located on the full extent of their original site, though the houses near the corner do extend across an original parcel boundary through the middle of their sites.

Number 32 Eldon Road is a weatherboard house, likely dating from the 1950s. While this is a replacement building (and a non-contributor to the historic heritage area), it follows the original subdivision pattern and average setback of the neighbouring Winstone houses. There is no infill housing in this area. Some minor development has taken place at the rear of most of the houses, such as extensions, decks, garaging, sheds, and/or pools.

Map 14.2.14.1 Historic Heritage Area: Winstone Model Homes

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Schedule 14.2.16 Point Chevalier Shops Historic Heritage Area
Historic Heritage Area (Schedule ID 02834)

Statement of significance

The Point Chevalier Shops Historic Heritage Area is significant because it illustrates the historical development of Point Chevalier as both a suburb and a destination for recreation. The shops on Point Chevalier Road were constructed during the Inter-war period, when the suburb was amalgamated into Auckland City and the first tram lines were laid. The shop locations are closely linked to the development of the tram and associated tram stops, providing a clear illustration of the development of the suburb. The shops also reflect the development of suburban shops, demonstrating the way residential uses were combined with retail. Collectively, the shops and their associated residences have considerable coherence and contribute to the sense of place of Point Chevalier.

The area is a non-contiguous group of ten local and corner shops along Point Chevalier Road. The area is located in the suburb of Point Chevalier, approximately 5.5 kilometres west of the Auckland Central Business District. Point Chevalier Road generally runs northwest as far as Raymond Street, then turns and continues generally northeast until it reaches Coyle Park at the end of the peninsula. Blue stone kerbing and footpaths extend along most of the road, and these characteristics contribute to its urban amenity and aesthetic.

The Point Chevalier shops include both one- and two-storey buildings constructed of plastered brick or timber in an Inter-war Stripped Classical style. The shops are characterised by parapets and suspended verandahs; some have recessed entries surrounded by large plate glass display windows. Some buildings feature the following elements: a shaped parapet, original timber or steel joinery, leadlight glazing above transoms, and/or Stripped Classical plaster detailing. Where shopfronts from the period of significance are intact, their design and materials should be retained.

Most of the shops in this historic heritage area were originally constructed to accommodate both commercial and residential uses, with a clear physical distinction between these uses that is still legible today. The residential component of each building is generally located to the rear or side of the shop, often takes on a more domestic form and style and, in particular, references the bungalow architectural language. These portions of each building are characterised by weatherboard or plastered brick cladding; a shallow-pitched hipped, gabled or mono-pitch roof; exposed rafters; casement and/or bay windows; and chimneys with simple caps. These residential components are an important part of the suburban shop building type, and should be retained.

The context of the Point Chevalier shops is predominantly residential, and reflects a way of life that was once common, when people shopped every day and relied on neighbourhood

outlets within walking distance. In contrast to their residential neighbours, the shops are all built to the front boundary of the property, with no set back, and with a verandah extending over the adjacent footpath. They have no front boundary treatment, though most have a timber fence or hedge along the side and/or rear yards. Most of the shops have some landscaping in the rear yard, which is associated with the residential component of the building.

The historic subdivision pattern is generally intact. Site sizes range from 420-1200m², and all ten buildings are located on the full extent of their original site. None of the land parcels have been formally subdivided, though several are cross-leased, with infill development in the rear yard. Other development has taken place in the rear yard, including extensions to the original houses or shops, and garages and/or sheds; these are not usually significant in terms of their historic heritage values, and have been identified as exclusions.

Map 14.2.16.1 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Map 14.2.16.2 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Map 14.2.16.3 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Map 14.2.16.4 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Map 14.2.16.5 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Map 14.2.16.6 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Map 14.2.16.7 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Map 14.2.16.8 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

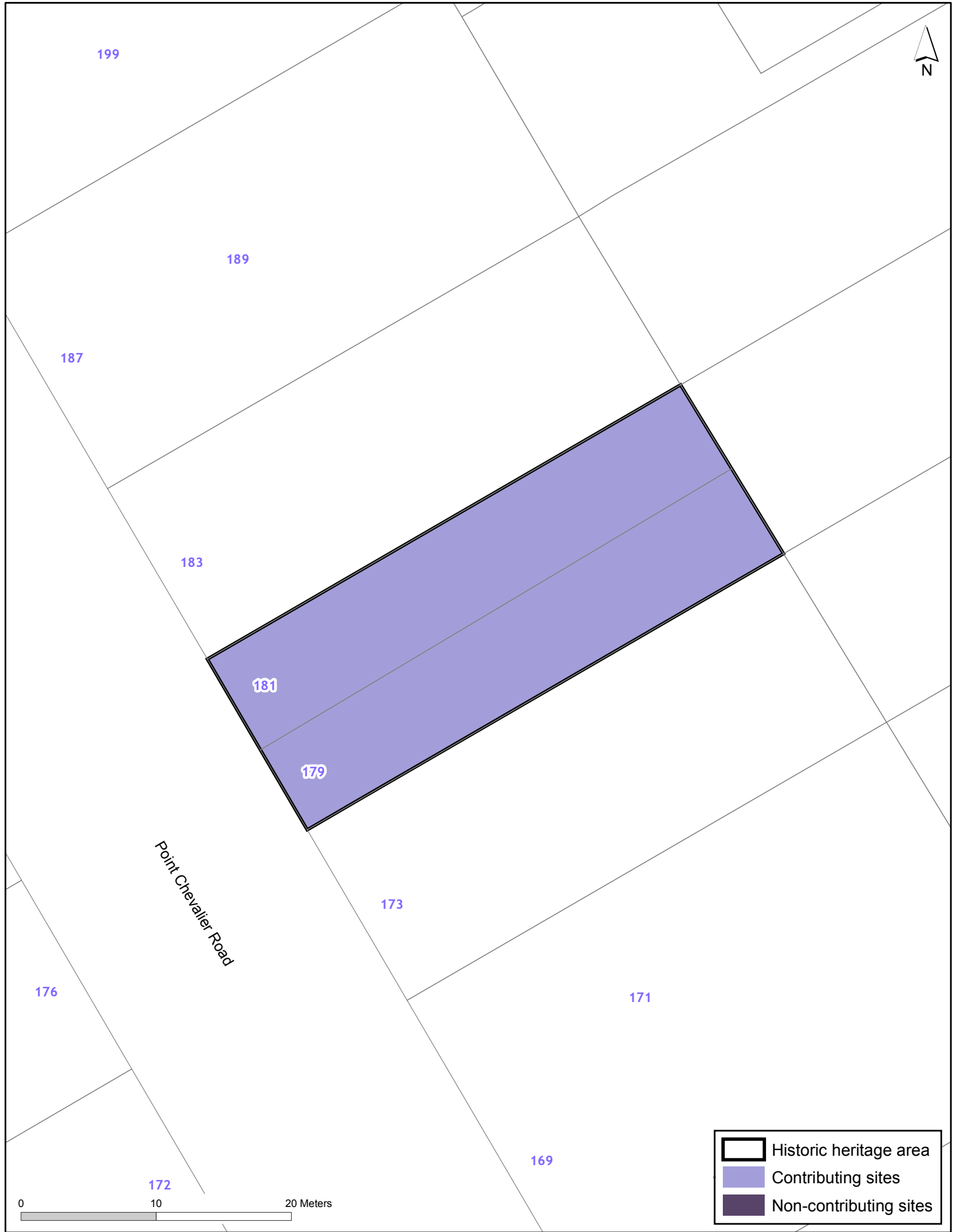
Map 14.2.16.9 Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

