# Statement or plan change or variation Ciause 6 of Schedule 1, Resource Management Act 1991 FORM 5



Send your submission to	unitaryplan@	@aucklandcouncil.govt.nz or	For office use only			
post to :	Auth	Jand Council	Submission No:			
Attn: Planning Technician	NOTTE	RANSFERABLE				
Auckland Council Level 24, 135 Albert Street	0 9 FEB 2018		Receipt Date:			
Private Bag 92300						
Auckland 1142	Pukekohe	e Service Centre				
Submitter details						
Full Name or Name of Ag	ent (if appli	iochle)				
B # /B # 4D #1			Craig & Christophe Disation) Michael Hed			
Organisation Name (if su	bmission is	made on behalf of a	Craig: Christophe			
		- Illade oil behalf of Organ	isation) Whicher Hed			
Address for service of Su	bmitter					
12 Kend	ellve	le Drive. ui	Daisku, 2123			
South	<u>a</u>	uckland	2123			
Telephone:	71:70	Eov/Evell				
Contact Person: (Name and	designation	if applicable)	hrisandlynneaps.gen.nz			
	accignation	, ii applicable)				
Scope of submission						
inis is a submission on th	e following	proposed plan change / v	ariation to an existing plan:			
Plan Change/Variation	n Number	Plan Change 7	pian.			
Plan Change A	1					
Plan Change/Variatio	n Name	Additions to Schedule 14 Historic Heritage				
The specific provisions that (Please identify the specific provisions)	t mv submi	ission roletes to				
(Please identify the specific p	arts of the p	oroposed plan change / varia	ation)			
Plan provision(s)		J = 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1				
Or						
Property Address 49	Quee	1 Street, W				
Or Map		screed, w	acoky.			
Or Other (specify)						
(opcony)						
Submission						
mended and the reasons for y	ndicate whe our views)	ther you support or oppose	the specific provisions or wish to have them			
support the specific provision			and the state of t			
oppose the specific provision	s identified :	above 🔽				
wish to have the provisions id			No 🗀			
		163	No 🗌			

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THE TEASONS FOR THE VIEWS ALE.	
See Etterhed	#223
(continue on a separa	ate 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	223 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	
Signature of Submitter (or person authorised to sign on behalf of submitter) $6/2/2 \circ 18$ Date	
Notes to person making submission:	
If you are making a submission to the Environmental Protection Authority, you should use Form 16	B.
Please note that your address is required to be made publicly available under the Resource Manag 1991, as any further submission supporting or opposing this submission is required to be forwarded as the Council.	ement Act d to you as well
If you are a person who could gain an advantage in trade competition through the submission, you submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Ac	r right to make a t 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 following:	complete the
I am	:
(b) does not relate to trade competition or the effects of trade competition.	

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6<sup>th</sup> January 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 49 Queen St, Waiuku, Property Valuation, Reference #3902/39700

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 49 Queen 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 bargin 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.

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Auckland Council Planning Technician Level 24, 136 Albert Street Private Bap 92000 Auckland 1142

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Re: Supporting Material for Submission, and Objection to Proposed Plan Clango ZtAddition to Schedule 14 Historic Hentage of 43 Quuen St, Wallsku, Property Vituation, Reference #5409/367ng

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#### 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 bargin 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

49 Queen St houses a Fish and Chip takeaway business over an area of approximately 145 sqm, and draws a rental of \$11,400 per annum (approximately \$80 per msq) (exclusive of GST), a rental commensurate with the state of commercial property tenancies in the town/district. 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). 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 too 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.

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Out have concern for the proposed charge of Watuku to an Historic Heritage Area, is the prei character for gassed that the landlord for the maintenance pesteration and homed advertop remode the transperties, which will provide some benefit to the public but of the exponse of the landlords. As detailed below retail rentary obtained in another the carrifow due to infiliate that are many forwards are in financial difficulty. Another to inclinate the many forwards are in financial difficulty. Adventure to institute.

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Please note we have objected to the Auckland City Council 2018 valuation as there are obvious errors as displayed below.

	Council Valuation, 1 July 2014	Council Notice of Valuation, 20 Nov 2017
Land Value	\$150,000	\$140,000
Value of Improvements	\$5,000	\$40,000
Capital Value	\$155,000	\$180,000

#### **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 watertighness 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

Piesse note we have abjected to the Audoland City Council 2013 valuation as there are obtrous errors as displayed below

by Council Notice of	torock Valuation 1 Jr	
Valuation, 20 Nov 2017		
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#### Environmental Fasters

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maintenance issues and low rentals received in Waiuku, this leads landlords into the consideration of demolishment 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 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.

49 Queen St also has a right of way from Queen Street attached to the title, which is too narrow to enable modern day delivery trucks access to the rear of the properties. Any redevelopment of this site would require 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 this site as having a pre 1944 demolition Control over it which is incorrect as the premises were not built until after 1945 so the councils mapping system is incorrect. (it also contradicts page 58, 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.

223.2

Kind regards

Chris and Lynne Hedley

Directors, Bubble Holdings Limited

12 Kendallvale Drive

Waiuku, 2123 South Auckland morthen-aco issues and low remals received in visition this leads landlopdy into the consideration of demoks and complete rad-syclopment of sites.

Rollwood Redevelopment Coportantiles, Associated with Netribornia Properties

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## New Zealand Retail Market Indicators 03 2017

Precinct		me Rents n <sup>2</sup> )***	Net Secoi (\$/r	ndary Rents		Capital (\$/m²)	Second Value	ary Capital * (\$/m²)		Market s** (%)		ary Marke s** (%)
	Low	High	Low	High	Low	High	Low	High	Low	High	-	·
AUCKLAND			and the second	20				111511	LOW	Lugn	Low	High
CBD	1,700	4,300	800	1,000	28,335	95,555	9,410	15,385	4.50%	4.000		
Newmarket	800	2,000	500	750	13,335	47,060	5,880	10,000	4.25%	6.00%	6.50%	8.509
Ponsonby Road	750	1,350	550	750	12,500	31,765	N/A	N/A		6.00%	7.50%	8.509
Parnell Rise	600	850	N/A	N/A	8,570	18,890	N/A	N/A	4.25%	6.00%	N/A	N/A
Dominion Road	325	520	N/A	N/A	4,645	10,945	N/A	N/A	4.50%	7.00%	N/A	N/A
Takapuna	500	1,000	300	450	7,145	22,220	3,530		4.75%	7.00%	N/A	N/A
HAMILTON						EL,ELO	3,330	6,000	4.50%	7.00%	7.50%	8.509
CBD	250	525	100	250	3,570	8,750	975	0.405			-	
ROTORUA					5,010	8,730	973	3,125	6.00%	7.00%	8.00%	10.259
CBD	180	350	100	200	2,485	6,085	4.475		OF S. S. S. SANS			
TAURANGA					2,403	0,050	1,175	2,500	5.75%	7.25%	8.00%	8.509
CBD	300	450	175	250	4/15					and a longitude of the		
MT MAUNGANUI				230	4,615	6,180	2,335	3,845	5.50%	6.50%	6.50%	7.509
CBD	375	650	200	300	7445	1						
NAPIER			200	300	7,145	15,295	3,480	6,315	4.25%	5.25%	4.75%	5.75%
CBD	450	700	200	450								
HASTINGS		100	200	450	6,000	10,770	2,500	6,000	6.50%	7.50%	7.50%	8.00%
CBD	220	320	120	220								
PALMERSTON NO	and the second s	320	120	220	2,750	4,925	1,410	2,935	6.50%	8.00%	7.50%	8.50%
CBD	300	600	100									
WELLINGTON	300	800	100	200	4,000	9,230	1,000	2,220	6.50%	7.50%	9.00%	10.009
ambton Quay	2,120	2.202										
Willis Street		2,282	680	780	30,285	36,510	9,060	10,750	6.25%	7.00%	7.25%	7,50%
Courtenay Place	881	1,424	N/A	N/A	11,740	21,900	N/A	N/A	6.50%	7.50%	N/A	N/A
Cuba Mall	764	986	N/A	N/A	10,180	15,160	N/A	N/A	6.50%	7.50%	N/A	N/A
NELSON	682	1,225	N/A	N/A	9,095	18,845	N/A	N/A	6.50%	7.50%	N/A	N/A
CBD			_								10/4	N/A
	450	700	250	400	6,000	11,665	3,335	5,715	6.00%	7.50%	7.00%	7 500
HRISTCHURCH	~										1.00 /6	7.50%
City Mall	650	1,200	500	600	9,630	20,000	6,665	8,890	6.00%	6.75%	4.7EQ	
180	650	800	350	600	8,665	13,335	4,375	8,570	6.00%	7.50%	6.75%	7.50%
UEENSTOWN			4						3.2370	1.5076	7.00%	8.00%
BD	1,300	2,000	450	1,000	26,000	50,000	7,500	20,000	4.00%	E OOW	F 0001	
UNEDIN								20,000	7.0076	5.00%	5.00%	6.00%
BD	500	1,200	150	450	6,250	21,820	1,365	5,625	and the second s			

