

Contact details

Full name of submitter: Lynne Scott

Organisation name: Save Our St Heliers (SOS)

Agent's full name:

Email address: ml.scott@xtra.co.nz

Contact phone number: 5754873 0274255335

Postal address:

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: 2/347 Tamaki Drive, St Heliers, Auckland

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

We support the extent of the place covering the whole site.

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

| 184.1

Submission date: 9 February 2018

Supporting documents

Captain Spooner's cottage pic.pdf

Attend a hearing

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

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

Yes

Declaration

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

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

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

No

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



The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Fraser Grant Boddy

Organisation name:

Agent's full name:

Email address: fraser.boddy@gmail.com

Contact phone number:

Postal address:
67 Portland Road,
Remuera
Auckland 1050

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:

I 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

| 185.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

Contact details

Full name of submitter: Robert Aston Davis

Organisation name: The Passchendaele Society Inc.

Agent's full name:

Email address: passchendaelesocietynz@gmail.com

Contact phone number:

Postal address:

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:

We support the inclusion of St David's Presbyterian Church, Grafton, Auckland 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

| 186.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jude Pointon

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:
478 wyllie road
Warkworth
Auckland 0981

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:

I support the inclusion of at David's Presbyterian church at 70 Khyber pass road Grafton in the council schedule of historical heritage places as a category a heritage place.

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

| 187.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Xtreme Exposure Limited by it's authorised signatory Robert Macintyre

Organisation name:

Agent's full name:

Email address:

Contact phone number: 0274721114

Postal address:

PO Box 74111
Auckland 1546
Greenlane,
Auckland 1546

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:

Historic recognition of 49 Places/sites proposed to be added to Schedule 14 of AUP & GIS.

Property address: 366 Great South Road Greenlane Auckland

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Our property is privately owned & maintained. We have owned and substantially enhanced/maintained the property for the last 19 years. We do NOT believe the property meets the evaluation criteria contained in Section 32. Historic classification of our building is inappropriate. We will vigorously pursue defence of our position in respect of our building.

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

188.1

Submission date: 8 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?
Yes

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sue McInness

Organisation name: St Davids Church

Agent's full name:

Email address: t.mcinness@xtra.co.nz

Contact phone number:

Postal address:

1071

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:

To make St Davids Church a Historic building/site

Property address: St Davids Church Khyber Pass Auckland

Map or maps:

Other provisions:

this church is unique and should be preserved

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

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

The reason for my or our views are:

This church is a historic treasure , should be kept and preserved

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

| 189.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sir William David Baragwanath

Organisation name:

Agent's full name:

Email address: david.baragwanath@gmail.com

Contact phone number:

Postal address:

Nieuwe Parklaan 2597LD The Hague Netherlands

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, Auckland

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

St David's church is a historic memorial to the City's servicemen and women; including Cyril Bassett whose VC at Chunuk Bair Gallipoli contributed to New Zealand's distinct identity. The Church itself constitutes a key element of Auckland's history and architecture on a strategic site within the central City. The Plan modification will add immeasurably to Auckland's future ability to provide for citizens' and visitors' need for cultural environment. I am currently a judge of an international court in The Hague with regular exposure to the value to people's lives of the historic buildings of the great European cities. The contrast with the uninspiring concrete of many "modern" buildings that have replaced their bombed predecessors has left a permanent scar. By contrast, the cities and areas where care has been taken to restore or create fine buildings bring hope and pride across generations. Kipling's "Last, loneliest, loveliest, exquisite and apart" still expresses the potential of this City, with its great harbours, fine beaches, scenic hills and dynamic community. I declare personal interest both in the Church of which my father (and in an older building his great grandfather) were ministers and whose restoration process has been led by my son, and in the City of my family where I was brought up and have spent the bulk of my life. Our generation has the opportunity to give continuing pride and delight to our successors by policies such as the present. A recent invitation to

speak at Old Government House has provided a sense of how fortunate we are to have such emblems of this City's future founded on its past; St David's provides an inspiring opportunity to strengthen our heritage. I therefore support whole heartedly the inclusion of St David's on the Council Schedule of Historic Places as a Category A heritage place.

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

| 190.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mark Hanlen

Organisation name:

Agent's full name:

Email address: markhanlen@gmail.com

Contact phone number:

Postal address:
30 Oranga Ave
Onehunga
Auckland 1061

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:

I 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? No

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Susan Doyle

Organisation name:

Agent's full name:

Email address: smdoyle43@gmail.com

Contact phone number:

Postal address:
PO Box 402072 Tutukaka Store
Tutukaka
Whangarei 0153

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:

I support the inclusion of St Davids Presbyterian Church, 70 Khyber Pass Road, Grafton, one 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

| 192.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

Contact details

Full name of submitter: Carolynn Whiteman

Organisation name: N/A

Agent's full name: Carolynn Whiteman

Email address: carolynnwhiteman@gmail.com

Contact phone number:

Postal address:
11 Barrie Street
Freemans Bay
Auckland 1011

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 submitter supports 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

| 193.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lydia Lewis

Organisation name:

Agent's full name:

Email address: contactlydialewis@hotmail.com

Contact phone number:

Postal address:
22 Princes Street

Auckland 1010

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:

I 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

194.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gary Gunning

Organisation name:

Agent's full name:

Email address: ggun@xtra.co.nz

Contact phone number:

Postal address:
2 Fairway Drive
Mt Roskill
Auckland 1041

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

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 submitter supports 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

195.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sophie Baird

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:
13 Buchanan Street
Kingsland
Auckland 1021

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:

It's an important part of our country's history and must be retained for future generations to admire and respect.