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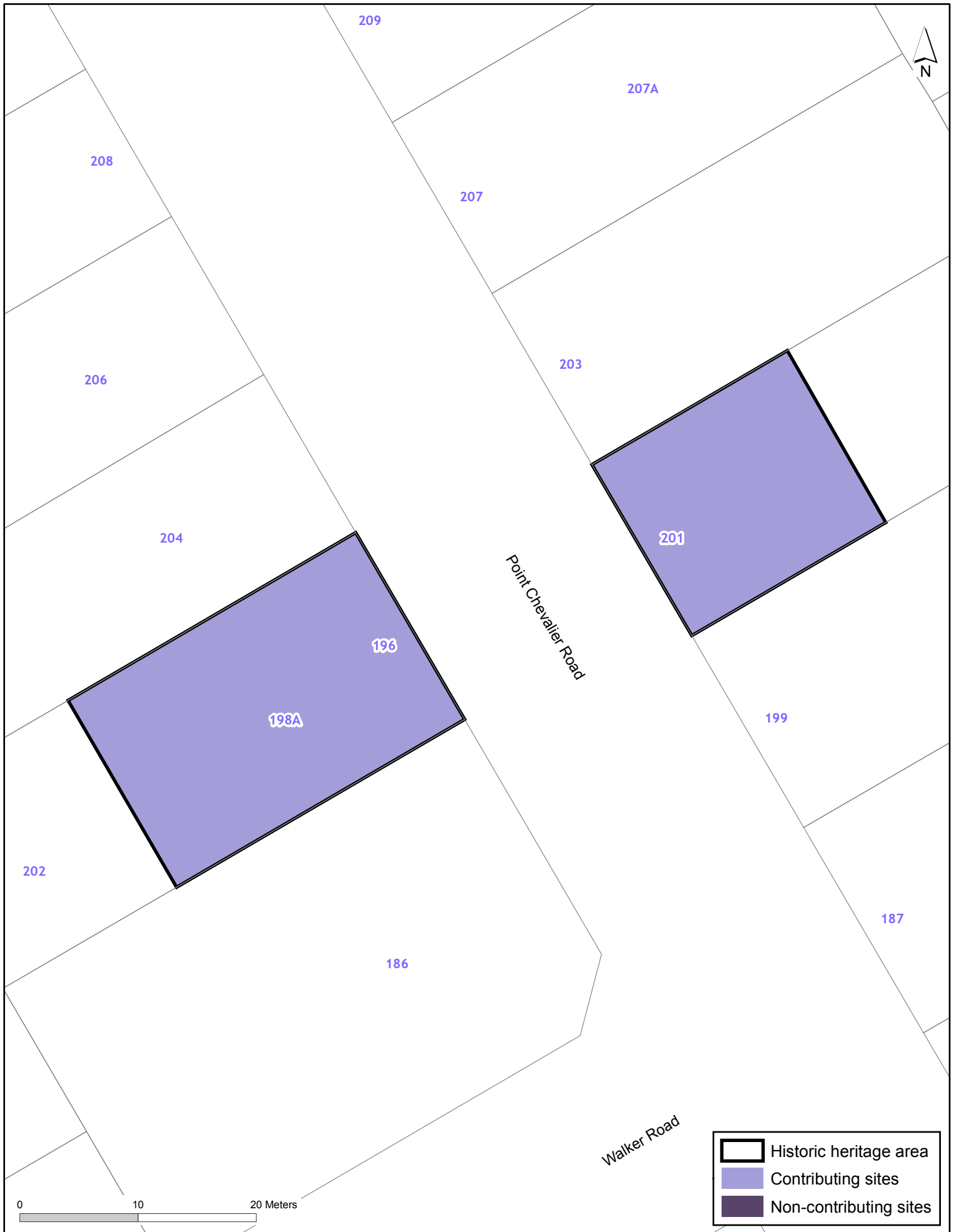




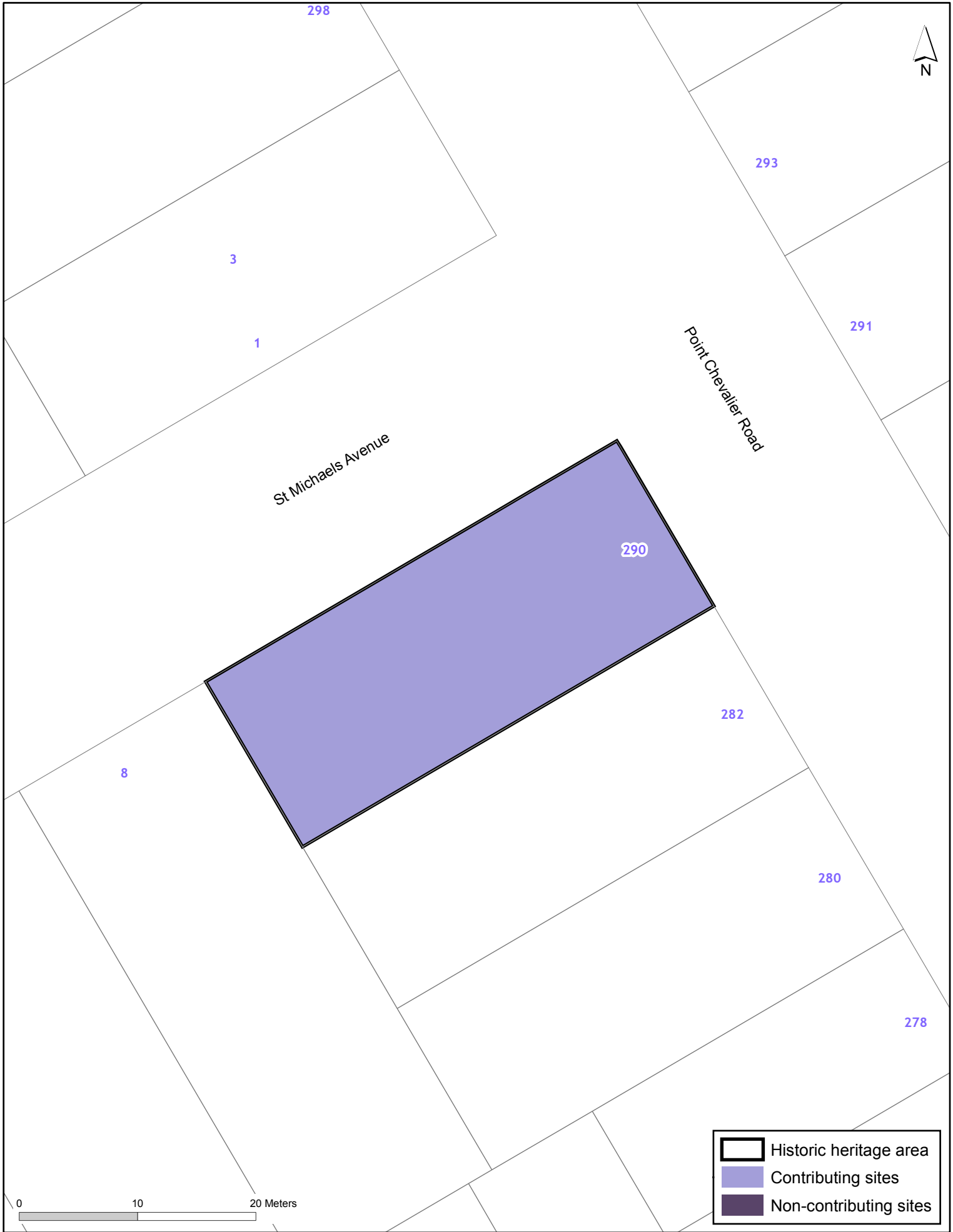
Map 14.2.16.2: Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