<sup>\*\*\*</sup>Wellington based on gross face rents

# Main Retail Centres Market Indicators Q3 2017

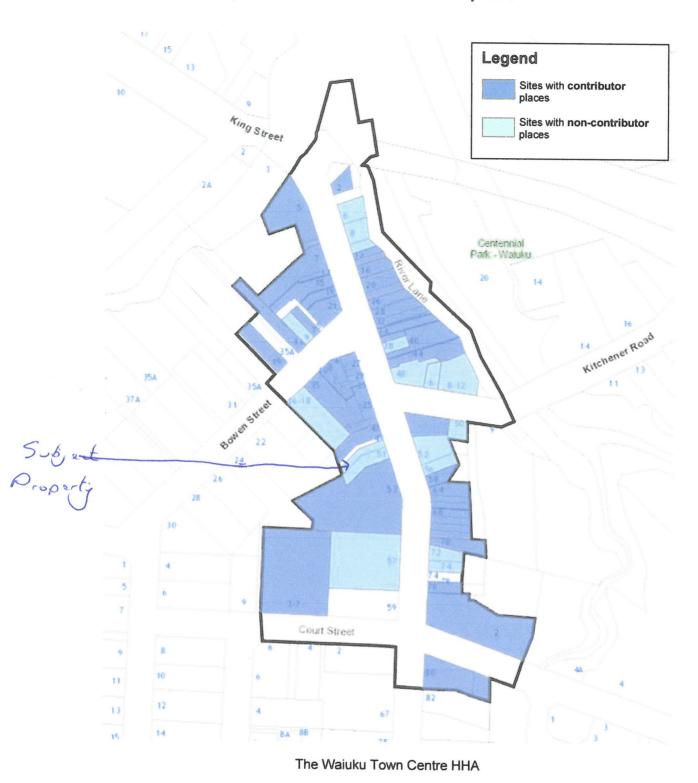
Shopping Centres	Net Face Rents (\$/m²)***		Operating Expense (\$/m²)		Prime Capital Value* (\$/m²)		Prime Market Yields*	
AUCKLAND	Low	High	Low	High	Low	High	Low	High
Regional Shopping Centres	650	1,850	170	270				
District Shopping Centres	260	750		270	8,385	32,745	5.65%	7.75%
Bulk Retail Centres	200		150	230	2,970	12,000	6.25%	8.75%
WELLINGTON	200	450	45	75	2,425	7,200	6.25%	8.25%
Regional Shopping Centres	700	1,450	170	***				
District Shopping Centres	585	1,235		230	6,250	17,855	7.00%	8.00%
Bulk Retail Centres	260		270	300	3,335	12,665	7.50%	9.00%
CHRISTCHURCH	260	355	40	70	2,280	4,000	7.50%	9.00%
Regional Shopping Centre	600	2,500	170	270				
District Shopping Centres	350	1,800		270	6,665	25,715	7.00%	8.00%
Bulk Retail Centres			150	230	3,500	31,250	8.00%	9.00%
stres Collies Intermedical D	200	330	25	60	2,105	4,715	7.00%	8.50%

Source: Colliers International Research Note: Figures are rounded

Assumes 100 sqm shop

<sup>\*</sup>Assuming fully leased at market rates \*\*\*Wellington based on gross face rents

<sup>\*\*</sup>Assuming freehold



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

Page 16 of 48

**RATES INFORMATION** 

Location of Rating Unit 49 Queen Street Waiuku Auckland 2123

For period 1 July 2017 to 30 June 2018

Assessment Number 1234366572

Valuation Number 03902-00000039700

 Valuation as at date
 1 July 2014
 1 July 2017

 Capital Value
 \$155,000
 \$180,000

Land Value \$150,000 \$140,000

CT Number NA1845/97

Description of Rating Unit Lot 3 DP 33139, Lot 2 DP 33139



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	1	404	\$404.00
General Rates				
General Rate - Rural Business	Capital Value	\$155,000	0.0064002	\$992.03
Waste Management				
Waste Management - Base Service	Number of separate parts	1	101.63	\$101.63
7				
Transport Levy				
Interim Transport Levy Targeted Rate - Business	Number of separate parts	1	182.85	\$182.85
Other Targeted Rates				
Business Improvement District Waiuku Town Centre	Capital Value	455000		
	Capital Value	155000	0.00128923	\$199.83
	Total	I Rates for 2017/2018	(CST inclusive)	\$1,880.34





Waiuku town centre and surrounding residential area - Combined Heat Map showing integrity ratings for those properties

# 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 un	itanınlan @a			F#			
Send your submission to <u>ur</u> post to:	iilai ypian(wa	uckianacou	ncii.govt.nz or	For office use only  Submission No:			
• * * * * * * * * * * * * * * * * * * *	Auci	land Jours		Submission No:			
Attn: Planning Technician Auckland Council	NOTH	RANSFERA		Receipt Date:			
Level 24, 135 Albert Street Private Bag 92300	0.9	FEB 2018					
Auckland 1142	Pukekoh	e Service (	Centre				
Submitter details							
Full Name or Name of Age	nt (if applic	able)					
Mr/Mrs/Miss/Ms(Full Name)	me R	ochell	e Crai	ig Christopher Micher Misation) Hedley			
Organisation Name (if sub	mission is	made on b	ehalf of Orgar	nisation) Hedley			
Address for service of Sub	mitter						
12 Kend	ellvel	e 0	rive,	Waiuku, 2123			
Sout	Que	kland	X:				
Telephone: 0217	47941	F	ax/Email:	hrisandlymedps, gen.nz			
Contact Person: (Name and		, if applicabl	e)	(((((((((((((((((((((((((((((((((((((((			
Scope of submission							
This is a submission on th	e following	proposed	olan change /	variation to an existing plan:			
Plan Change/Variatio		Plan Chan		Tanadion to all Oxioning plan.			
•		i iaii oiiaii	,				
Plan Change/Variatio	n Name	Additions t	Additions to Schedule 14 Historic Heritage				
The specific provisions that (Please identify the specific p	nt my submi	i <b>ssion relat</b> proposed pla	<b>es to are</b> : an change / va	riation)			
Plan provision(s)	2.15						
Or	10						
Property Address 5 /	Que	en St	reet u	Jaioky			
Or			ice, a	Secokil			
Мар							
Or Other (specify)							
Submission							
My submission is: (Please amended and the reasons for	indicate wh your views)	ether you s	upport or oppo	se the specific provisions or wish to have them			
I support the specific provision	ons identifie	d above 🗌					
I oppose the specific provision	ons identified	d above 💟					
I wish to have the provisions identified above amended Yes No No							

The reasons for my views are:	
	#223
(continue on a sepa	rate sheet if necessar
I seek the following decision by Council:	
Accept the proposed plan change / variation	
Accept the proposed plan change / variation with amendments as outlined below	
Decline the proposed plan change / variation	
If the proposed plan change / variation is not declined, then amend it as outlined below.	
I wish to be heard in support of my submission	M
I do not wish to be heard in support of my submission	
If others make a similar submission, I will consider presenting a joint case with them at a hearing	
Signature of Submitter (or person authorised to sign on behalf of submitter)  Date	-
Notes to person making submission:	
If you are making a submission to the Environmental Protection Authority, you should use Form 1	6B.
Please note that your address is required to be made publicly available under the Resource Mana 1991, as any further submission supporting or opposing this submission is required to be forwarded as the Council.	gement Act ed to you as well
If you are a person who could gain an advantage in trade competition through the submission, yo submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management A	ur right to make a ct 1991.
I could 🗌 /could not 🗌 gain an advantage in trade competition through this submission.	
If you <u>could</u> gain an advantage in trade competition through this submission pleas following:	e complete the
I am	n#•
(a) adversely affects the environment; and	4 6.0
(b) does not relate to trade competition or the effects of trade competition.	

6<sup>th</sup> January 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 51 Queen St, Waiuku, Property Valuation, Reference #3902/39800

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 51 Queen 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 bargin 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.

ShOS vasurati None

residend Council Planning Technicies Level 24, 135 Auch Street Private Bay 92200 Auckland 1142

Email to cumbarysian@auddandcouncil downer

Ro: Supporting Waterial for Submussion and Objection to Proposed Plan Change PAddition to Schedule 14 Historic Hernage of \$1 Queen St, Wainkn, Property Vaniation, Reference #2969/39806

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As detailed on the Alfachod Form 5 for a Submission on a proposed Plan Change for Auckland City Council, we so landlostis of 61 Queen Smeet Waluku, wish to submit our objection to Proposed Plan Change 7. Adultion to Schedule 14 Historia Hentage of the Auchland Unitary Plan Which proposes that part of the Waluku township secomes a Platonic Hentuge Area.