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

196.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Juliette Barbro Laird

Organisation name:

Agent's full name:

Email address: juliette.laird@gmail.com

Contact phone number:

Postal address:

149 John St
Ponsonby
Auckland 1011
Ponsonby
Auckland 1011

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 Rd, 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:

That the submitter supports 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. Historic Places are visible markers of our past and the huge impact it has had on our present. They provide spaces in which people can feel an essential sense of connection. They raise awareness in younger generations and new arrivals of the importance of accepting difference and working with it when wanting change so that a harmonious, workable result ensues.

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

| 197.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

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

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



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

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

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

BRIAR MOUGHTON WILSON

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

Address for service of Submitter

68 Gillies Ave,
Epsom, Auckland 1023

Telephone:

021 662 677

Fax/Email:

briar@66.kiwi.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

Plan Change 7

Plan Change/Variation Name

Additions to Schedule 14 Historic Heritage

The specific provisions that my submission relates to are:

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

Plan provision(s)

Delete entry 02795 - Chapter 2: Schedule 14.1

Or

Property Address

66-68 Gillies Ave, Epsom, Auckland 1023

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are: I first lived in this property in 1940 at which time the house was as in original plans. In about 1945 my father made substantial alterations and I love the house as it is except that the kitchen is no longer suitable for a family. My husband and I made plans to alter it * (continue on a separate sheet if necessary)

see attachment sheet
I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below | 198.1
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.
- Exclude the property at 66-68 Gillies Ave, Epsom Auckland 1023 | 198.2

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

Kevin H. Mills
Signature of Submitter
(or person authorised to sign on behalf of submitter)

8 February 2018
Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

Submission of Briar H. Wilson - Attachment Sheet

* in the early 1980's but never did so. We planned to extend it out towards the street because the lay out of the ground floor prevents extension internally.

The existing area is still based on the very out of date idea that cooking, etc, should be separated from other family activities.

In my view Council energy should be directed to protection of trees in this area, and I made submissions to this effect in relation to the Unitary Plan

The changes made to the house in the 1940's were very significant so that its appearance today is quite different from the original

MW

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

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



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Deborah Joy + Grant James ANDREW

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

Address for service of Submitter

11 Millbrook Dr, RDS Wainuku

Telephone:

0274578045

Fax/Email:

d.andrew@hyper.net.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

Plan Change 7

Plan Change/Variation Name

Additions to Schedule 14 Historic Heritage

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or
Other (specify)

The implications on landlords & businesses in our main street community. Financially. Growth

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

This has come as a shock to those directly involved, right before year end & the christmas period. Retail is tough here & other influencers not taken this into account. Limited Notification to those (continue on a separate sheet if necessary)

I seek the following decision by Council:

*affected & time to process information
more consultation & benefits discussion*

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

199.1

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

I wish to be heard in support of my submission

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

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

Deborah Smith

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

8/2/18

Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Andrew Jull

Organisation name:

Agent's full name:

Email address: a.jull@auckland.ac.nz

Contact phone number:

Postal address:

9 Inaka Place
Titirangi
Auckland 0604

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 submitter supports 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

| 200.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: James Frederick Bruford

Organisation name:

Agent's full name:

Email address: bruford.jim@gmail.com

Contact phone number:

Postal address:

9 Poto St

Remuera

Auckland 1050

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 Rd, 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:

I support the inclusion of St David's Presbyterian Church, 70 Khyber Pass Rd, Grafton on the Council Schedule of Historical Heritage places as a Category A heritage place.

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

| 201.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brenda Lawrence-Mason

Organisation name:

Agent's full name:

Email address: brenda@d1creative.co.nz

Contact phone number:

Postal address:

Eden Terrace
Auckland 1010

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:

I 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

| 202.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sharon Lanie Prichard

Organisation name:

Agent's full name:

Email address: slprichard@gmail.com

Contact phone number:

Postal address:
1 Dilworth Terrace,
Parnell,
Auckland 1052

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 submitter supports the inclusion of St David's Presbyterian Church, 70 Khyber Pass Road, Grafton, on the Council schedule of Historic Places as a Category A Heritage place.

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

203.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anne MCallister Bruford

Organisation name:

Agent's full name:

Email address: bruford66@yahoo.com

Contact phone number:

Postal address:

9 Poto St
Remuera
Auckland 1050

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 Rd, 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 submitter supports the inclusion of St David's Presbyterian Church, 70 Khyber Pass Rd, 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

| 204.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brian Philip Cecil Carter

Organisation name:

Agent's full name:

Email address: brian.carter@bastionchambers.co.nz

Contact phone number:

Postal address:
PO Box 1857 Shortland Street Auckland 1140
CBD
Auckland 1140

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

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
I support the inclusion of St Davids Presbyterian Church as a Category A heritage place

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

205.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ross Malcolm Gordon

Organisation name:

Agent's full name:

Email address: rossjan@xtra.co.nz

Contact phone number:

Postal address:
46 Ronaki rd
Mission Bay
Auckland 1071

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 submitter supports the inclusion of St David's Presbyterian Church, 70 Kyber 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

| 206.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Penny Calder

Organisation name:

Agent's full name: Penny Calder

Email address: pennyc@telnet.co.nz

Contact phone number:

Postal address:
P O Box 3482
Shortland Street
Auckland 1140

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 submitter supports 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

| 207.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: jeff healy

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:
9 Aylmer Court
Eastern Beach
Howick
Auckland 2012

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 submitter supports 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

| 208.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Judith Shirley Folkard

Organisation name:

Agent's full name:

Email address: jude@deepanimation.co.nz

Contact phone number:

Postal address:
48 Bodhisattva rd
silverdale
Auckland 0994

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:

I 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 The need to preserve heritage and remember the history of Auckland.