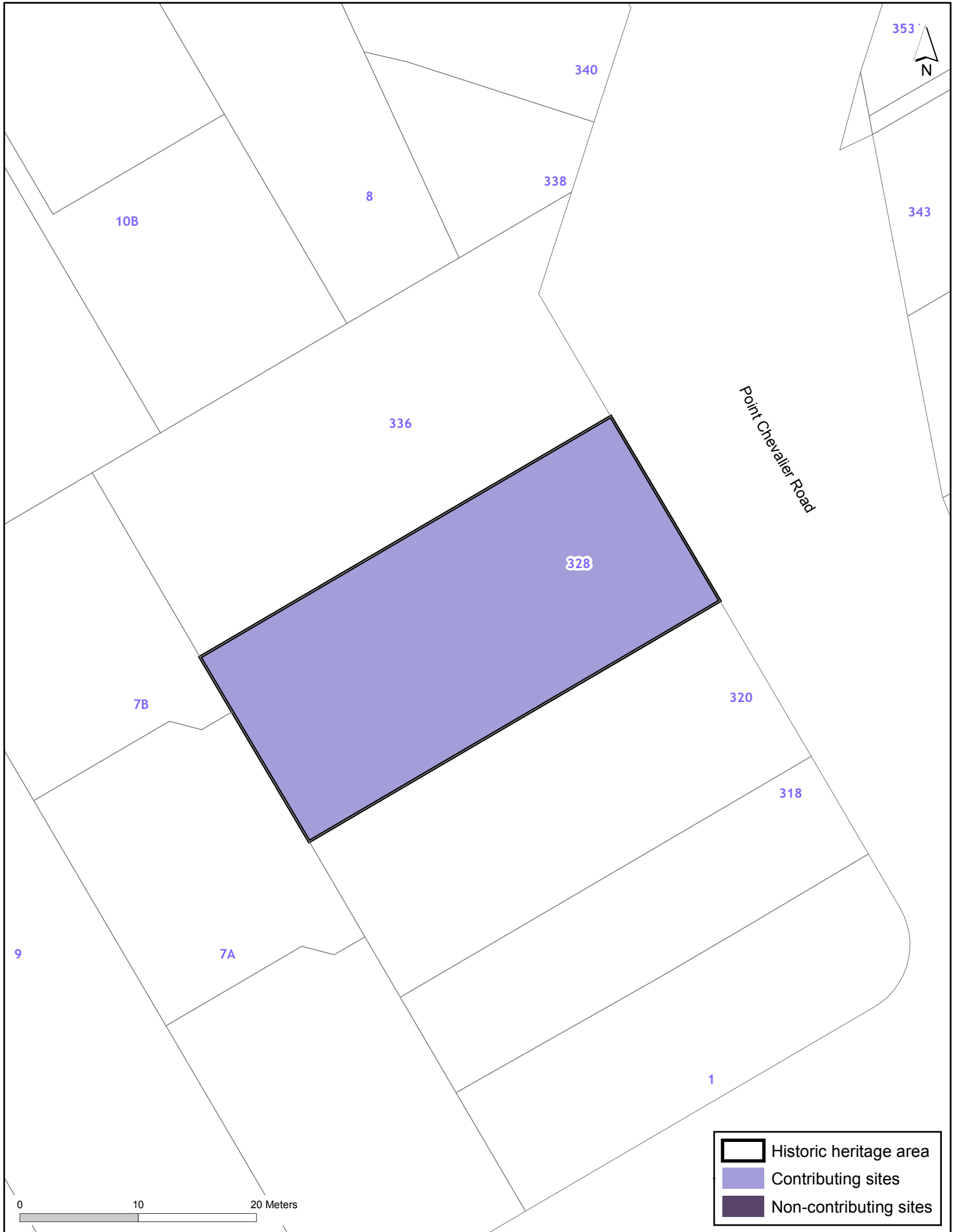


Map 14.2.16.3: Historic Heritage Area: Point Chevalier Shops Historic Heritage Area