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Larger retainment of cannot justify in locating in Westins due to its population, size Westinus Is left with very imminial retail offerings of and or 2 book outland second hand clothing stores, pharmacies a gift sturc, natringseles, oaitys. A new world support axed, Witch 10, et appliance store, or obstore, outling/medayest sture travel support appliance store, or obstore, outline soft reviews and review to the target stores. With the increase in antities increasing it is hard to one this translationary reviewers to their overneaus by operating their overneaus by operating their distinct as outliness owners retired than their overneaus by operating the second of their business. Also committees are proving a proporting to three physical location.

Pusarone, as a neighbouring covor (10 sec) in distance with a pennistion of 10 shbj rends to altract a loc of Weighu residents weldy upond due to mr. sourceiting and gravious surfacts of securoes as distance on offers. Rendst provides population treasholds attract the larger nationwide return characters as Purending provides population treasholds that larger; also aroms require to be commercially viable. Pulsakalor returns require to be commercially viable. Pulsakalor returns require to be commercially viable. Pulsakalor returns realizing in the major of approximator of Sago - Sago Jean.

#### 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 bargin 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 Wajuku

51 Queen St houses an Acupuncture Business and a Barber, an area of approximately 170 sqm, and draws a rental of \$18,600 per annum (approximately \$109 per msq) (exclusive of GST), a rental commensurate with the state of commercial property tenancies in the town/district. 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). 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 too 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.

#### Phanelal Ubligation Passed to Landlerds

Our main concern for the proposed change of Wordan to an Historic Heritage Area is the Frueroial obligation passed onto the landford for the maintenance, estombor and iterited redevelopment of herdago properties, which will provide some betraffit to the public but at the expense of the landfords. As applied butow rotal cattals obtained in Waitiku one very low due to minimal demand and many tenants are in financial difficulty focusing to landfords for assistance.

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Please note we have objected to the Auckland City Council 2018 valuation as there are obvious errors as displayed below. This is with Auckland City Council Rates Department.

	Council Valuation, 1 July 2014	Council Notice of Valuation, 20 Nov 2017
Land Value	\$165,000	\$150,000
Value of Improvements	\$85,000	\$40,000
Capital Value	\$250,000	\$290,000

#### **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 watertighness 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

Please Late vie bere abjected to the Aucidand City Council 2015 valuation as there are our ous errors as displayed below. This is with Auduland City Council Rates Declarant.

Valuation, 22 New 2017	BF05	

#### Euvit ammental Luctors

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# 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 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.

51 Queen St abuts our neighbouring property 49 Queen Street, which also has a right of way from Queen Street attached to the title. This driveway is too narrow to enable modern day delivery trucks access to the rear of the properties. Any redevelopment of this site would require 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 this site as having a pre 1944 demolition Control over it which is incorrect as the premises were not built until after 1945 so the councils mapping system is incorrect. (it also contradicts page 58, 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.

Kind regards

Chris and Lynne Hedley

Directors, Bubble Holdings Limited

12 Kendallvale Drive

Waiuku, 2123

South Auckland

Providerance Gaues and ich rentals incerved in Wordha Inis leads landingus into the consideration of decretisment of aver-

Reduced Redevelopment Cupartimities, resugnistable Maintenance Promoties

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51 Onesh Stabula our neighbouring pronoughts Cuern sheet which also has a right of way from Queen Street attached to the filter Entrowary is too narrow to anoble modern day delivery trucks access to the rear of the proporties. Any estavolopment of the site vould require increasing the victor of the diversey to allow define trucks to under the IHM united off the main sheet, however this vour not be permitted under the IHM nestications due to non-demolphent to this to detailed on the attached friegaty hiest replaced to on page 67 of Auckland Councils Historic Herrage Evaluation document dated Dreamber 2013. This is the site as having a pre 1044 demonstration over it which is another act as the premises used not built unit after to the councils mapping a system is income in the premises were as a contradicts page 58, which shows accessing magnetic in tends and Oty Councils evaluation of applicance of each of or buildings as a Herrich and ordered as a Herrich and Oty Councils evaluation of applicance of each of or buildings as a Herrich and ordered as a Herrich and ordered as a Herrich and Oty Councils evaluation of agricance of each of or buildings as a Herrich and ordered as a Herrich and Oty Councils evaluation of agricance of the buildings as a Herrich and ordered as a Herrich and Otypical and Otypi

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Whilst "Varuku does market ihear as a introduc" ownship we believe there are vegs to send the this vision other fash the colory of a helic and the implications to ten indicators and tank the implications to ten indicators.

For the aboven entire of reacons ever concerns we subtrit our objection to the proposed change to Waitku beloating a HHA under the verse plan.

PROBLEM OF THE

Chris end Lynns Findscy Dhectris Bubble Holdings Limited 12 Kendokratu Drive Walulur 2123 Colon Augsteind

# New Zealand Retail Market Indicators Q3 2017

	\ <b>\</b> \_/10	n <sup>2</sup> )***		ndary Rents		e Capital * (\$/m²)		ary Capital * * (\$/m²)		Market s** (%)		ary Marke ls** (%)
	Low	High	Low	High	Low	Hìgh	Low	High	Low		-	-,
AUCKLAND						<del>-</del>		7 11511	LOW	High	Low	High
CBD	1,700	4,300	800	1,000	28,335	95,555	9,410	15,385	4.50%	( 000)		
Newmarket	800	2,000	500	750	13,335	47,060	5,880	10,000		6.00%	6.50%	8.50%
Ponsonby Road	750	1,350	550	750	12,500	31,765	N/A	N/A	4.25%	6.00%	7.50%	8.50%
Parnell Rise	600	850	N/A	N/A	8,570	18,890	N/A	-	4.25%	6.00%	N/A	N/A
Dominion Road	325	520	N/A	N/A	4,645	10,945	N/A	N/A	4.50%	7.00%	N/A	N/A
Takapuna	500	1,000	300	450	7,145	22,220		N/A	4.75%	7.00%	N/A	N/A
HAMILTON	- 150 B	Gr 339 8				22,220	3,530	6,000	4.50%	7.00%	7.50%	8.50%
CBD	250	525	100	250	3,570	8,750	075	7				
ROTORUA					3,310	0,730	975	3,125	6.00%	7.00%	8.00%	10.25%
CBD	180	350	100	200	2,485	4.005	T					
TAURANGA				200	2,403	6,085	1,175	2,500	5.75%	7.25%	8.00%	8.50%
CBD	300	450	175	250	4/15			_				
MT MAUNGANUI				230	4,615	8,180	2,335	3,845	5.50%	6.50%	6.50%	7.50%
CBD	375	650	200	200								
NAPIER			200	300	7,145	15,295	3,480	6,315	4.25%	5.25%	4.75%	5.75%
CBD	450	700	200									
HASTINGS	STEEL		200	450	6,000	10,770	2,500	6,000	6.50%	7.50%	7.50%	8.00%
CBD	220	320	120									
PALMERSTON NOR		320	120	220	2,750	4,925	1,410	2,935	6.50%	8.00%	7.50%	8.50%
CBD	300	600	400	-	ounce and							
WELLINGTON	300	600	100	200	4,000	9,230	1,000	2,220	6.50%	7.50%	9.00%	10.00%
ambton Quay	2120	2000										
Willis Street	2,120	2,282	680	780	30,285	36,510	9,060	10,750	6.25%	7.00%	7.25%	7.50%
Courtenay Place	881	1,424	N/A	N/A	11,740	21,900	N/A	N/A	6.50%	7.50%	N/A	N/A
Cuba Mall	764	986	N/A	N/A	10,180	15,160	N/A	N/A	6.50%	7.50%	N/A	N/A
VELSON	682	1,225	N/A	N/A	9,095	18,845	N/A	N/A	6.50%	7.50%	N/A	
many and a second											IV/A	N/A
CBD	450	700	250	400	6,000	11,665	3,335	5,715	6.00%	7.50%	7.00%	7.500/
HRISTCHURCH										7.5576	7.00%	7.50%
City Mall	650	1,200	500	600	9,630	20,000	6,665	8,890	6.00%	6.75%	4.7EW	
BD	650	800	350	600	8,665	13,335	4.375	8,570	6.00%	7.50%	6.75%	7.50%
UEENSTOWN									3.00 /0	7.3076	7.00%	8.00%
BD	1,300	2,000	450	1,000	26,000	50,000	7,500	20,000	4.00%	E OON	E ACT	
UNEDIN							1,230	20,000	4.0076	5.00%	5.00%	6.00%
BD	500	1,200	150	450	6,250	21,820	1,365	5,625	5.50%	8.00%		