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

209.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Annabel Lush

Organisation name:

Agent's full name:

Email address: a.lush@xtra.co.nz

Contact phone number:

Postal address:
21 Goldstine Place
Royal Oak
Auckland 1023

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 submitter supports 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

| 210.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anthony Frankham

Organisation name: Personal

Agent's full name: N/A

Email address: anf@anf.co.nz

Contact phone number:

Postal address:

anf@anf.co.nz

Auckland

Auckland 1050

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:

I 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 place

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

| 211.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Clare Evelyn Bindon

Organisation name:

Agent's full name:

Email address: cb@time-out.co.nz

Contact phone number:

Postal address:

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:

I support the inclusion of St Davids Presbyterian Church 70 Khyber Pass Rd 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

| 212.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Luise Lockwood

Organisation name:

Agent's full name:

Email address: luise.marris@gmail.com

Contact phone number:

Postal address:
1/ 196 Victoria Avenue
Remuera
Auckland 1050

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:

I support the inclusion of St Davids presbyterian Church on Khyber pass road, 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

| 213.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kate MacKrill

Organisation name:

Agent's full name:

Email address: Kate@macca.co.nz

Contact phone number:

Postal address:
10 Brighton Tce
Mairangi Bay
Ak 0630

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:
Plan change 7 - additions to Schedule 14 Historic heritage

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:
I 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. This is very important for Auckland.

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

| 214.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Neil Richard Hingston

Organisation name:

Agent's full name:

Email address: hingy@xtra.co.nz

Contact phone number:

Postal address:
89 Konini Road
Titirangi
Auckland 0604

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:

I support the inclusion of St. David's Presbyterian Church, 70 Khyber Pass Road on the Schedule of Historic Places as a Category A heritage place.

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

| 215.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: James Gilbert

Organisation name:

Agent's full name:

Email address: jamesgilbertnz@hotmail.com

Contact phone number:

Postal address:
27 Glendon Ave
Avondale
Auckland 1026

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:

I 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

| 216.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ron Brownson

Organisation name:

Agent's full name:

Email address: ron.brownson@gmail.com

Contact phone number: 0210637469

Postal address:
PO Box 5344 Wellesley Street Auckland 1141
Grafton
Auckland 1141

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:

I have lived in Grafton since 1971. I 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. This Church is an essential part of Auckland's built heritage

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

| 217.1

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.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Juliana Austen

Organisation name:

Agent's full name: Juliana Austen

Email address: julianausten@gmail.com

Contact phone number:

Postal address:
157 Point Wells Road
Warkworth
Auckland 0986

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:

I 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

| 218.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Toni Rogers

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:

3 Range Road
SWanson
Auckland 0816

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 submitter supports 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

| 219.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Janice Louise Gubb

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:
30 Matarangi Road
East Tamaki
Auckland 2013

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 submitted supports the inclusion of St David's Presbyterian Church 70 Kyber Pass Road Grafton on the Council Schedule of Historic Heritage Places

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

| 220.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Stephanie Anne Tattersfield

Organisation name:

Agent's full name:

Email address: tattersfield@xtra.co.nz

Contact phone number:

Postal address:
3/12 Crescent Road
Parnell
Auckland 1052

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:

I 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

| 221.1

Submission date: 9 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

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

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

#222



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

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

Auckland Council
NOT TRANSFERABLE
09 FEB 2018
Pukekohe Service Centre

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Lynne Rochelle Craig

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

T/A JBC Importers Ltd

Address for service of Submitter

74 Teuranga Road, RD3, Waiuku
2683 South Auckland

Telephone:

021747941

Fax/Email:

chrisandlyne@psiger.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

Plan Change 7

Plan Change/Variation Name

Additions to Schedule 14 Historic Heritage

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

22 Bower Street Waiuku

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

Submission on a publicly noticed proposal for policy
change or plan change or variation

Project Name: _____
 Submission No: _____
 Project Date: _____

1000
 Level 24, 100 Albert Street
 Auckland 1001

Submitter details

Full name of Agent (if applicable)

Organization Name

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

Address for service of Submitter

Project Name: _____
 Submission No: _____
 Project Date: _____

Scope of submission

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

Plan Change/Variation Number

Project Name: _____
 Submission No: _____
 Project Date: _____

Please identify the specific parts of the project to which you object

Project Name: _____
 Submission No: _____
 Project Date: _____

Submitter's statement

I support the project and/or the proposed plan change/variation

I object to the project and/or the proposed plan change/variation

I support the project but object to the proposed plan change/variation

I object to the project but support the proposed plan change/variation

See attached.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

222.1

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

I wish to be heard in support of my submission

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

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

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

6/2/2018
Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

(continued on a separate sheet if necessary)

-
-
-
-

I seek the following change by Council:

Accept the proposed change (version) as outlined below

Accept the proposed change (version) with amendments as outlined below

Reject the proposed change (version)

If the proposed change (version) is not detailed, then amend it as outlined below

-
-
-

I wish to be listed in support of my submission

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

If there is more than one submission, I will consider presenting a further case at a hearing

Signature of submitter

(to be sent with the signed copy of proposal)

Before you submit your submission, please read the following information carefully. You should refer to the relevant sections of the Rules of the Council.

If you are making a submission for the Environmental Protection Authority, you should refer to the relevant sections of the Environmental Protection Act 1986.

Please note that your address is required to be made public, whether or not you request that it be kept confidential. This is because the public has a right to know what is being done in the name of the Council.

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

I could gain an advantage in trade competition through this submission.

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

I am directly affected; an effect of the subject matter of the submission that adversely affects my environment; and

I do not wish to trade competition.

6th February 2018

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

Email to : unitaryplan@aucklandcouncil.govt.nz

Re: Supporting Material for Submission and Objection to Proposed Plan Change 7: Addition to Schedule 14 Historic Heritage of 22 Bowen St, Waiuku, Property Valuation, Reference #3902/49500

Dear Sir/Madam

As detailed on the attached Form 5 for a Submission on a proposed Plan Change for Auckland City Council, we as landlords of 22 Bowen Street Waiuku, wish to submit our objection to Proposed Plan Change 7, Addition to Schedule 14 Historic Heritage of the Auckland Unitary Plan, which proposes that part of the Waiuku township becomes a Historic Heritage Area.