Map 14.2.16.4: Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

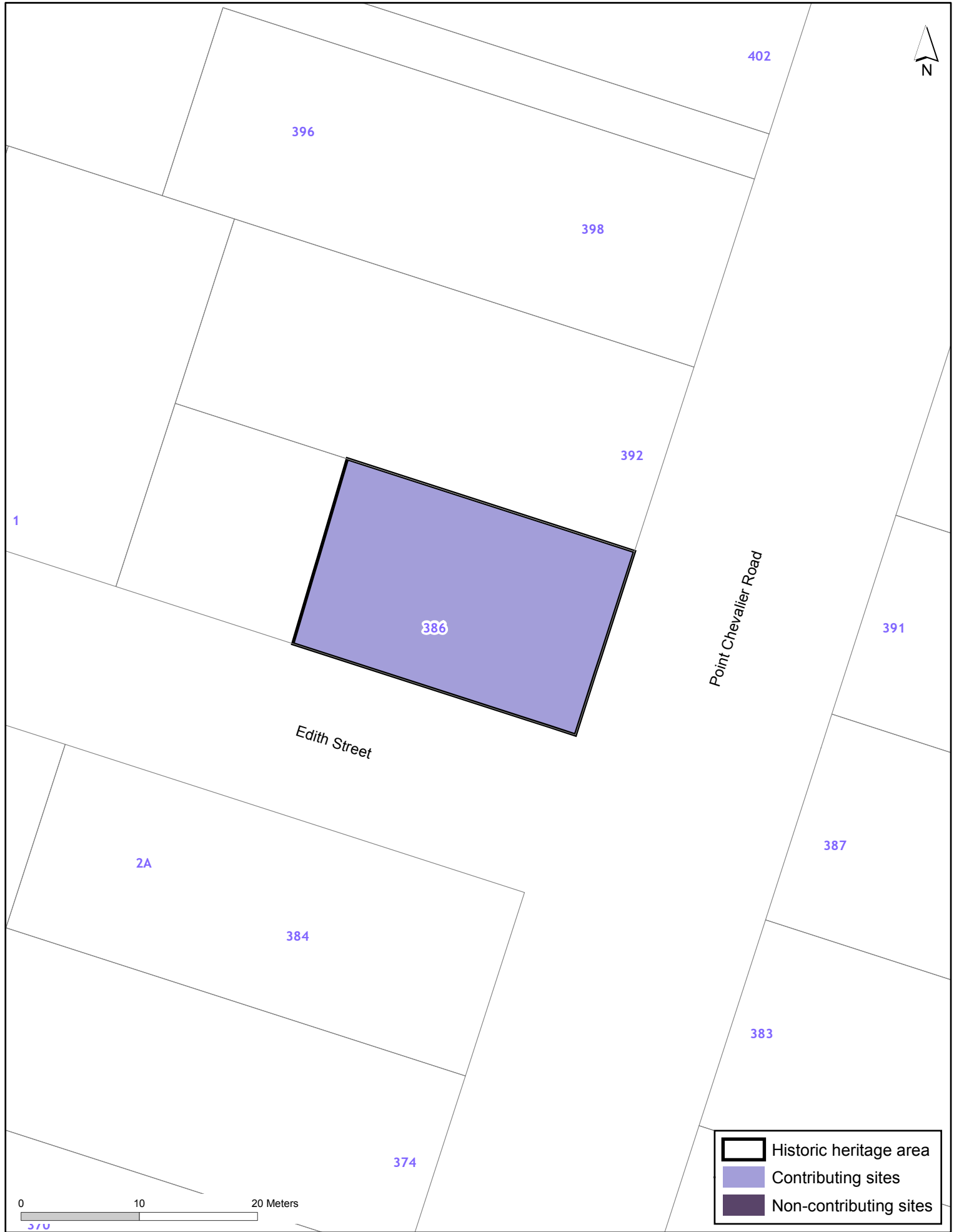




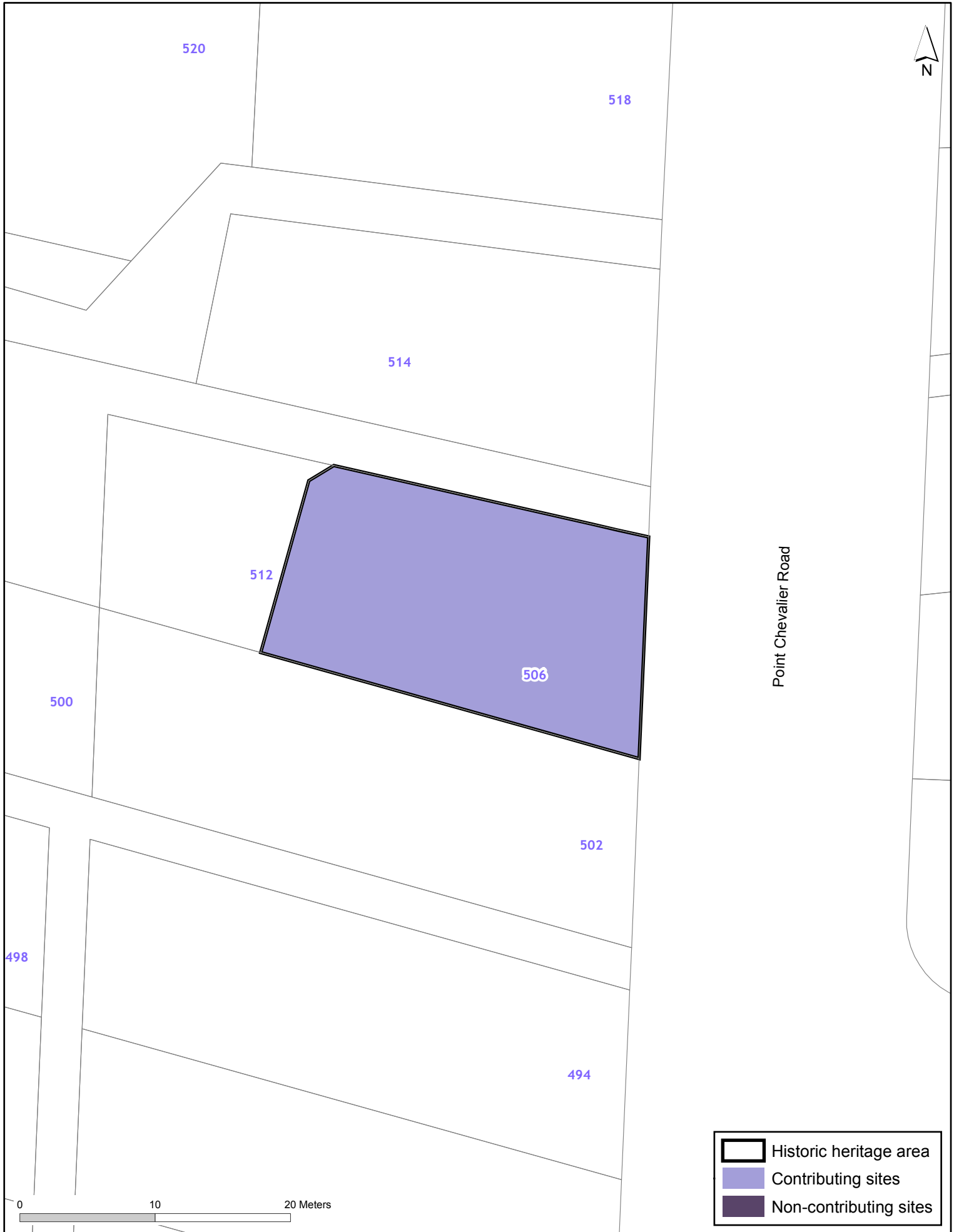
Map 14.2.16.6: Historic Heritage Area: Point Chevalier Shops Historic Heritage Area



Map 14.2.16.7: Historic Heritage Area: Point Chevalier Shops Historic Heritage Area



Map 14.2.16.8: Historic Heritage Area: Point Chevalier Shops Historic Heritage Area



Map 14.2.16.9: Historic Heritage Area: Point Chevalier Shops Historic Heritage Area

Attachment Four

Plan Change 7

Amendments to Auckland Unitary Plan GIS Viewer (maps)

ID	02785
Place name	Gypren Hannah Building (former)/Armishaw's Building
Address	98-102 Albert Street, Auckland Central
Legal description	Pt Lot 9 DP 4267; road reserve
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



ID	02786
Place name	St Paul's Anglican Church
Address	581-583 Buckland Road, Buckland
Legal description	Pt Allot 9 Parish Pukekohe District
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



ID	02787
Place name	Royal New Zealand Air Force Hobsonville Headquarters and Parade Ground (former)
Address	139 and 214 Buckley Avenue, Hobsonville
Legal description	LOT 11 DP 484575; Section 1 SO 490900; road reserve
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02789
Place name	Papakura Centennial Restroom and Plunket Rooms (former)
Address	Village Green, 35 Coles Crescent, Papakura
Legal description	Allot 4A Sec 2 Village Papakura
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



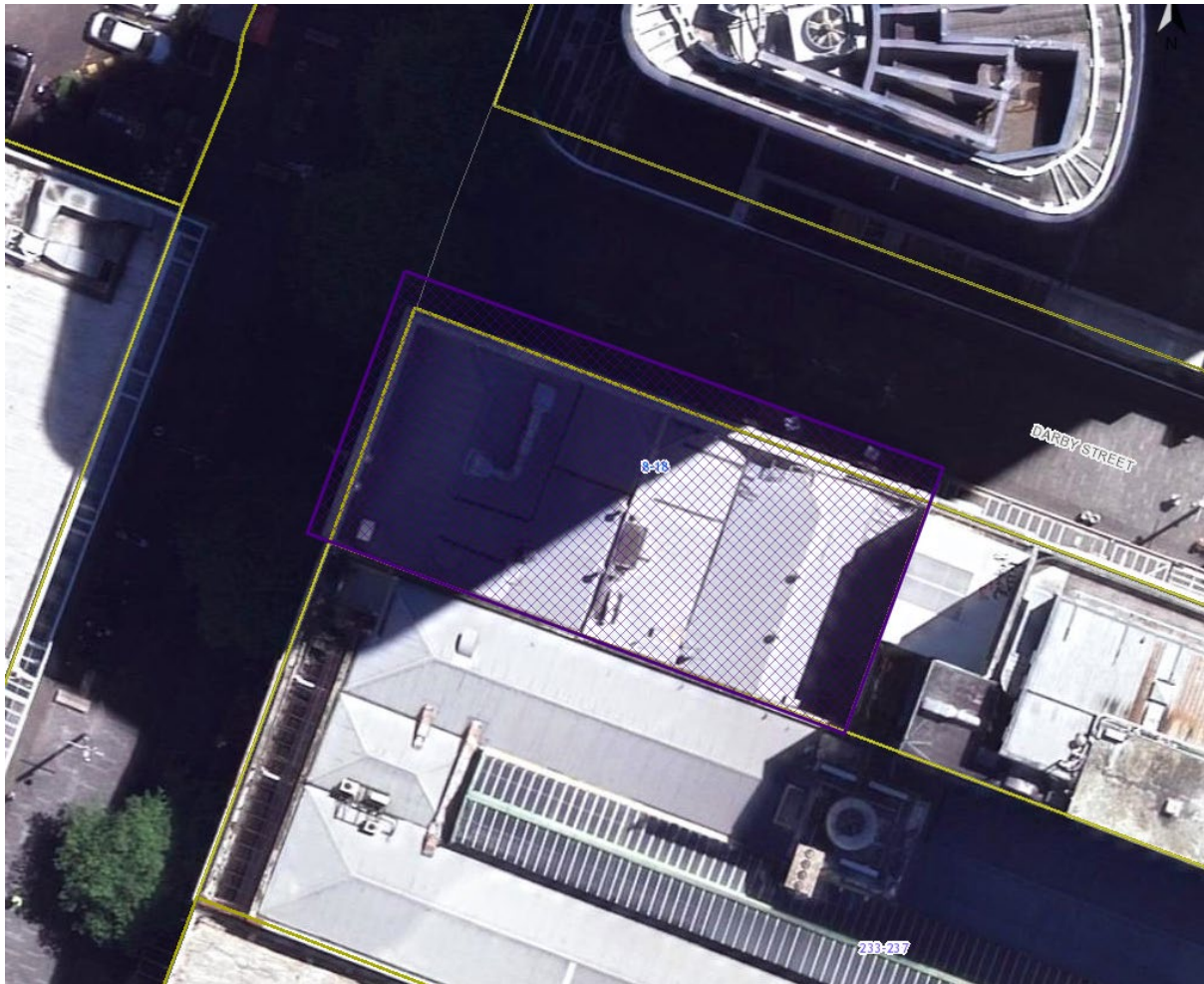
ID	02790
Place name	W H Murray shoe factory (former)
Address	28 Crummer Road, Grey Lynn
Legal description	Lot 18 Sec 4 DP 242; road reserve
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



ID	02791
Place name	Ponsonby Primary School Senior Block
Address	Ponsonby Primary School, 50 Curran Street, Herne Bay
Legal description	Pt Allot 9 Sec 8 Suburbs Auckland
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



ID	02792
Place name	Darby Building
Address	8-18 Darby Street, Auckland Central
Legal description	Pt Allot 5 Sec 15 City Auckland; road reserve
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02793
Place name	The Church of the Ascension (former)
Address	11 Dignan Street, Point Chevalier
Legal description	Pt Lot 16 DP 3322
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02794
Place name	Pukekohe Municipal Chambers and public library (former)
Address	22 Edinburgh Street, Pukekohe
Legal description	Lot 1 DP 154963; Lot 2 DP 154963
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02796
Place name	Kohanga (former)
Address	Dove Myer Robinson Park, 85-87 Gladstone Road and 2 Judges Bay Road, Parnell
Legal description	Pt Allot 1 Sec 2 Suburbs Auckland
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