<sup>\*\*\*</sup>Wellington based on gross face rents

# Main Retail Centres Market Indicators Q3 2017

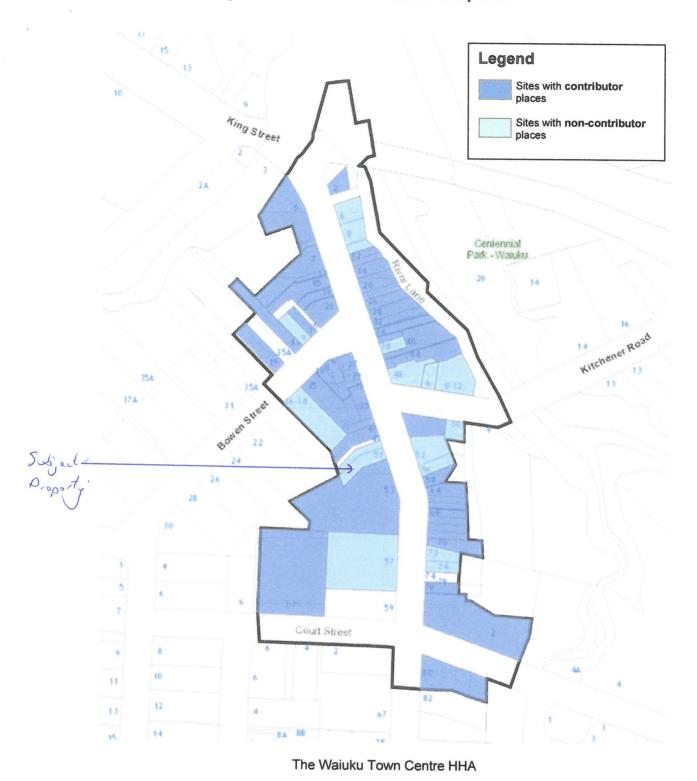
Shopping Centres		ce Rents n <sup>2</sup> )***		g Expense m²)		pital Value* /m²)	Prime Mar	ket Yields** %)
AUCKLAND	Low	High	Low	High	Low	High	Low	High
Regional Shopping Centres	650	1,850	170	270		10-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-		
District Shopping Centres	260	750	The state of the s	270	8,385	32,745	5.65%	7.75%
Bulk Retail Centres		1	150	230	2,970	12,000	6.25%	8.75%
WELLINGTON	200	450	45	75	2,425	7,200	6.25%	8.25%
Regional Shopping Centres	700	1,450	170	230	/ 250			
District Shopping Centres	585	1,235	270		6,250	17,855	7.00%	8.00%
Bulk Retail Centres	260	355		300	3,335	12,665	7.50%	9.00%
CHRISTCHURCH	200	355	40	70	2,280	4,000	7.50%	9.00%
Regional Shopping Centre	600	2,500	170	270				
District Shopping Centres	350	1,800	150		6,665	25,715	7.00%	8.00%
Bulk Retail Centres	200			230	3,500	31,250	8.00%	9.00%
ource: Colliers International Record		330	25	60	2,105	4,715	7.00%	8.50%

Source: Colliers International Research Note: Figures are rounded

Assumes 100 sqm shop

<sup>\*</sup>Assuming fully leased at market rates \*\*\*Wellington based on gross face rents

<sup>\*\*</sup>Assuming freehold



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

RATES INFORMATION

Location of Rating Unit

51 Queen Street Waiuku Auckland 2123

For period

1 July 2017 to 30 June 2018

Assessment Number

1234366601

Valuation Number

03902-00000039800

Valuation as at date

1 July 2014

1 July 2017

Capital Value

\$250,000

\$290,000

Land Value

\$165,000

\$150,000

CT Number

NA901/85

Description of Rating Unit Lot 4 DP 33139



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	2	404	\$808.00
General Rates				
General Rate - Rural Business	Capital Value	\$250,000	0.0064002	\$1,600.05
Waste Management				
Waste Management - Base Service	Number of separate parts	2	101.63	\$203.26
Transport Levy				
Interim Transport Levy Targeted Rate - Business	Number of separate parts	2	182.85	\$365.70
Other Targeted Rates				
Business Improvement District Waiuku Town Centre	Capital Value	250000	0.00128923	\$322.31
	Total	Rates for 2017/2018	(GST inclusive)	\$3.299.32

Construction date Architect/Builder	1939-40	1940	After 1945	
Name and Address	Waiuku Town Board Offices (Former) 2 Queen Street Waiuku	Waiuku Transport Limited Building (Former) 11 Bowen Street Waiuku	Shops 49 (right) and <mark>51 (left</mark> ) Q <mark>ueen Stree</mark> t Waiuku	
Image				Suffert Property
				Page 4

development of the area's local government responsibilities from a town board to a borough council. Notwithstanding some

external changes, the place largely retains its original

fenestration and installation of timber deck and access ramp.

appearance.

The place contributes to the

Comments

Non-contributor

Contributor

1955: Replacement of plaster lettering to reflect the body's borough status.
c.2006-10: Modifications to

Contributor /

Key dates of known

alterations

Reflects the on-going development of Waiuku up to

Contributor

n.d.: Rear addition and modifications to internal

staircase.

particularly the importance of

road transport.

the Second World War, and

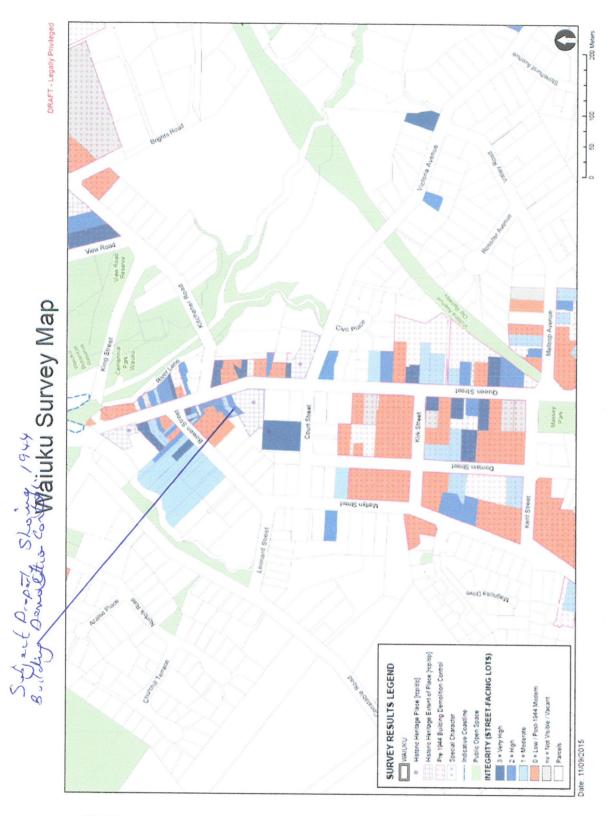
Built after the area's period of significance.

Non-contributor

Waiuku Town Centre HHA | FINAL



Page 45 of 48



Waiuku town centre and surrounding residential area - Combined Heat Map showing integrity ratings for those properties

# 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 gost to :	unitaryplan@a	ucklandcouncil.gc	ovt.nz or	For office use only Submission No:
Attn: Planning Technician Auckland Council Level 24, 135 Albert Stree		EB 2018		Receipt Date:
Private Bag 92300 Auckland 1142		Service Centre		
Submitter details				
Full Name or Name of Ag	jent (if applic	able)		
Mr/Mrs/Miss/Ms(Full Name)	Nolena	(Christo	pher	Misser Hedley
Organisation Name (if so	ubmission is	made on behalf o	of Organi	sation)
Address for service of St	ubmitter			
74 Tau	ranger	uru Rol	, R	03 Weisty
	7 20	<u></u>	[	
Contact Person: (Name an	74794		nail:	hrisandlymneaps.gen.nz
_		ii applicable)		
Scope of submission	-			
			hange / v	ariation to an existing plan:
Plan Change/Variat	ion Number	Plan Change 7		
Plan Change/Variat	ion Name	Additions to Sah	odulo 14 I	United to the state of the stat
and an analysis of an ac	ion riame	Additions to Sche	edule 14 i	HISTORIC HERITAGE
The specific provisions the (Please identify the specific	hat my submic parts of the p	ssion relates to a	are: nge / vari	ation)
Plan provision(s)				
Or				
Property Address 35	-41	Du00~	Str	eel Will
Property Address Or	-41	Qu	Str	eel, Winky
Property Address Or Map Or	-41	Du. 0. ~	Str	eel, Wisky
Property Address Or Map	-41	Du00~	Str	eel, Wisky
Property Address Or Map Or Other (specify)	-41	Du00~	Str	eel, Winky
Property Address Or Map Or Other (specify)  Submission	se indicate wh			se the specific provisions or wish to have them
Property Address Or Map Or Other (specify)  Submission My submission is: (Pleas	se indicate who	ether you support		
Property Address Or Map Or Other (specify)  Submission My submission is: (Pleas amended and the reasons for	se indicate whor your views)	ether you support		

The reasons for my views are:	
See attached	
(continue on a separa	te sheet if necessary)
I seek the following decision by Council:	
recent the following decision by decision.	
Accept the proposed plan change / variation	
Accept the proposed plan change / variation with amendments as outlined below	
Decline the proposed plan change / variation	224.1
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	
	_
(mg) (m) (m) (2/18	
Signature of Submitter Date	
(or person authorised to sign on behalf of submitter)	
Notes to person making submission:	
If you are making a submission to the Environmental Protection Authority, you should use Form 16	B.
Please note that your address is required to be made publicly available under the Resource Management	
1991, as any further submission supporting or opposing this submission is required to be forwarde	d to you as well
as the Council.	•
If you are a person who could gain an advantage in trade competition through the submission, you	ır right to make a
submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Ac	t 1991.
I could /could not gain an advantage in trade competition through this submission.	* 1
If you could gain an advantage in trade competition through this submission pleas	e complete the
following: I am	۸.
(a) adversely affects the environment; and	t:
(b) does not relate to trade competition or the effects of trade competition.	