The particular points of the proposed change that we are concerned about are as follows:

Economic Effect.

Waiuku has always been known as a service town, currently servicing a population of approximately 7,000 people, (9,600 people incorporating surrounding farms and rural areas on the Awhitu peninsula and South towards the Waikato River). A large number of residents travel out of the township to work every day in Auckland. At the last count there were 3300 occupied dwellings in 2013, a relatively small number of households to support the number of local retail businesses, services and food outlets that Waiuku has on offer.

Waiuku has always been a destination town and is not on an arterial route, so it will never benefit from a passing through of population and traffic that other towns may benefit from.

Larger retail chains cannot justify in locating in Waiuku due to its population size. Waiuku is left with very minimal retail offerings of one or 2 book outlets, second hand clothing stores, pharmacies, a gift store, hairdressers, dairys, A new world supermarket, Mitre 10, an appliance store, a shoe store, clothing/menswear store, travel agent, optometrist, realestate agents and a higher number of eateries and low end \$2 type bargain stores. With the increase in online shopping it is hard to see this trend being reversed in that business owners choose to reduce their overheads by operating their retail business out of their homes rather than retail premises. Also consumers are choosing to increasingly buy online regardless of their physical location.

Pukekohe, as a neighbouring town (20 km in distance with a population of 30,800) tends to attract a lot of Waiuku residents weekly spend due to its accessibility and greater variety of services and stores on offers. Rental premises in Pukekohe tend to attract the larger nationwide retail chains, as Pukekohe provides population thresholds that larger retail chains require to be commercially viable. Pukekohe retail rentals in the main street fall within the range of approximately \$250 – \$420 /sqm.

Financial Obligation Passed to Landlords

Our main concern for the proposed change of Waiuku to an Historic Heritage Area, is the financial obligation passed onto the landlord for the maintenance, restoration and limited redevelopment of Heritage properties, which will provide some benefit to the public but at the expense of the landlords. As detailed below retail rentals obtained in Waiuku are very low due to minimal demand and many tenants are in financial difficulty looking to landlords for assistance.

As landlords we try to maintain a certain level of tenancy standard for the town and this can sometimes be at the expense of having a tenant or not. Waiuku will not benefit from having a main street full of \$2.00 bargain shops, bakeries or premises, which is the type of tenant enquiry it attracts due to the socioeconomic mix of part of the Waiuku population.

Heritage properties are known to be expensive and time consuming to maintain, restore and own. There are many set rules in terms of maintenance methods permitted, development restrictions, consent processes required to begin and complete works. Many landlords in Waiuku do not receive a significant level of rental to currently service mortgages and maintain properties at present let alone carrying the additional costs implied from this proposed change.

Further financial obligations being enforced would cause landlords to walk away from building as they just don't have the financial means to upkeep and restore the buildings. A number of landlords own more than one building amplifying the concerns and issues.

There has been no indication of a sizeable fund or rates relief to landlords to assist with the additional costs associated with an HHA overlay.

Low Commercial Rentals Achieved in Waiuku

With reference to the attached Colliers Market Retail report for 2017 we appreciate a similar sized property in other areas of Auckland would draw a higher annual rental in main street environments of \$500 to \$4000 per sq m. (Devonport for example as a historic heritage area receives rentals of circa \$2000 per sq m, however for Waiuku this is not the case). Rentals in Waiuku are in the range of \$55 – 135 per square m. The maintenance of historic buildings will not be financially viable for landlords, as they will not have the rental income from the properties to do this and be left with no choice but to leave the buildings unmaintained, and not restored or redeveloped within HHA guidelines, hence not attracting tenants, which will in turn lead to vacant premises and a vacant town centre which no longer functions as it should for its community.

Please note there are currently some large blocks of land on the Western side of the main street towards the new, New World supermarket that are not affected by the proposed HHA change. It is a very real possibility that the development of this unencumbered side of the town in the future could pull the town centre away from its current Queen Street, Bowen St Kitchener Rd, location, placing further pressure on landlords within these areas to find and retain tenants and obtain a suitable return on their properties.

Financial Obligation Passed to Landlord?

The main concern for the proposed change of use is the financial obligation passed on to the landlord for the maintenance, restoration and limited re-tenanting of Heritage properties which will provide some benefit to the public but at the expense of the landlord. As stated above total rental of 20% in Vicksburg is very low to minimal demand and many tenants are in financial difficulty looking for landlords for assistance.

As landlords we try to maintain a certain level of tenant occupancy for the low end and our expenses do not exceed the expense of having a tenant or not. Vicksburg will not benefit from having a tenant except for the \$5.00 per sq ft. per year of property which is the type of tenant occupancy that is due to the economic condition of part of the Vicksburg population.

Heritage properties are known to be expensive and time consuming to maintain, restore and own. There are many other in terms of maintenance methods, permitting, structural restoration, current processes, repairs to beam and complete works. Many landlords in Vicksburg do not receive a significant level of rental to currently receive from tenants and maintain properties at a level that some carrying the additional costs would from the proposed change.

Further financial obligations being assessed would cause landlords to walk away from buildings as they would have the financial means to operate and restore the buildings. A number of landlords own more than one building including the commercial and residential.

There has been no indication of a viable market for rental to assist with the additional costs associated with an HRA change.

Low Government Rental Assisted in Vicksburg

With reference to the attached Collins Market Retail report for 2017 we appreciate a similar report in other areas of Arkansas would show a higher rental rate in their retail environments of \$400 to \$450 per sq ft. Development for example in the Vicksburg area shows a rental rate of \$2000 per sq ft. However for Vicksburg the rental rate is in the range of \$50 - 100 per sq ft. The rental rate for residential will not be drastically viable for landlords as they will not have the rental income from the building to do this and be left with no choice but to have the building overvalued and not covered or redeveloped with HRA. The rental rate for retail which will in turn lead to vacant premises and a vacant town center which no longer function as it should for its community.