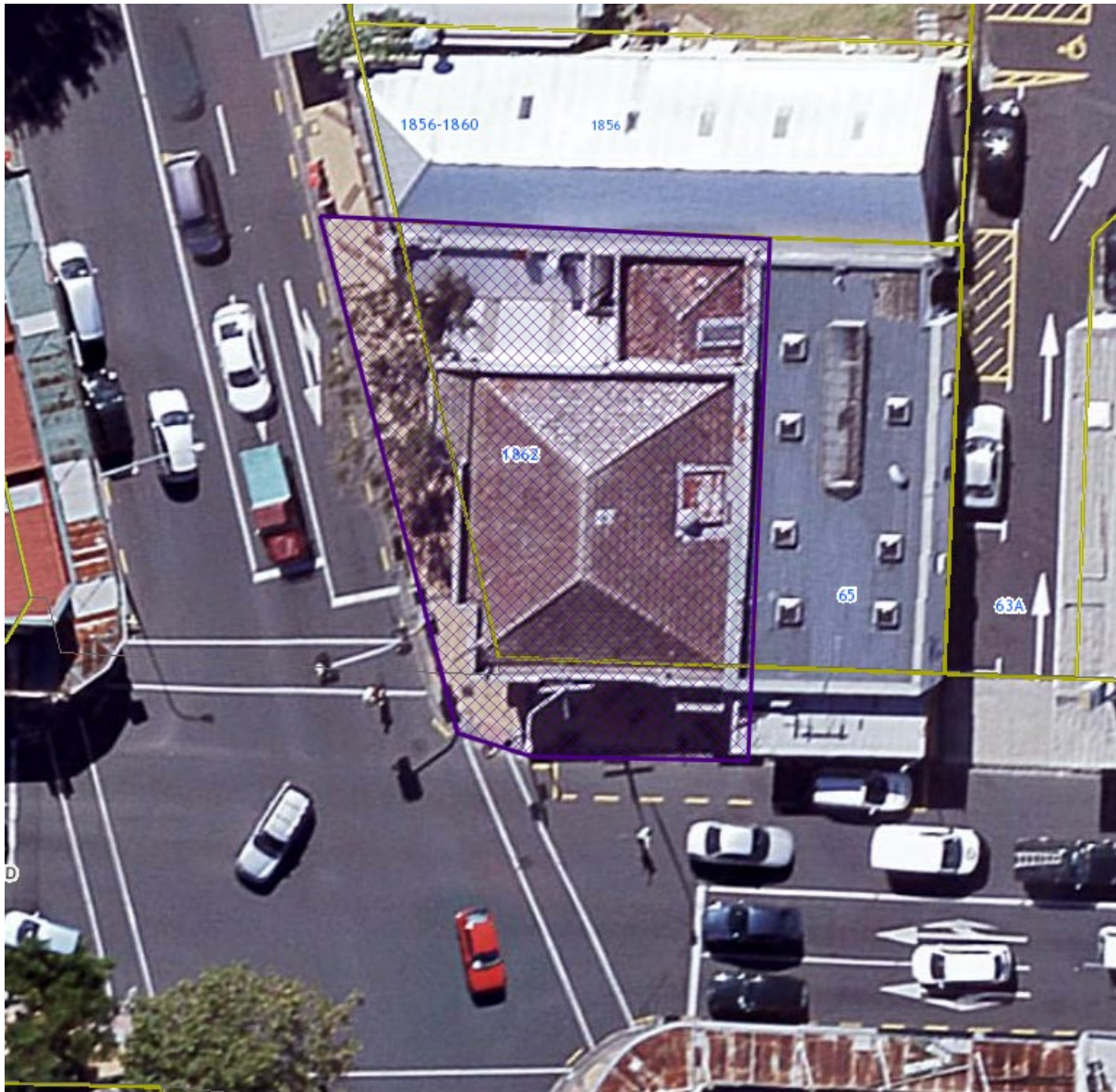
ID	02797
Place name	Pasadena Buildings
Address	1041 and 1043-1049 Great North Road, Point Chevalier
Legal description	Lot 31 DP 19235; Lot 32 DP 19235; road reserve
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



ID	02798
Place name	Auckland Savings Bank – Point Chevalier branch (former)
Address	1210 Great North Road, Point Chevalier
Legal description	Pt Lot 16 DP 2300; road reserve
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



ID	02799
Place name	Avondale Post Office (former)
Address	1862 Great North Road, Avondale
Legal description	Allot 380 Parish Titirangi; road reserve
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



ID	02800
Place name	Papakura Presbyterian Church complex
Address	67 Great South Road and 2 Coles Crescent, Papakura
Legal description	Pt Allot 14 DP 22333; Lot 1 DP 22825; Lot 2 DP 22825
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02801
Place name	Papakura-Karaka War Memorial
Address	278 Great South Road, Papakura
Legal description	Allot 115 Sec 11 Village Papakura; road reserve
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



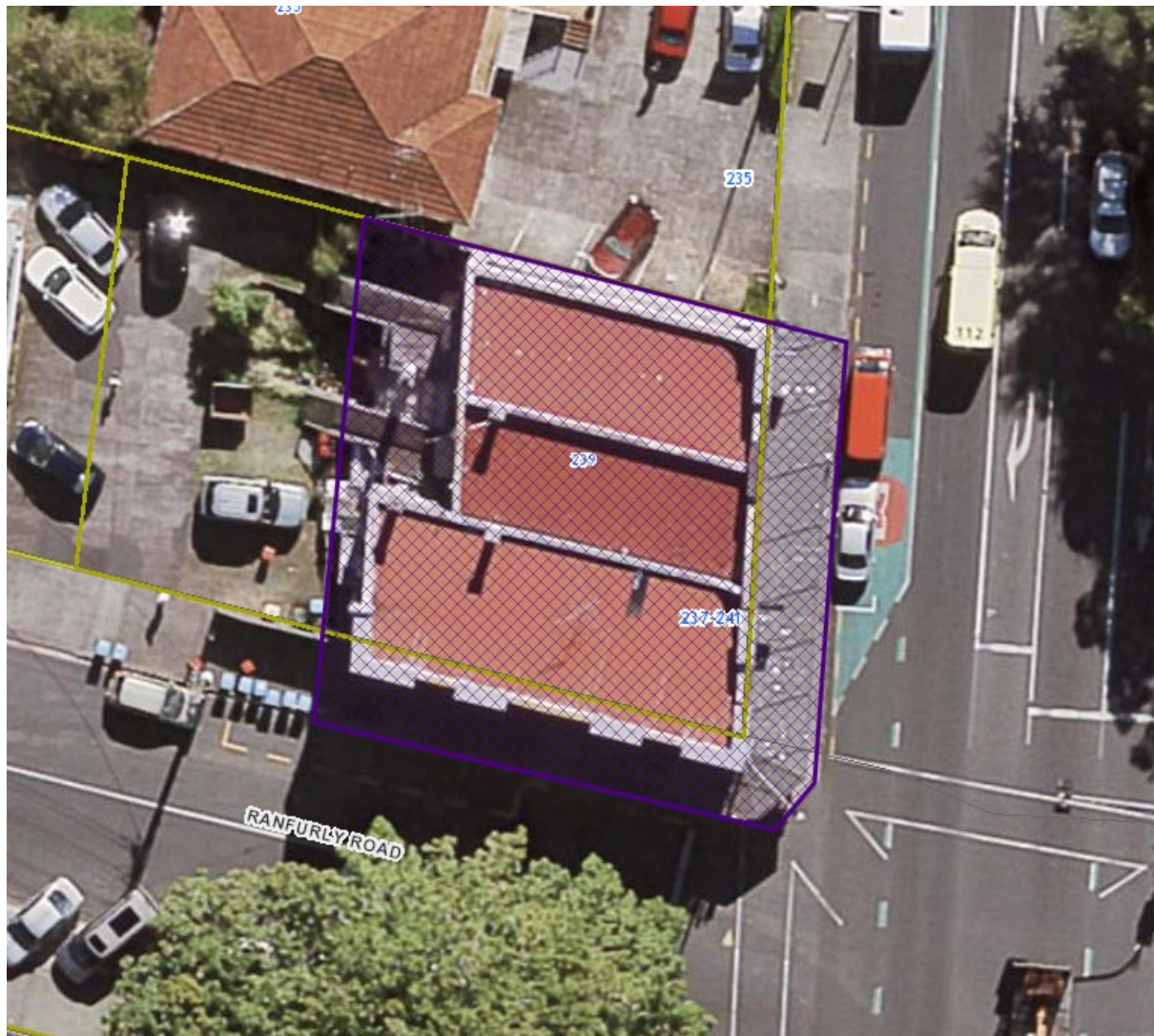
ID	02803
Place name	Royal New Zealand Air Force Institute Building (former)
Address	137 Hudson Bay Road (currently known as 290 Hobsonville Point Road), Hobsonville
Legal description	Sec 3 SO 490900
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02804
Place name	St David's Presbyterian Church
Address	70 Khyber Pass Road, Grafton
Legal description	Pt Allot 7 Sec 3 Suburbs Auckland
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02805
Place name	Olesen's Buildings
Address	237-241 Manukau Road, Epsom
Legal description	Lot 2 DP 53250; road reserve
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02807
Place name	Franklin County Council Chambers (former)
Address	13 Massey Avenue, Pukekohe
Legal description	Lot 1 DP 49318; road reserve
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