6<sup>th</sup> 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 35-41 Queen St, Waiuku, Property Valuation, Reference #3902/39500

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 35-41 Queen 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 bargin 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.

Cit Petrougry 2016

Auckand Council Planning Tachnician Levri 24, 135 Albert Speet Pilvate Beg 01300 Auckland 1442

Email to : unitatyplan öjayoklapdobuggil govting

Ret Supporting Material for Submission and Objection to Proposed Plan Change TtAdolfon to Schedule 14 Historia Heatogo of 15-41. Queen St. Waluku, Proporty Valuation. Reference #3502/98099.

Ceta SurMardam

As obtailed on the auurched Form if for a Submission on a proposad Plan Chande for Auchland City Chindil, we as landords of 35.4 if Queen Sused Wainku, wish to submit our objection to Proposad Plan Change 7. Addition to Subscitus 14 History Horlings of the Auckland Unitary Pityr, which proposes that particular the Maruku I waship becomes a Humond Hallings Ares.

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

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Waith has always been frequent as a proved tower, currently servicing a population of approximately 7.000 people, (6.600 people incorporating surrounding forms and curat arcs on the Armitic politics and frequently to send the Vestara Rivery Alarga number of residents asked out of the consoling to send every day in Auckland. At the last count inera were \$300 occupied dwellings at 2015, a reindiviny small number of households to support the number of local retail businesses, services and food or field that Wildelings on offer

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Flike Called as a neighbourner count (20 for in distance with a population of 30,800 tends to obtain a lot of Maiulo condense weekly spand due to its cooperability and graffer readly of particles and states on theirs. Penal promises in Puretoha rand to attend the larger national retail disciply as Fulley or a convides population thresholds the larger entit chains or the be of minerally visible. Pullekronu retail contacts in the cash careful visible states and contacts in the cash careful and contacts and the chain contacts and approximator \$250 is \$470 as and.

#### 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 bargin 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

35-41 Queen St houses an Appliance store, a real estate agent, a travel agent. At the rear of the premise the old loading bay of the supermarket was converted into retail premises in the 1980s and now contains a clothing store, a subway restaurant and a podiatrist. Over an total area of approximately 1021.00 sqm, this property draws an average rental of approximately \$86 per msq (exclusive of GST), a rental commensurate with the state of commercial property tenancies in the town/district. Please note the main tenant in this premise being the appliance store, is in significant arrears ( in excess of \$50,000 of outstanding opex payments). The tenant has is on a reduced rental and has indicated they will cease trading at the end of 31 March 2018.

We as landlords have been exposed to this loss over time as we believe a vacant premise of this size in the middle of the main township is unpalatable for the township. It is our view to have a tenant rather than an empty space in the centre of town. The appliance tenancy is an unusual shape and is a sizeable area of 628 sqm. Inspections from leasing agents have indicated it will be a difficult space to lease due to the size and depth of the tenancy and limited bathroom facilities. Furthermore any incoming tenants would require significant works to divide the tenancy interior and install further bathrooms. The rear of the premises was an exposed exterior loading bay for the old supermarket and warehouse storage. Hence the floorplate runs very deep which is not favourable for modern day leasing.

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

#### Financial Obligation Passed to Landlords

Our main concern for the proposor change of Widows to an Historic Newtone Aren, is the financial or igation passed onto the landlord for the maintenance, restantion and finited reseverapment of Herrage propedles, which will provide some benefit to the public but at the expense of the landlords. As detailed below rough remain portinal in Walluku are very low due to inhumal demand and many tenants are in financial difficulty toolding to landlords for assistance.

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#### Love Commercial Registo Achieved in Wender

Single Queen 'Chouses an Appliance story a leaf estain agent a insvolugent. At the rear of the premise the old toading bey of the supermarket was converted into retait premises in the 1980s and now contains a delibery store in submy restaint and a production. Even in total side of approximately 100 00 of 000 00 squithis property draws an average rental of approximately \$88 par med resolutions of 000), a rental communicate with the stain of communicate in the training of communicate with the stain of communication property tenancies in the town/district. Please note the medicate in this promise being the appetruce store is an aignificant ensured restailanding open payments. The retain has it on a reduced restailanding indicated they will casse trading at the end of 30 Mount 100 to

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"With reference to the atteched College Market Setail report for 2017 we higher into a street and set and sold of the street of Auditaria would draw a higher number of the cross of Auditaria would draw a higher number of the cross of Auditaria would draw a higher number of the control of th

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). 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 too 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.

Please note we have objected to the Auckland City Council 2018 valuation as there are obvious errors as displayed below, and the rates notice has incorporated land from a different parcel of land (16-18 Bowen St), not associated with this land. Furthermore we have an valuation report from a Registered Valuer which has produced a significantly lower Land and Capital Value. This is with Auckland City Council Rates Department.

	Council Valuation, 1 July 2014	Council Notice of Valuation, 20 Nov 2017
Land Value	\$560,000	\$580,000
Value of Improvements	\$560,000	\$680,000
Capital Value	\$1,120,000	\$1,260,000

#### **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 watertighness 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.

maig stock entrigenments of \$600 to \$4000 per sq m. (Developed for example on a bistoric hertage area receives rantals of dras \$2,000 per sq m, however for Watuko this is not the case). The half-takenance of historic buildings will not be financintly visible for landler its, as they will not have the remaindance from the properties to do this and be left with no choice but too leave the halfdings unmaintained, and for rastried or redeveloped within time disclose not attracting tenants, which will in turn lead to vacant premises and a vacant town centre which no langer functions as it should for its community.

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Council Natice of	

#### Environmental Factors

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The aga and construction of the bulldings means that the exterior masony, connets block and fibralite wells concrete floating, timuor jainary and itan roofs and spouting suffer from high expressive to according winds, and realself. Configurous replacement is necessary due to the high winds and sea saft environment. Due to the environmental and otherate factors many or the masonry buildings in Waiuful are failing or have falled. They are no longer watertight. Years of water cogress have a sakened the masonry walls and reduced in some instances the walls to a wer chalk file substance. Tenons seek immediate solutions when the occurs. Modern building materials and systems provide the quickness to dest afficient solution to these problems. The only wall endocas the greatest or return waterfight envelopes in a timely inshing is to use corrugated have been able to return waterfight envelopes in a timely inshing is to use corrugated from an esting parabets and shop faceads and walls, or waterproof membian and paint systems. Maintraining waterfightiess under high obligations would be provided that a cust which is prohibitive to the cauthout.

Health and Safety factors for tenants must also be considered for magnesiance and are able to be met who the use of repdent building systems and solutioned at replacement of excens.

#### Seismic Strengthening

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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 demolishment 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 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.

35-41 Queen St is an unusual shape property which incorporates the rear of the premises into tenancies located at 12 Bowen St. All of the site is one property. The heritage evaluation has the Bowen St side of the premises built in 1911, which is incorrect, the building was built in 1927 following an earlier fire.

We are concerned at the Auckland City Councils application of these premises as a contributing site under the HHA. Those shops at 12 Bowen St, were converted from the original open air loading bay/warehouse of the supermarket to separate retail premises in 1980 – 1981 whereas The Auckland City Council Heritage Evaluation has them recorded as being built in 1960? The first business in the premises was a hair Salon. We are able to provide an affidavits in this regard to confirm our statement.

Any redevelopment of this site 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 this site as having a pre 1944 demolition Control over it which is incorrect as the new

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Value is the bulk or replained and meaning our curting in assume report would scone has after the fature in score has aftered by received proportion for the fature in the name of digging or developing and agruund is see severely reasonable that the factor and state of state of the contraction of t

Following the Chasterial earthquokes and the period or difficulty in insuring prevaribulidings some conductor and entropy betiting Strengthening professional sovice. The governal uprevent can been that the cost of assume subgraving properties in Waldulu is at a nucleon angle cost due to several factors had undertaking costnict of engine ing is not intended by able and recommentations have been made to leave buildings to see out their end then look to demail and recoverage as and when requiring the limbing actions and when the little over Wardky contradict other professional and discount out the little over Wardky contradict other professional and discount outsiding solves we have provide according.