There are some very high rents on the Western side of the town which are not shared by the town. The Vicksburg government is not shared by the town. It is a very poor possibility that the development of the town in the future could pull the town back away from the current level of the town. The Vicksburg government is not shared by the town. The rental rate for residential will not be drastically viable for landlords as they will not have the rental income from the building to do this and be left with no choice but to have the building overvalued and not covered or redeveloped with HRA. The rental rate for retail which will in turn lead to vacant premises and a vacant town center which no longer function as it should for its community.

Environmental Factors

Climatic and environmental factors make the maintenance of Commercial properties in Waiuku difficult. Waiuku is exposed to prevailing South westerly and Westerly Winds due to its close proximity to the West Coast (approximately 8km).

The age and construction of the buildings means that the exterior masonry, concrete block and fibrolite walls, concrete flooring, timber joinery and iron roofs and spouting suffer from high exposure to strong winds, and sea salt. Continuous replacement is necessary due to the high winds and sea salt environment. Due to the environmental and climatic factors many of the masonry buildings in Waiuku are failing or have failed. They are no longer watertight. Years of water ingress have weakened the masonry walls and reduced in some instances the walls to a wet chalk like substance. Tenants seek immediate solutions when this occurs. Modern building materials and systems provide the quickest and most cost efficient solution to these problems. The only way landlords have been able to return watertight envelopes in a timely fashion is to use corrugated iron on masonry parapets and shop facades and walls, or waterproof membrane paint systems. Maintaining watertightness under HHA obligations would be physically difficult unless extensive masonry work would be completed at a cost which is prohibitive to the landlord.

Health and Safety factors for tenants must also be considered for maintenance and are able to be met with the use of modern building systems and solutions, not replacement of exterior masonry.

Seismic Strengthening

Waiuku is also built on reclaimed land meaning any building in seismic report would score low atomically due to being built on soft soil. Any redevelopment in the future in terms of digging or developing underground is also severely restrained due to this factor and subsidence issues.

Following the Christchurch earthquakes and the period of difficulty in insuring prewar buildings some landlords undertook Seismic Strengthening professional advice. The general opinion has been that the cost of seismic strengthening properties in Waiuku is at a such a high cost due to several factors that undertaking seismic strengthening is not financially viable and recommendations have been made to leave buildings to see out their economic life and then look to demolish and redevelop as and when required. The implications and intentions of the HHA over Waiuku contradict other professional building advice we have previously received.

Many landlords cannot afford to strengthen their properties let along carry the additional costs implied due to the change to a HHA. Many national retail chains do not enter into leases with buildings unless they are seismically strengthened, and given the maintenance issues and low rentals received in Waiuku, this leads landlords into the consideration of demolition and complete redevelopment of sites.

Reduced Redevelopment Opportunities Associated with Neighboring Properties

This property forms part of our family landholding of a number of properties that have been gradually purchased since 1983. These properties as detailed on the attached plan include, with a view to acquiring a sizeable block of land that enables a worthy development of part of the retail area in Waiuku. These properties as detailed on the attached plan include 49 Queen Street, 51 Queen Street, 35-41 Queen Street, 16-18

Environmental Factors

...the most important factor in the maintenance of Community health is the environment. Water is exposed to drinking South western and Western States. This is also coming to the West Coast relatively soon.

The age and condition of the building means that the exact reason for the lack of facilities, concrete floors, brick joints, and iron roofs and eaves is not from high standards in design with the use of. Continuous replacement is necessary due to the high winds and sea level environment. Due to the environment and climate factors of the many buildings in Vietnam are falling or have failed. They are no longer watertight. A lot of water ingress have weakened the masonry walls and reduced in some instances the walls to a wet chalk like substance. Concrete deck masonry solutions when the masonry building materials and systems are the oldest and most cost efficient solution to these problems. The only way masonry have been able to retain watertight solutions in a timely fashion is to use composite iron on masonry parapets and other fixtures and walls or waterproof membrane system. Maintaining watertightness under FEMA obligations would be physically difficult unless extensive masonry work would be completed at a cost which is prohibitive to the building.

Health and safety factors for tenants must also be considered for maintenance and the use of water and the use of modern building systems and solutions, not replacement of existing masonry.

Technical Requirements

...it is also not recommended that building in seismic zones. Some low standards are being built in the area. Any development in the future in terms of building standards will be severely restricted due to the factors and technical issues.

Following the Christchurch earthquake and the period of difficulty in finding private building some technical standards for strengthening professional advice. The general opinion has been that the cost of seismic strengthening properties in Waikato is of a high cost but a better return than other areas. Some strengthening is not technically viable and strengthening has been made to leave buildings to see out their economic life and then look to demolish and rebuild as and when required. The implications and intentions of the FEMA over Waikato control other professional and other areas we have previously reviewed.

Many factors are taken into account in strengthening and properties including the additional costs implied due to the need to replace. Many national retail chains do not want to lease with buildings unless they are seismically strengthened and given the high seismic hazard and low rents received in Waikato, this factor tends to be the consideration of development and complete redevelopment of sites.

Regional Development Opportunities Associated with Seismic Properties

The primary form of a property consisting of a number of properties that have been gradually purchased since 1985. These properties are detailed on the attached plan sheets with a view to providing a viable block of land that enables a viable development of land of the level seen in Waikato. These properties are divided on the attached plan sheets into three areas: 1) Queen Street, 2) 4th Street, 3) 5th Street.

Bowen Street and 22 Bowen Street. Some properties had been purchased at a premium price to enable incorporation within a larger site.