ID	02808
Place name	Bridgens and Company shoe factory (former)
Address	326 New North Road, Eden Terrace
Legal description	Lot 1 DP 205780; road reserve
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



ID	02809
Place name	Mount Albert Borough Council Chambers (former)
Address	615 New North Road, Kingsland
Legal description	Lot 1 DP 72255
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



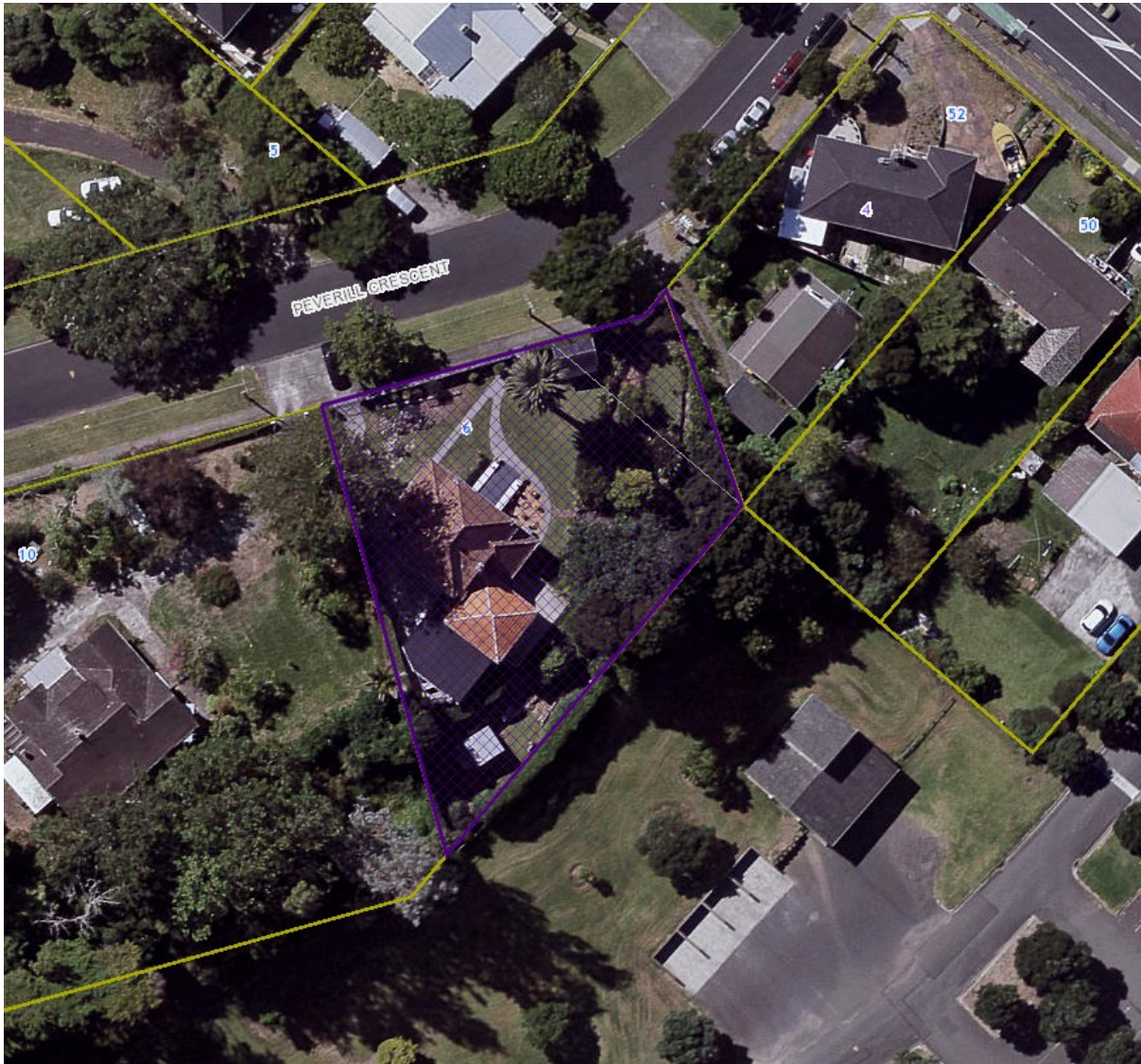
ID	02810
Place name	Mount Albert War Memorial Hall
Address	Mount Albert War Memorial Reserve, 773 New North Road, St Lukes
Legal description	Land on DP 7269
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02812
Place name	First State Pensioner Housing
Address	6-12 Pelham Avenue, Point Chevalier
Legal description	Lot 2 DP 148881
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02813
Place name	Residence
Address	6 Peverill Crescent, Papatoetoe
Legal description	Lot 34 DP 16250, Part Lot 20 DP 13242
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



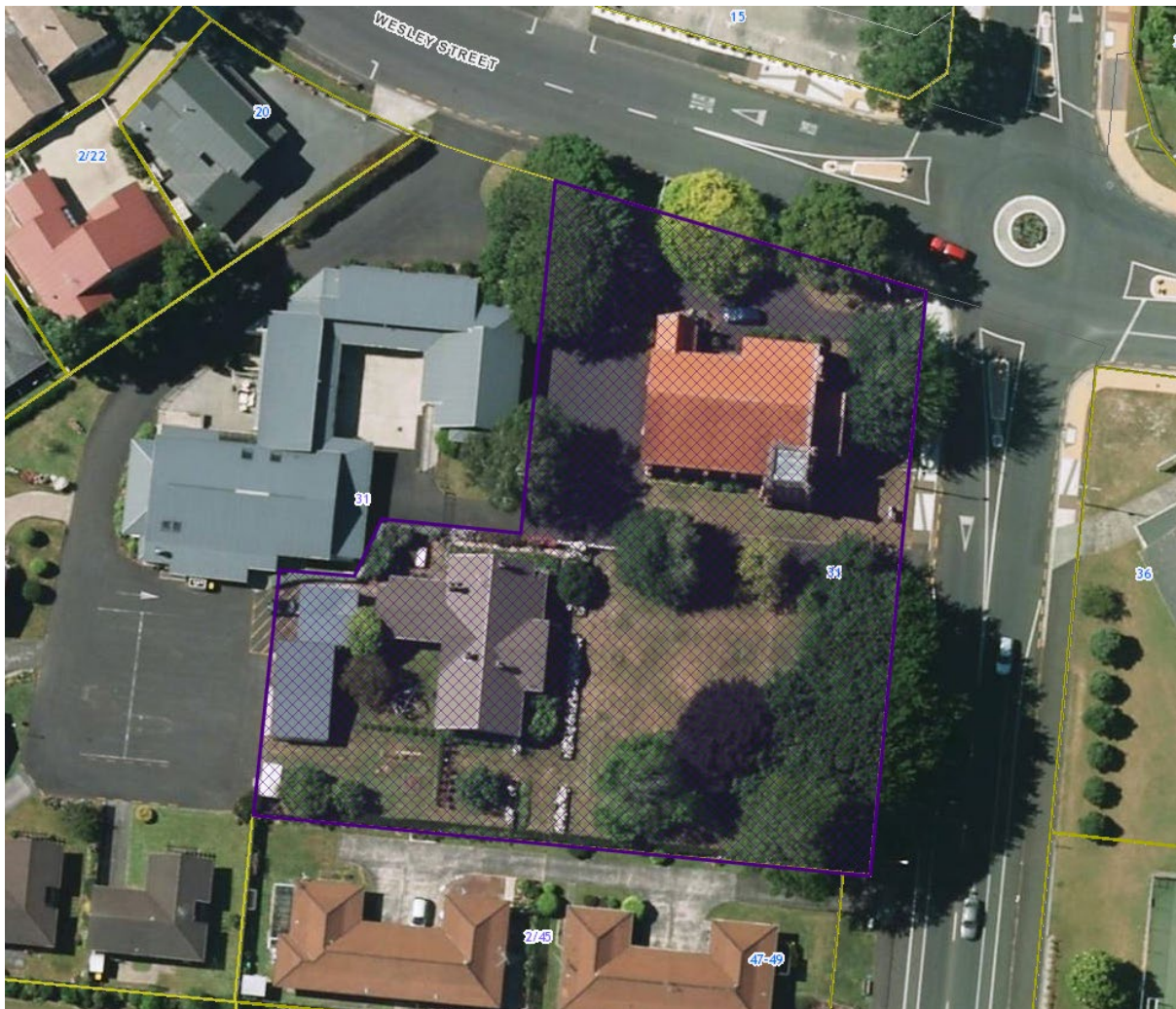
ID	02814
Place name	Point Chevalier Fire Station (former)
Address	59 Point Chevalier Road, Point Chevalier
Legal description	Lot 229 DP 8813; road reserve
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