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The indevelopment restrains under the black coverely income on the future use of this skice-ble land-colding of approximately 5,200 agm. Some of the properties are of an unusual shape and bonesh from a larger site redevelopment rates from typing to be retained within our ont halveng from places boundance and materials. Fitters for this ate have been an alternation in the coof 35 years with a view to the redevelopment of this skip of corresponds of the standard cold of the fitters.

25 41 Curery St. 3 air introval shape property which inconcertes the rest, of the professions into tendinate located at 12 Bowon St. Ail of the 22- is und property. The bestage established in the Bowen St aids of the premises built in 1011, which is reconnect the built in 1011, which is

We disconcisted at the Auditatio City Councils application of these premises as a countributing and upder the HHA. Three stops of 12 Bower, St. were converted from the original opens, as funding beyondered by the supplimance to separate retail promises in 1950. This Audidabo City Council Hamilge Circlination has them recorded as fully out to the promises was a hair Salon. We are able to record as fully one thing country out to record.

As a receivable read of this site could read to passible removal of the increasing the width of the archivery to slow delivery tracks to unique off the men excupt, however, this would not be purelised under the HAA restrictions, due to non-demologie orders. This is detailed on the attential integrity then thing which is on page 67 of Augustand Chymals to the first error to supplie to valuation downwarm unted the sector 20 to 10 this demands the country of the sector 20 to 10 the country of the control over 10 the factor was the country of the control over 10 the factor was the country of the control over 10 the factor of the control over 10 the factor of the control of the control of the control over 10 the factor of the control of the control of the control over 10 the factor of the control of the control of the control over 10 the control of the control of the control of the control over 10 the control of the control of the control over 10 the control of the control of the control over 10 the control over 10

retail premises were not built until after 1960, so the councils mapping system is incorrect. (it also contradicts page 58, which shows uncertainty and inconsistency in Auckland City Councils evaluation of significance of each of the buildings in a HHA.

Furthermore 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.

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.

224.2

Kind regards

Chris and Lynne Hedley, Nolene Lorraine Craig

Shareholders, JBC Importers Limited

74 Taurangaruru Road

RD3 Waiuku,

2683

South Auckland

retail premises of to that both und after 1980, to the councils marping system is udouted. It also controlled page 55 when shows encertainty and inconsistently in Audiend City Councils evaluation of agrificance of upday of the purelysmap (HAA).

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For the abovementioned reasons and concoms are satural our objection to the proposed charge to West a bounding a FRA under the protest plant.

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## New Zealand Retail Market Indicators Q3 2017

Precinct		ne Rents 1 <sup>2</sup> )***	Net Secon (\$/m	ndary Rents n²)***		Capital (\$/m²)		ry Capital (\$/m²)		Market ** (%)	Seconda Yields	ry Marke ** (%)
	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
AUCKLAND					7							. 3
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 NO	RTH											0.00%
CBD	300	600	100	200	4,000	9,230	1,000	2,220	6.50%	7.50%	9.00%	10.00%
WELLINGTON	7											10.00%
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												14/7
CBD	450	700	250	400	6,000	11,665	3,335	5,715	6.00%	7.50%	7.00%	7.50%
CHRISTCHURCH												110070
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			-							1.5576	110070	Q.00 /0
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								22,300		3.3070	3.0070	0.0070
CBD	500	1,200	150	450	6,250	21,820	1,365	5,625	5.50%	8.00%	8.00%	11.00%

<sup>\*\*\*</sup>Wellington based on gross face rents

## Main Retail Centres Market Indicators Q3 2017

Shopping Centres	Net Face Rents (\$/m²)***		Operating Expense (\$/m²)		Prime Capital Value* (\$/m²)		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						4		1
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

<sup>\*</sup>Assuming fully leased at market rates

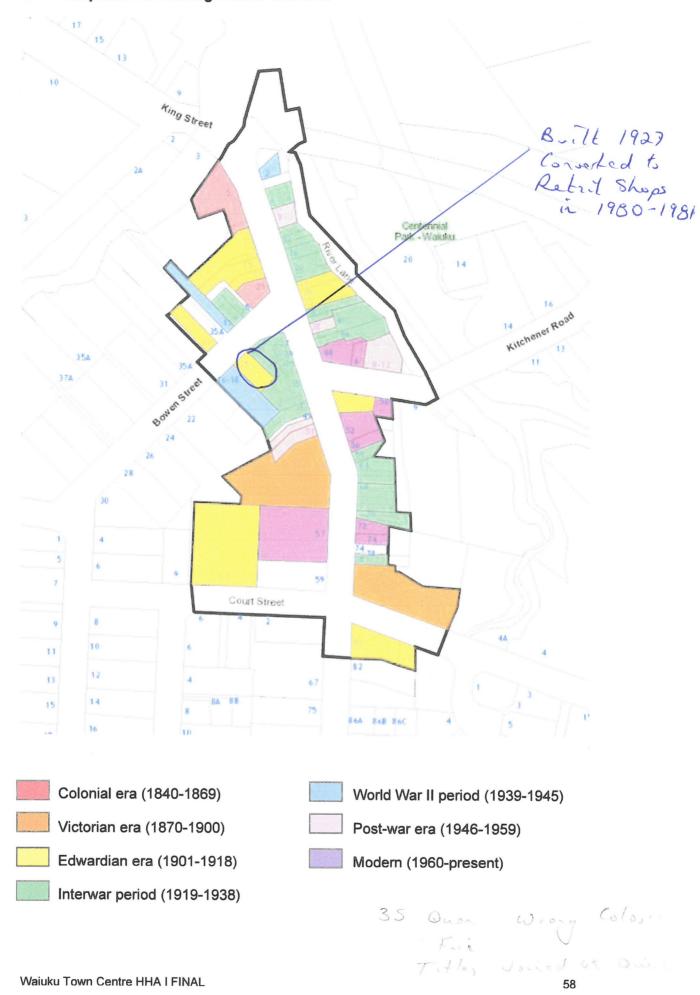
<sup>\*\*\*</sup>Wellington based on gross face rents

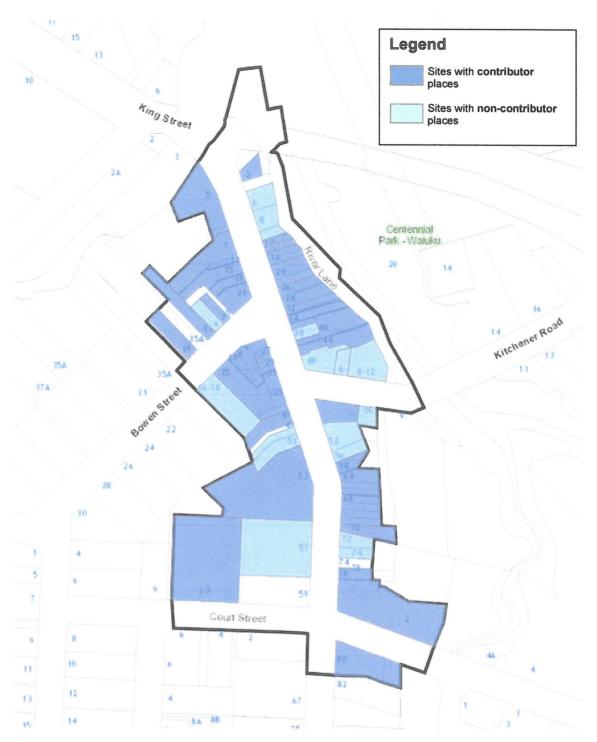
<sup>\*\*</sup>Assuming freehold

Page 17 of 30

				A TO	
Image	Name and Address	Construction date Architect/Builder	Key dates of known alterations	Contributor / Non-contributor	Comments
200 Common of the common of th	Wallace Supplies Limited Warehouse (Former) 12-14 Bowen Street Waiuku	1927.	1960: Construction of new shop fronts.  1990: Shop forts bulk.  14 is 211 ore building.	Non-contributor However, the building sits on the same site as 35-45 Queen Street, which is a contributor, and is thus shown as a contributor on the map.	The warehouse demonstrates the emergence of chain sfores in rural towns during the early twentieth century. Whilst the place has an historical association with the development of the town in the early twentieth century, changes to the façade means that the original structure is no longer highly legible.
Halidrasser—	Barnaby's Butchers' Shop (Former) 15-17 Queen Street Waiuku	1913	n.d.: Alterations to shop front.	Contributor	Despite the highly compromised shop front, the building overall, particularly the parapet and bullnose verandah, contributes to a streetscape that reflects Waiuku's growth and commercial prosperity in the early twentieth century.
	National Bank of New Zealand (Former) 50 Queen Street Waiuku	1913-14 Edward Mahoney & Son (architect) Mr Hewson (builder)	1948-9: Modifications. 1980s: Modifications. 1993: Substantial alterations with the retention of the main façades.	Contributor	Built on a prominent corner site in the Imperial Baroque style, the place is a local landmark and reflects Waiuku's role as a prosperous farming district and service town in the early decades of the twentieth century.