The redevelopment restraints under the HHA severely impact on the future use of this sizeable landholding of approximately 5,200 sqm. Some of the properties are of an unusual shape and benefit from a larger site redevelopment rather than trying to be retained within current building floorplates boundaries and materials. Titles for this site have been amalgamated in the past 35 years with a view to the redevelopment of this site at some point in the future.

22 Bowen Street, is not included in the HHA, however its unusual rear boundary crosses over to the rear of properties that are within the HHA. Excavation of the rear site to a uniform level over the neighbouring sites (16-18 Bowen St, 35 Queen St) and 49-51 Queen St, would provide an ideal site for a set back, off street retail precinct with carparking available at the front of each of the properties. This redevelopment option would not be possible however under the HHA overlay. 35-41 Queen Street is built virtually to the boundary with no spare or vacant land for carparking. At present tenants utilize carparking on an adjacent family owned site (22 Bowen at 16-18 Bowen St). However if either of those sites were sold or a redevelopment was completed on 35-41 Queen Street, there would be no available space to supply carparking for the redevelopment as per council requirements.

Further any redevelopment of the amalgamated sites would require possible removal of the increasing the width of the driveway to allow delivery trucks to unload off the main street, however this would not be permitted under the HHA restrictions, due to non-demolition orders. This is detailed on the attached Integrity Heat Map which is on page 67 of Auckland City Councils Historic Heritage Evaluation document dated December 2016. This details part of the neighbouring family owned sites as having a pre 1944 demolition Control over it which is incorrect as detailed on separate submissions, which shows uncertainty and inconsistency in Auckland City Councils evaluation of significance of each of the buildings in a HHA.

Any non-demolition orders under an HHA significantly limit effect the redevelopment opportunities of these landholdings individually and as a whole, and do not allow the landlord to maximize their careful investment and past and future planning that we have been involved in for the past 35 years.

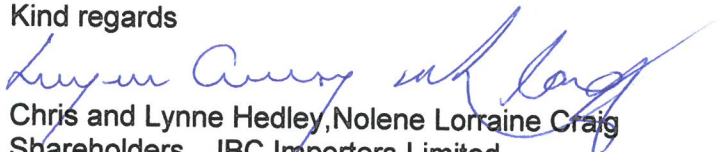
As an aside Waiuku previously had an historic wharf which was had failed and required repiling. Auckland City is currently in the process of rebuilding the wharf, which has been done without any historical design consideration. In fact it is a very modern structure with no consideration to Heritage design aspects at all which send a somewhat confused message from Auckland City Council with regard to its views of the township.

Whilst Waiuku does market itself as a Historic Township we believe there are ways to enable this vision other than the overlay of a HHA and the implications to the buildings and landlords that this brings.

For the abovementioned reasons and concerns we submit our objection to the proposed change to Waiuku becoming a HHA under the unitary plan.

222.2

Kind regards


Chris and Lynne Hedley, Nolene Lorraine Craig
Shareholders, JBC Importers Limited
74 Taurangaruru Road
RD3 Waiuku, 2683
South Auckland

Bowen Street and 25 Bowen Street. Some properties had been purchased at a premium price to enable reconstruction within a larger site.

The development remains under the HHA severely impact on the future use of this estate including approximately 2,100 sqm. Some of the properties are of an unusual shape and benefit from a larger site redevelopment rather than being to be retained within current building footprints boundaries and materials. Titles for this site have been amalgamated in the past 35 years with a view to the redevelopment of this area at some point in the future.

25 Bowen Street is not included in the HHA, however its unusual lot boundary crosses over to the east of properties that are within the HHA. Excavation of the east side to a uniform level over the neighbouring sites (18-19 Bowen St, 35 Queen St and 49-51 Queen St) would provide an ideal site for a set back, off street retail precinct with carparking available at the front of the properties. This redevelopment option would not be possible however under the HHA Overlay. 25-31 Queen Street is built virtually to the boundary with no space or vacant land for carparking. At least 10 units could be added on an adjacent lot only owned site (25 Bowen St 18-19 Bowen St). However if either of these sites were to be a redevelopment was completed on 35-41 Queen Street there would be no available space to apply carparking for the redevelopment and no council requirements.

Further any redevelopment of the amalgamated sites would require possible removal of the retaining the width of the driveway to allow delivery trucks to unload off the main street however this would not be permitted under the HHA restrictions due to non-demolition criteria. This is detailed on the attached integrity floor plan which is on page 63 of Auckland City Council's Heritage Evaluation document dated December 2014. This details part of the neighbouring family owned sites as having a 1944 demolition Control over it which is included as detailed in separate submissions which show uncertainty and inconsistency in Auckland City Council's evaluation of significance of each of the buildings in the HHA.

Any new building or other on this site significantly limit the redevelopment opportunities of these neighbouring properties and so a whole, and do not allow the land to be used for its current investment and past and future planning that we have been involved in for the past 35 years.

As an active student property had on the site which was had listed and required re-listing. Auckland City is currently in the process of re-listing the site, which has been done without any historical design consideration. In fact it is a very modern structure with no consideration to historic design except at all which send a somewhat confused message from Auckland City Council with regard to the views of the township.

Whilst Warku does not meet the criteria for a Historic Overlay we believe there are ways to create the visual overlay of a HHA and the importance to the building and historical that the building.

For the above mentioned reasons and concerns we submit our objection to the proposed change to Warku becoming a HHA under the unitary plan.