ID	02815
Place name	Point Chevalier Police Station and residence (former)
Address	399 Point Chevalier Road, Point Chevalier
Legal description	Lot 9 DP 17996
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02816
Place name	St Andrew's Anglican Church complex
Address	31 Queen Street, Pukekohe
Legal description	Lot 2 DP 86991
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



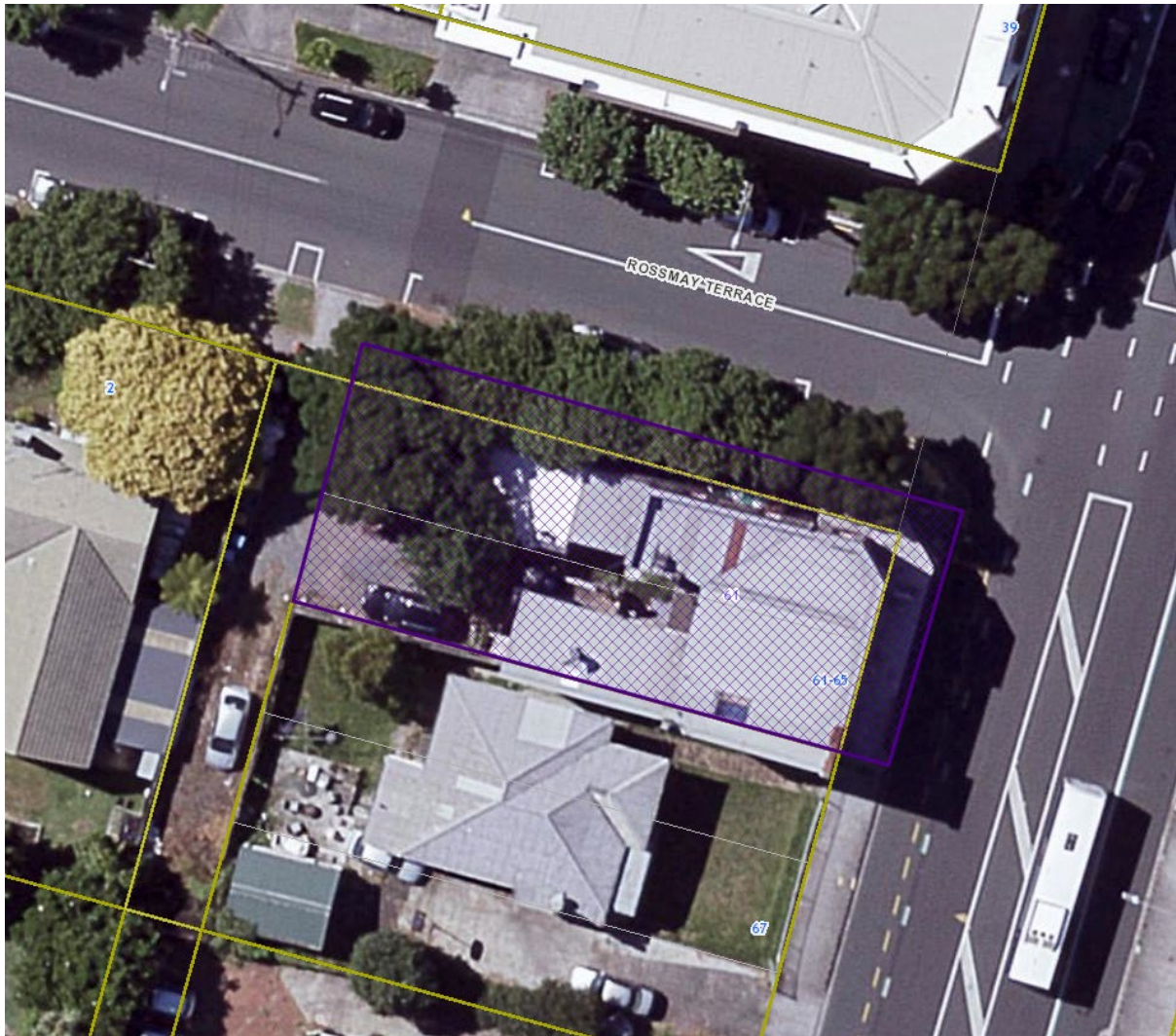
ID	02818
Place name	Greenlee (former)
Address	103 Richardson Road, Owairaka
Legal description	Lot 2 DP 52114
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



ID	02819
Place name	Richmond Road Manual Training School (former)
Address	Richmond Road School, 113-127 Richmond Road, Ponsonby
Legal description	Lot 65 Deeds Reg Blue W; Lot 66 Deeds Reg Blue W
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02820
Place name	Rugby Buildings
Address	61-65 Sandringham Road, Kingsland
Legal description	Lot 77 DP 17712; Lot 78 DP 17712; road reserve
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



ID	02821
Place name	Newmarket Manual Training School (former)
Address	Newmarket Primary School, 6A Seccombes Road, Epsom
Legal description	Pt Allot 34 Sec 6 Suburbs Auckland
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02822
Place name	Onehunga Manual Training School (former)
Address	84 Selwyn Street, Onehunga
Legal description	Lot 2 DP 21383
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02823
Place name	Richmond Yacht Club (former)/Herne Bay Cruising Club
Address	Sloanes Beach, Short Street, Herne Bay
Legal description	CMA
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



ID	02824
Place name	New Zealand Shipping Company, Farmer's Cooperative Auctioneering Company and North Auckland Farmers' Co-operative Ltd warehouses (former)
Address	117-125 St Georges Bay Road and 7-11 Kenwyn Street, Parnell
Legal description	Lot 1 DP 12297; Lot 2 DP 12297; Lot 3 DP 12297; road reserve
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02825
Place name	Lavington (former)
Address	33 St Stephens Avenue, Parnell
Legal description	Lot 1 DP 145079
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02826
Place name	Mount Eden Croquet Club (former) and Mount Eden Bowling Club
Address	Nicholson Park, 17 Stokes Road, Mount Eden
Legal description	Pt Allot 49 Sec 6 Sbrs of Auckland
<i>Plan change 7 amendment</i>	<i>Add Historic Heritage Overlay Extent of Place as shown</i>