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		Construction and
		prestable small



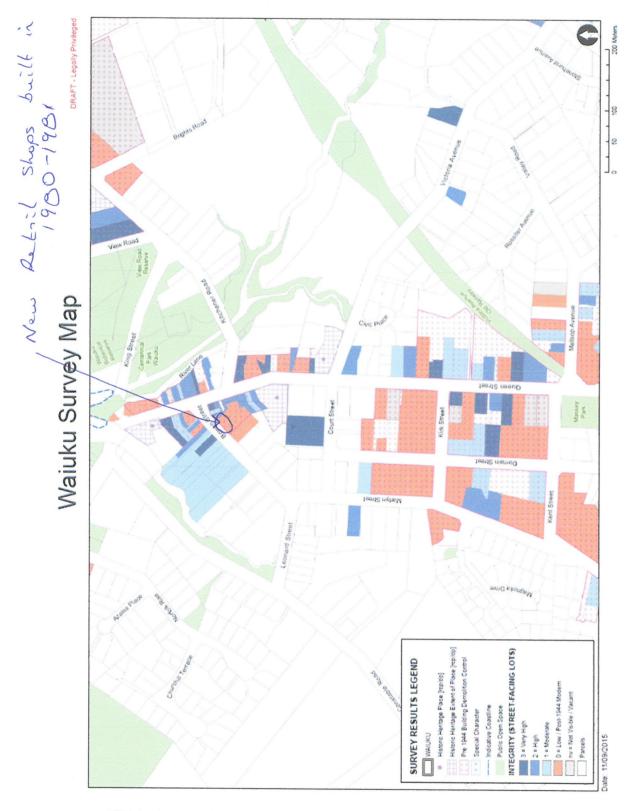


The Waiuku Town Centre HHA

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







Waiuku town centre and surrounding residential area - Combined Heat Map showing integrity ratings for those properties

# 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 submit post to :	ssion to <u>ur</u>	nitaryplan@aucklar	ndcouncil.govt.nz or		
Attn: Planning Ted	chnician	and the second second second		Submission No:	
Auckland Council Level 24, 135 Albe		NOT THANKS	FABLE	Receipt Date:	
Private Bag 92300 Auckland 1142	)	0.9 FEB 2	018		
Submitter deta	ails	Pukekohe Servic	e Centre		
Full Name or Nan		nt (if applicable)			
Mr/Mrs/Miss/Ms(Fi Name)	ull M	3 64-01 6	2.4.11	eig! Mr (	
Organisation Nan	ne (if sub	mission is made	on behalf of Organ	reige Mir	Christopher Mic
	Bub	DIR Hola	in behalf of Organ	isation)	Healle
Address for service	ce of Sub	mitter			
12	Keno	lettrele	Drives a	12:4	1.11
50.	12	Queklo	nd	Daroku, o	1123
Telephone:	021-				
Contact Person: (Na		147941	Fax/Email:	hisandlynne	aps.gen.12
		esignation, if applic	:able)		
Scope of subm					
This is a submissi	on on the	following propose	ed plan change / v	ariation to an existing	
Plan Change	/Variation	Number Plan C	hange 7	ariation to an existing	plan:
			90 /		
Plan Change	/Variation	Name Addition	ns to Schedule 14 H	listoric Heritage	
The specific provis (Please identify the s	ions that	may aulemain t			
Plan provision(s)			plan change / varia	tion)	
Or					
Property Address	11 -	1.9			
Or	10	10 Oou	ser Stre	et ascilla	
Мар					
Or					
Other (specify)					
<u>Submission</u>					
My submission is: ( amended and the reason	Please incons for you	licate whether you Ir views)	support or oppose	the specific provisions	or wish to have them
I support the specific					
l oppose the specific					
wish to have the prov	risions idei	ntified above amen	ded Yes 🗌	No 🗌	

(continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary to the proposed plan change / variation   (continue on a separate sheet if necessary the proposed plan change / variation   (continue on a separate sheet if necessary the proposed plan change / variation   (continue on a separate sheet if necessary the separate sheet if necessary the necessary the separate sheet if necessary the necessary the separate sheet if necessary the	ine reasons for my views are:	
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 is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation is not declined, then amend it as outlined below.  If the proposed plan change / variation b		#225
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do not wish to be heard in support of my submission  f others make a similar submission, I will consider presenting a joint case with them at a hearing  ignature of Submitter  or person authorised to sign on behalf of submitter)  otes to person making submission:  you are making a submission to the Environmental Protection Authority, you should use Form 16B.  ease note that your address is required to be made publicly available under the Resource Management Act the Council.  you are a person who could gain an advantage in trade competition through the submission, your right to make a benission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.  you could/ / / / / / / / / / / / / / / /	If the proposed plan change / variation is not declined, then amend it as outlined below.	☐ 22 ☐
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6<sup>th</sup> 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 16-18 Bowen St, Waiuku, Property Valuation, Reference #3902/49700

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 16-18 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 bargin 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.

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Auckland Douncil Plansing Lechnicum Level 74, 1,25 slood Street Private Bag 92300 Auckland 11.22

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Rer Supporting Material for Submicsion and Objection to Proposed Plan Change Traddition to Schedule 14 Historic Feritage of 16-18. Bowen St. Waldin, Property Voluntion, Rubrence #3802/49700

Dear Shilladan

As detailed on the attached Form 6 for a Submission on a proposed Ptan Change for Auctiana City Scurnd, we as landlows at 15-16 Bowen Street Waldku, wish to subnificat objection to Eroposed Plan Change & admican to Schedule 14 thateric Herituge of the Auckland Unitary Plan, which proposes that pair of the 'Waldku township becomes a Historic Herituge was

The particular paids of the proposed change that we are concerned about are un-

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Weard has stways been a destriagon town and is not on an articular so it with never benefit from a passing through of population and traffic that other towns rivey benefit times.

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Pullekute as a neighbourng four (20 km in distance with a population of 30.50u) tends to arrest a lot of Valuku residunts wearly spend due to its accessibility and greater valuely of services and stores on urfers. Remailureminos in Pulkekohe rand to affract the larger hardones retail chains, as Pulkekohe provides population has hords that larger retail chains require to be commercially dable. Pulkekohe receivanted in the main sheet fall within the concernt surplanes in the main sheet fall within the concernt surplanes are served.

## 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 bargin 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

16-18 Bowen St houses an Office Products Retail outlet, and offices for the Local Waiuku Post. At the rear of the premise is a printing operation. Over an total site area of approximately 1021.00 sqm, this property draws a rental of approximately \$86 per msq) (exclusive of GST), a rental commensurate with the state of commercial property tenancies in the town/district.

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). 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 too 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

### Financial Obligation Pasced to Landle da

Our main concern for the proposed change of Walcht to an Historic Hentage Arcallist fine financial outgation passed onto the fanctord for the maintanance, restoration and similar redevalopment of Harlings properties, which will provide some benefit to the public but at the expanse of the landlords. As detailed below that rentals obtained in Waltiful are very low due to minimal demond and many tenants are in financial arthrulty looking to landlords for assistance.

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landlords within these areas to find and retain tenants and obtain a suitable return on their properties.

Please note we have objected to the Auckland City Council 2018 valuation as there are obvious errors as displayed below, and the rates notice has incorporated land from a different parcel of land (16-18 Bowen St), not associated with this land. Furthermore we have an valuation report from a Registered Valuer which has produced a significantly lower Land and Capital Value. This is with Auckland City Council Rates Department.

	Council Valuation, 1 July 2014	Council Notice of Valuation, 20 Nov 2017
Land Value	\$490,000	\$660,000
Value of Improvements	\$140,000	\$60,000
Capital Value	\$630,000	\$720,000

#### **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, plastered concrete block and fibrolite walls, concrete flooring, timber flooring 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 watertighness 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

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Picesu note we have objected to the Auddand City Council 2018 valuation on there are obvicus errors as displayed below, and the rates notice has incorporated land from a different parcel of land (16-18 Bowen St), not associated with this land. Furthermore we have an valuation report from a Registered Valuer which has produced a significantly lower Land and Capital Value. This is with Auckland City Council Rules Department

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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 demolishment 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 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.

16-18 Bowen St has been cut in half on the HHA overlay for a reason we as landlords have not been advised of. The South Western boundary (vacant land) has not been included within the HHA area, however the North Eastern part of the property has, even thou it has been identified as a noncontributing site. The HHA boundary runs exactly through the middle of the property. This severely limits the redevelopment possibilities for the property in the future which is of concern as half the site at present is vacant with no buildings on it.

We are concerned at the Auckland City Councils application of these premises as a noncontributing site under the HHA. Any redevelopment of this site would in order to maximize the true potential of the site, and avoid old drainage systems throughout the property, require possible demolition/redevelopment of the current building on site, which 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 this site as having a pre 1944 demolition Control over it which is incorrect as the new retail premises were not built until after 1945, so the councils mapping system is incorrect. (it also contradicts page 58, which shows uncertainty and inconsistency in Auckland City Councils evaluation of significance of each of the buildings in a HHA. Furthermore the same heat map shows the entire site as being built pre 1944, which is incorrect as half of the site is vacant, and the council have not coded the vacant portion correctly which has altered the rating for the entire site, and possibly pushed it into a not contributing site, where we believe the site should not be included in the HHA at all.