Kind regards

Chris and Irene Hedley, Hedley Hedley Crill
Shareholders, JBC Partners Limited
74 The Esplanade Road
RD3 Warku 2883
South Auckland

New Zealand Retail Market Indicators Q3 2017

Precinct	Net Prime Rents (\$/m ²)***		Net Secondary Rents (\$/m ²)***		Prime Capital Value* (\$/m ²)		Secondary Capital Value* (\$/m ²)		Prime Market Yields** (%)		Secondary Market Yields** (%)	
	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
AUCKLAND												
CBD	1,700	4,300	800	1,000	28,335	95,555	9,410	15,385	4.50%	6.00%	6.50%	8.50%
Newmarket	800	2,000	500	750	13,335	47,060	5,880	10,000	4.25%	6.00%	7.50%	8.50%
Ponsonby Road	750	1,350	550	750	12,500	31,765	N/A	N/A	4.25%	6.00%	N/A	N/A
Parnell Rise	600	850	N/A	N/A	8,570	18,890	N/A	N/A	4.50%	7.00%	N/A	N/A
Dominion Road	325	520	N/A	N/A	4,645	10,945	N/A	N/A	4.75%	7.00%	N/A	N/A
Takapuna	500	1,000	300	450	7,145	22,220	3,530	6,000	4.50%	7.00%	7.50%	8.50%
HAMILTON												
CBD	250	525	100	250	3,570	8,750	975	3,125	6.00%	7.00%	8.00%	10.25%
ROTORUA												
CBD	180	350	100	200	2,485	6,085	1,175	2,500	5.75%	7.25%	8.00%	8.50%
TAURANGA												
CBD	300	450	175	250	4,615	8,180	2,335	3,845	5.50%	6.50%	6.50%	7.50%
MT MAUNGANUI												
CBD	375	650	200	300	7,145	15,295	3,480	6,315	4.25%	5.25%	4.75%	5.75%
NAPIER												
CBD	450	700	200	450	6,000	10,770	2,500	6,000	6.50%	7.50%	7.50%	8.00%
HASTINGS												
CBD	220	320	120	220	2,750	4,925	1,410	2,935	6.50%	8.00%	7.50%	8.50%
PALMERSTON NORTH												
CBD	300	600	100	200	4,000	9,230	1,000	2,220	6.50%	7.50%	9.00%	10.00%
WELLINGTON												
Lambton Quay	2,120	2,282	680	780	30,285	36,510	9,060	10,750	6.25%	7.00%	7.25%	7.50%
Willis Street	881	1,424	N/A	N/A	11,740	21,900	N/A	N/A	6.50%	7.50%	N/A	N/A
Courtenay Place	764	986	N/A	N/A	10,180	15,160	N/A	N/A	6.50%	7.50%	N/A	N/A
Cuba Mall	682	1,225	N/A	N/A	9,095	18,845	N/A	N/A	6.50%	7.50%	N/A	N/A
NELSON												
CBD	450	700	250	400	6,000	11,665	3,335	5,715	6.00%	7.50%	7.00%	7.50%
CHRISTCHURCH												
City Mall	650	1,200	500	600	9,630	20,000	6,665	8,890	6.00%	6.75%	6.75%	7.50%
CBD	650	800	350	600	8,665	13,335	4,375	8,570	6.00%	7.50%	7.00%	8.00%
QUEENSTOWN												
CBD	1,300	2,000	450	1,000	26,000	50,000	7,500	20,000	4.00%	5.00%	5.00%	6.00%
DUNEDIN												
CBD	500	1,200	150	450	6,250	21,820	1,365	5,625	5.50%	8.00%	8.00%	11.00%

***Wellington based on gross face rents

Main Retail Centres Market Indicators Q3 2017

Shopping Centres	Net Face Rents (\$/m ²)***		Operating Expense (\$/m ²)		Prime Capital Value* (\$/m ²)		Prime Market Yields** (%)	
	Low	High	Low	High	Low	High	Low	High
AUCKLAND								
Regional Shopping Centres	650	1,850	170	270	8,385	32,745	5.65%	7.75%
District Shopping Centres	260	750	150	230	2,970	12,000	6.25%	8.75%
Bulk Retail Centres	200	450	45	75	2,425	7,200	6.25%	8.25%
WELLINGTON								
Regional Shopping Centres	700	1,450	170	230	6,250	17,855	7.00%	8.00%
District Shopping Centres	585	1,235	270	300	3,335	12,665	7.50%	9.00%
Bulk Retail Centres	260	355	40	70	2,280	4,000	7.50%	9.00%
CHRISTCHURCH								
Regional Shopping Centre	600	2,500	170	270	6,665	25,715	7.00%	8.00%
District Shopping Centres	350	1,800	150	230	3,500	31,250	8.00%	9.00%
Bulk Retail Centres	200	330	25	60	2,105	4,715	7.00%	8.50%

Source: Colliers International Research
Note: Figures are rounded

Assumes 100 sqm shop

*Assuming fully leased at market rates
***Wellington based on gross face rents

**Assuming freehold

RATES INFORMATION

Location of Rating Unit 22 Bowen Street Waiuku Auckland 2123

For period 1 July 2017 to 30 June 2018

Assessment Number 1234373038

Valuation Number 03902-00000049500

Valuation as at date 1 July 2014 1 July 2017

Capital Value \$790,000 \$1,020,000

Land Value \$510,000 \$700,000

CT Number NA36D/80

Description of Rating Unit Lot 1 DP 79975



Please note: The values as at 1 July 2014 were used to assess the 2017/18 rates. The values as at 1 July 2017 will be used to assess the 2018/19 rates.

Description of Rates	Factor/Unit	Factor Value	Rate/Charge	Total(GST incl.)
Uniform Annual General Charges				
Uniform Annual General Charge	Number of separate parts	4	404	\$1,616.00
General Rates				
General Rate - Rural Business	Capital Value	\$790,000	0.0064002	\$5,056.16
Waste Management				
Waste Management - Base Service	Number of separate parts	4	101.63	\$406.52
Transport Levy				
Interim Transport Levy Targeted Rate - Business	Number of separate parts	4	182.85	\$731.40
Other Targeted Rates				
Business Improvement District Waiuku Town Centre	Capital Value	790000	0.00128923	\$1,018.49
Total Rates for 2017/2018 (GST inclusive)				\$8,828.57



Year	Population	Area
2000	1,000,000	100,000
2005	1,200,000	120,000
2010	1,400,000	140,000
2015	1,600,000	160,000
2020	1,800,000	180,000

The population of a city is increasing at a constant rate. The population in 2000 was 1,000,000 and in 2020 it was 1,800,000. The area of the city is increasing at a constant rate. The area in 2000 was 100,000 and in 2020 it was 180,000.

