

9 February 2018

Emma Rush
Senior Advisor Special Projects - Heritage
Auckland Council
Private Bag 92300
Auckland 1142

Dear Emma

Franklin local board is very pleased that Waiuku has been formally recognised as being of regional heritage significance. There is concern however that the plan change emphasises reactive and restrictive mechanisms for the future management of historic areas. In the case of Waiuku, this could have a detrimental impact on the economic viability of commercial premises within the heritage area.

Commercial values in Waiuku town centre are much lower than in other, more affluent, parts of the Auckland region and the return for local businesses is often marginal. Careful consideration should be given to the financial implications of the plan change for Waiuku, given that it is not an area able to leverage the economic benefits of growth. If the council's approach continues to emphasise constraint, rather than opportunities, it is probable that the vacancy rate in the proposed heritage area will increase and buildings may fall into disrepair. This does not ultimately achieve the stated intention of effectively protecting the historic heritage value of the area.

The section 32 evaluation report sets out other options, including non-regulatory methods. The options are set out as being mutually exclusive but the local board believes there is merit in pursuing a non-regulatory approach prior to, or alongside the plan change. In terms of non-regulatory methods, support could be in the form of grants specific to Waiuku (as the regional pot is limited), rates remissions or other financial incentives. Heritage status should also be the trigger for a joined up council approach to ensuring the enhancement and proactive management of this heritage area for future generations.

Yours faithfully



Angela Fulljames
Chair

**FEEDBACK FROM THE ORAKEI LOCAL BOARD ON THE AUCKLAND COUNCIL PROPOSAL TO
SCHEDULE SPOONER COTTAGE (THE ANCHORAGE), 347 TAMAKI DRIVE, ST HELIERS,
UNDER PLAN CHANGE 7 TO THE UNITARY PLAN**

- (1) In 1894, Captain Charles Spooner bought land on which the cottage sits and between 1894 and 1898 he constructed this cottage on the then foreshore as a holiday home. Following various property transactions following Spooner's death in 1907, and around 1929 the then owner erected a small garage/service station in front of the cottage, which somewhat coincided with the construction of Tamaki Drive. In the early 1950s the garage was replaced with a two-storey building, and the Spooner Cottage was converted to two flats. When the garage operation closed and that building started to have different uses, no recognition was given to the heritage value of Spooner Cottage; it being merely referred to on developers' plans as simply two flats. The former Eastern Bays Community Board at that time sought Council protection for the Cottage, and only succeeded in having a protective bollard put in to protect the corner of the Cottage from vehicles using the narrow driveway to access the rear carparking area on the site.
- (2) It is noticeable that little has been done to protect and restore the Cottage over the years. Although it has little visibility from Tamaki Drive, it can be seen looking down from Auckland Road. The cottage nonetheless has a rarity value within its local context. It is timely that one of the few remaining buildings with considerable historic heritage significance in the eastern suburbs and particularly in St Heliers, is protected.
- (3) Accordingly, the Orakei Local Board supports Plan Change 7 to include the Spooner Cottage (formerly The Anchorage) with a Category B classification in the Auckland Council's Unitary Plan.
- (4) This feedback was endorsed by the Orakei Local Board at its meeting held on 15 February 2018.

C.R.J. Davis
Chairman
Orakei Local Board

Contact details

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Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The Waitematā Local Board - and if the Local Board view is not accepted, I - Vernon Tava - personally, strongly support the inclusion of St David's Presbyterian Church, 70 Khyber Pass Road, Grafton, on the Council Schedule of Historic Heritage Places as a Category A heritage place.

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

Submission date: 9 February 2018

Attend a hearing

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

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

Declaration

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

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

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

No

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