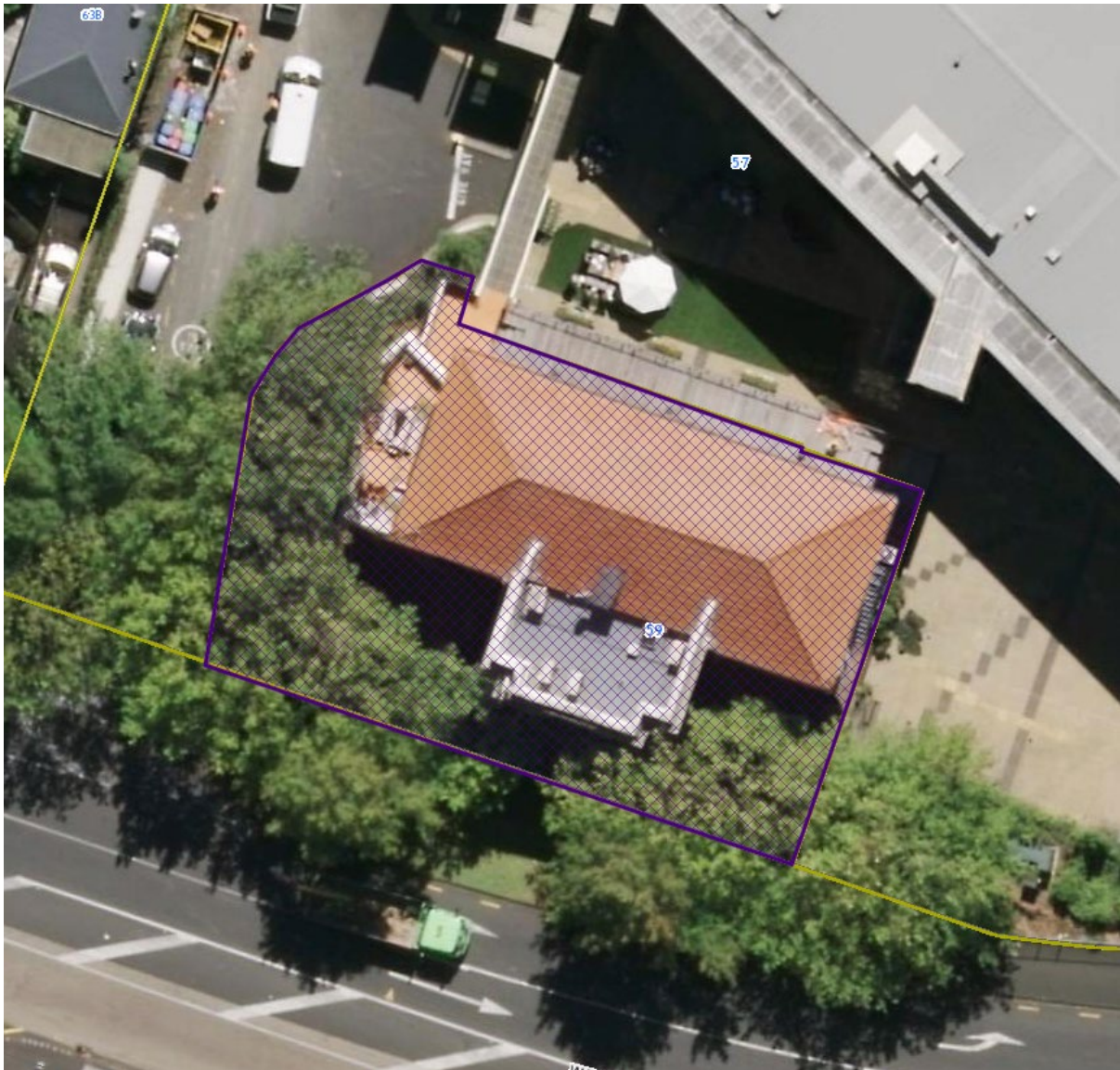
ID	02827
Place name	Spooner Cottage (The Anchorage) (former)
Address	347 Tamaki Drive, St Heliers
Legal description	Lot 2 DP 21646
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



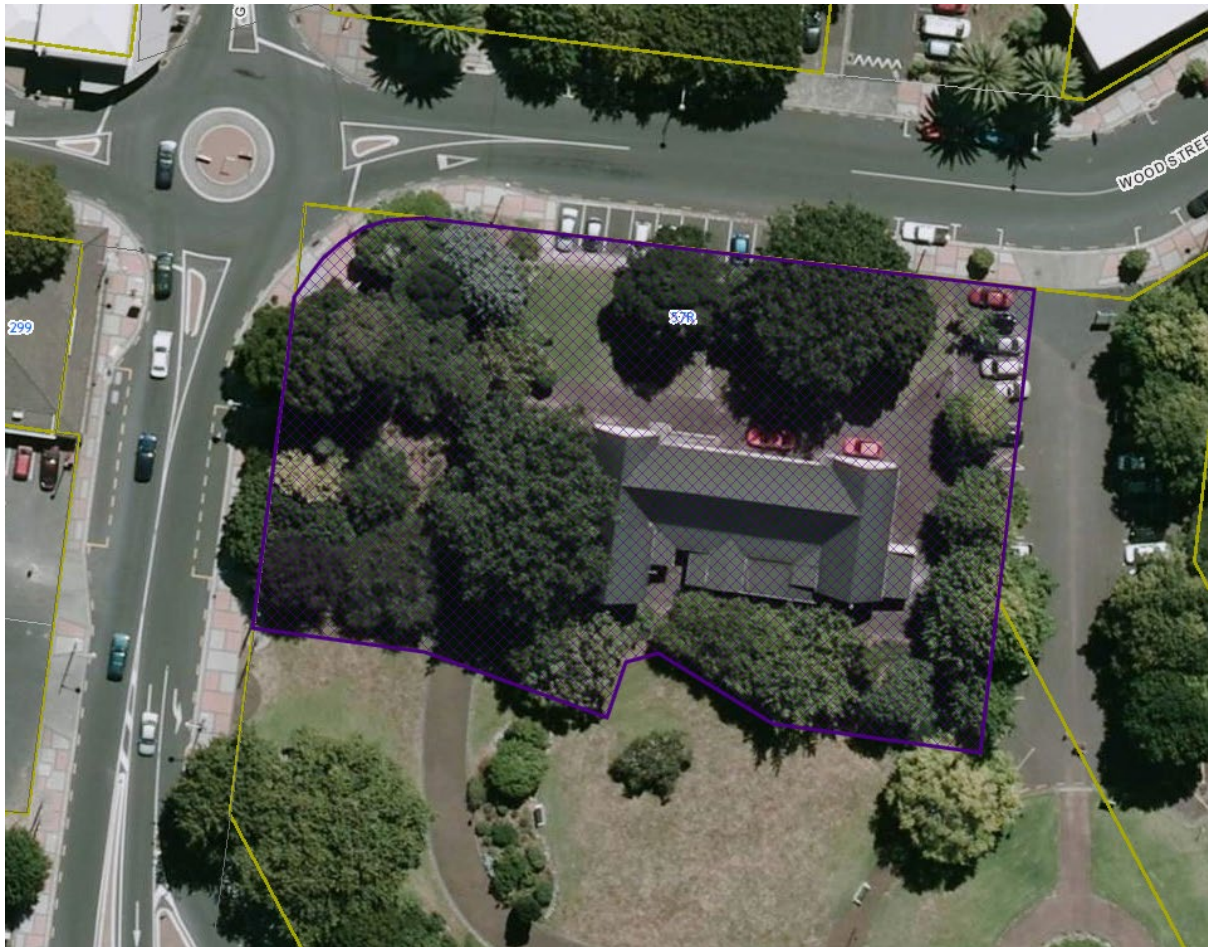
ID	02828
Place name	Mountain Court
Address	4 View Road, Mount Eden
Legal description	Lot 5 DP 20954; Lot 6 DP 20954
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02829
Place name	Saint Patrick's School (former)
Address	59 Wellington Street, Freemans Bay
Legal description	Lot 2 DP 443606
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02830
Place name	Papakura Old Central School
Address	Central Park Reserve, 57R Wood Street, Papakura
Legal description	Allot 205 Sec 11 Village Papakura
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02831
Place name	Papakura Courthouse and lockup (former)
Address	59R Wood Street, Papakura
Legal description	Allot 224 Sec 11 Village Papakura; Allot 226 Sec 11 Village Papakura; Allot 227 Sec 11 Village Papakura
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown



ID	02835
Place name	Butler House (former)
Address	3 Otahuri Crescent, Remuera
Legal description	Lot 39 DP 21896
Plan change 7 amendment	Add Historic Heritage Overlay Extent of Place as shown