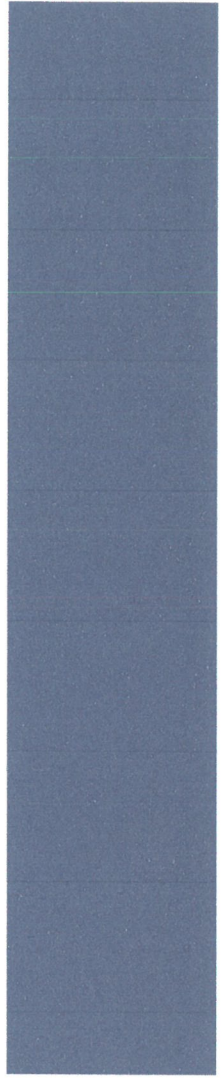
Year	Population	Area
2000	1,000,000	100,000
2005	1,200,000	120,000
2010	1,400,000	140,000
2015	1,600,000	160,000
2020	1,800,000	180,000



#222

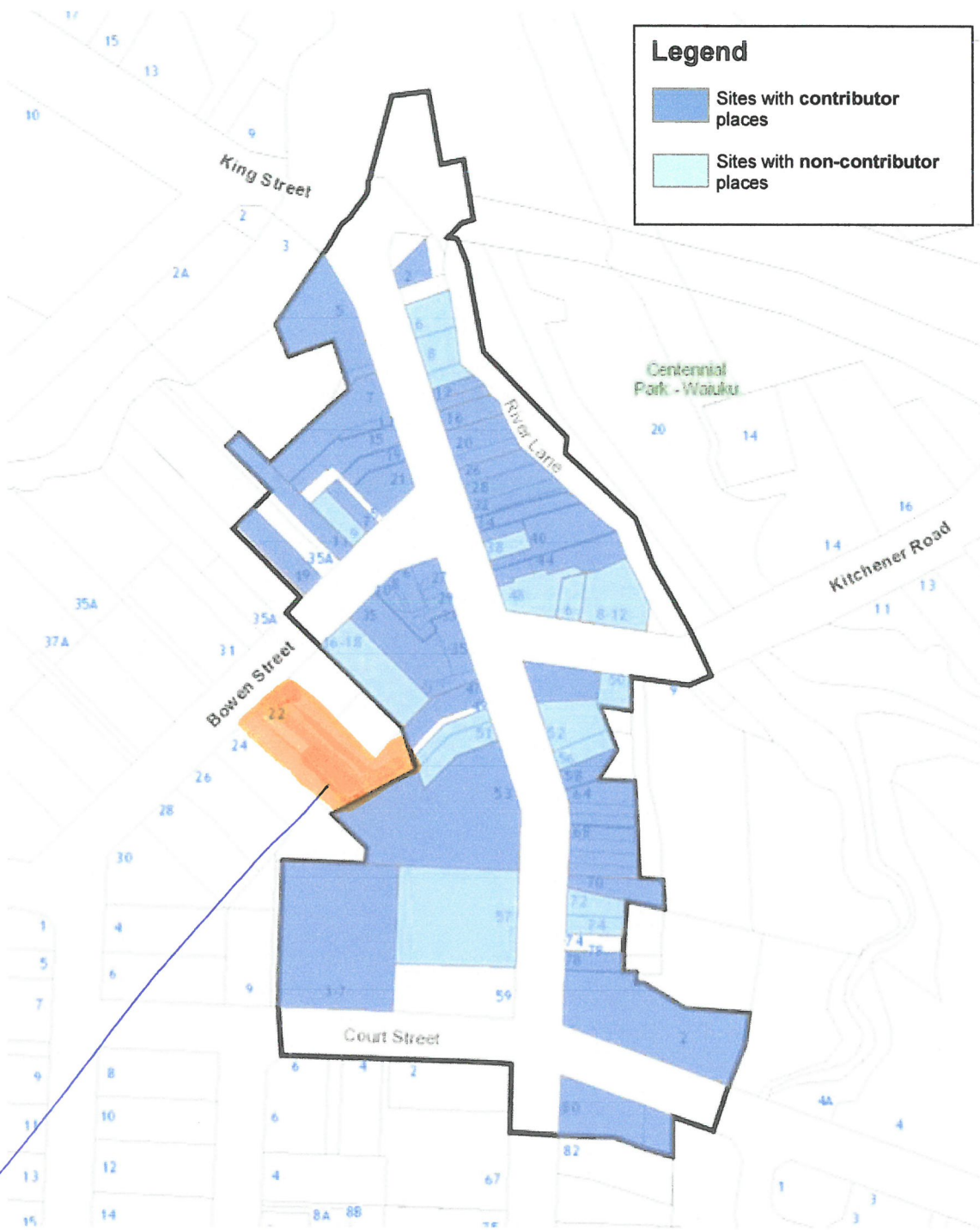


Scale @ A4
= 1:1,000
Date Printed:
6/02/2018



CLAIMER: This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information is provided for information only. Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.





The Waiuku Town Centre HHA

The sites with 'contributor' buildings relate only to the buildings on the site that date from within the period of significance (1850-1940)

Site Not in HHA, but neighbouring family owned sites are



The map will provide a visual representation of the results of the analysis of the data from within the period of application (1970-1990).