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

historially visually and recommend enois rave been made to leave braidings to see out that economic life and then look to demoits's and redevelop as and when required. The implications and intentions of the HEA over Waldry contraduct other orderspread building achieve an an already second.

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Any non-domining orders under an HHA significantly to it affect the radevelopment opportunities of these landholdings individually and as a various social do not slow the landhold to confine their confidencement and past and fature proming that we have been involved in to the next 35 years.

for an exide Molukii previourly had an lissedic ydgid which max huo rated and required repling. I etdilind City is subanty in the provisis of rebutors, the which wirinh 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.

225.2

Kind regards

Chris and Lynne Hedley, Nolene Lorraine Craig Shareholders , JBC Importers Limited

74 Taurangaruru Road

RD3 Waiuku,

2683

South Auckland

near ourse without any historical design appears at all which send a particular structure with a renaideration to trentage design aspects at all which send a particular confused message from Auchismd City Council with regard to its views of the lownehills. Whath Wauku does market itself as a Historic Townal up was believe there are ways to enable this views office than the overfay of a HHA and the implications to the buildings and landfolds to this burgs.

For the abovementioned resears and concerns we submit our abjection to the proposed change to Waldor becoming a HHA under the uppray (lands).

Considers the design words in the consideration of the proposed change to Waldor becoming a HHA under the uppray (lands).

Shareholders the Consideration of the

## New Zealand Retail Market Indicators Q3 2017

Precinct		me Rents n²)***		ndary Rents		Capital (\$/m²)	Second. Value	ary Capital * (\$/m²)		Market s** (%)		ary Marke s** (%)
11) 18 (A. 10)	Low	High	Low	High	Low	High	Low	High	Low	High		
AUCKLAND								711511	Low	nign	Low	High
CBD	1,700	4,300	800	1,000	28,335	95,555	9,410	15,385	4.50%	6.00%	( F00)	T
Newmarket	800	2,000	500	750	13,335	47,060	5,880	10,000	4.25%		6.50%	8.50%
Ponsonby Road	750	1,350	550	750	12,500	31,765	N/A	N/A	4.25%	6.00%	7.50%	8.509
Parnell Rise	600	850	N/A	N/A	8,570	18,890	N/A	N/A		6.00%	N/A	N/A
Dominion Road	325	520	N/A	N/A	4,645	10,945	N/A	N/A	4.50%	7.00%	N/A	N/A
Takapuna	500	1,000	300	450	7,145	22,220	3,530		4.75%	7.00%	N/A	N/A
HAMILTON						22,220	3,330	6,000	4.50%	7.00%	7.50%	8.50%
CBD	250	525	100	250	3,570	8,750	975	2.125		7		
ROTORUA					0,070	0,730	9/3	3,125	6.00%	7.00%	8.00%	10.259
CBD	180	350	100	200	2,485	6,085	1.475			Annual Section 18		
TAURANGA					2,403	0,065	1,175	2,500	5.75%	7.25%	8.00%	8.50%
CBD	300	450	175	250	4,615	0.100						
MT MAUNGANUI				230	4,015	8,180	2,335	3,845	5.50%	6.50%	6.50%	7.50%
CBD	375	650	200	200	7.45							
NAPIER		000	200	300	7,145	15,295	3,480	6,315	4.25%	5.25%	4.75%	5.75%
CBD	450	700	200	150			-	-				
HASTINGS		700	200	450	6,000	10,770	2,500	6,000	6.50%	7.50%	7.50%	8.00%
CBD	220	320	120									
PALMERSTON NO		320	120	220	2,750	4,925	1,410	2.935	6.50%	8.00%	7.50%	8.50%
CBD	300	600										
WELLINGTON	300	600	100	200	4,000	9,230	1,000	2,220	6.50%	7.50%	9.00%	10.009
Lambton Quay	2120	2.000			al.							
Willis Street	2,120	2,282	680	780	30,285	36,510	9,060	10,750	6.25%	7.00%	7.25%	7.50%
	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 Cuba Mall	764	986	N/A	N/A	10,180	15,160	N/A	N/A	6.50%	7.50%	N/A	N/A
NELSON	682	1,225	N/A	N/A	9,095	18,845	N/A	N/A	6.50%	7.50%	N/A	N/A
والمعالم المعالم المعا												IVA
CBD	450	700	250	400	6,000	11,665	3,335	5,715	6.00%	7.50%	7.00%	7.50%
CHRISTCHURCH			The same of the same								1.00%	1.3076
City Mall	650	1,200	500	600	9,630	20,000	6,665	8,890	6.00%	6.75%	6.75%	7.500
BD	650	800	350	600	8,665	13,335	4,375	8,570	6.00%	7.50%	7.00%	7.50%
NUEENSTOWN									5.55 N	7.5076	7.00%	8.00%
BD	1,300	2,000	450	1,000	26,000	50,000	7,500	20,000	4.00%	5.00%	F 000	
UNEDIN								20,000	4.0070	5.00%	5.00%	6.00%
CBD	500	1,200	150	450	6,250	21,820	1,365	5,625	5.50%			

<sup>\*\*\*</sup>Wellington based on gross face rents

## Main Retail Centres Market Indicators Q3 2017

Shopping Centres		ce Rents		Expense m²)		oital Value* /m²)		ket Yields** %)
AUCKLAND	Low	High	Low	High	Low	High	Low	High
								111511
Regional Shopping Centres	650	1,850	170	270	8,385	32,745	F ( FO)	
District Shopping Centres	260	750	150	230			5.65%	7.75%
Bulk Retail Centres	200	450	45		2,970	12,000	6.25%	8.75%
WELLINGTON		450	45	75	2,425	7,200	6.25%	8.25%
Regional Shopping Centres	700	1,450	170					
District Shopping Centres			170	230	6,250	17.855	7.00%	8.00%
	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							1.50%	7.00%
Regional Shopping Centre	600	2,500	170	270	4445	05.545	The state of the state of the state of	
District Shopping Centres	350	1,800	150		6,665	25.715	7.00%	8.00%
Bulk Retail Centres	200			230	3,500	31,250	8.00%	9.00%
ource: Colliers International Passacra		330	25	60	2,105	4.715	7.00%	8.50%

Source: Colliers International Research Note: Figures are rounded

Assumes 100 sqin shop

<sup>\*</sup>Assuming fully leased at market rates

<sup>\*\*\*</sup>Wellington based on gross face rents

<sup>\*\*</sup>Assuming freehold

RATES INFORMATION

Location of Rating Unit

16-18 Bowen Street Waiuku Auckland 2123

For period

1 July 2017 to 30 June 2018

Assessment Number

1234373060

Valuation Number

03902-00000049700

Valuation as at date

1 July 2014

1 July 2017

Capital Value

\$630,000

\$720,000

Land Value

\$490,000

\$660,000

CT Number

NA598/271, NA2066/81

Description of Rating Unit

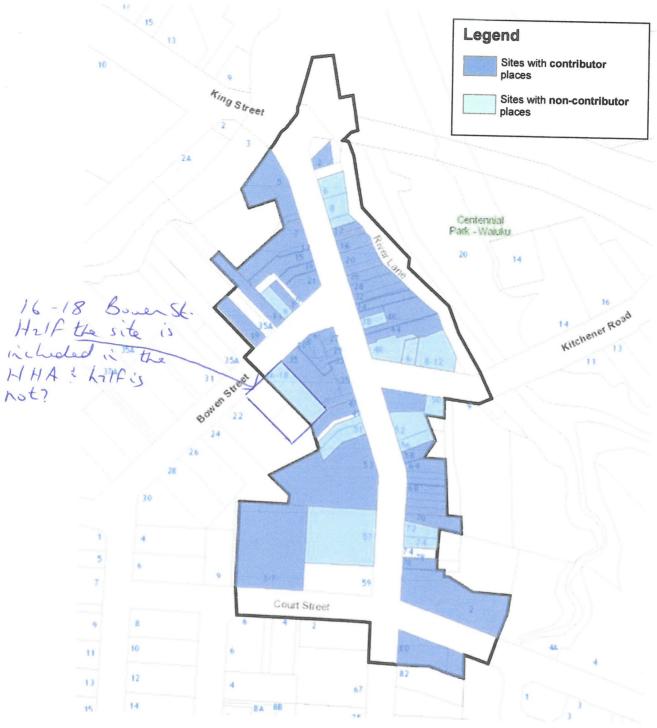
PT ALLOT 8 Village WAIUKU DISTRICT, PT ALLOT 7 Village

WAIUKU DISTRICT, Lot 2 DP 35128, Pt Lot 3 DP 4960



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	3	404	\$1,212.00
General Rates				
General Rate - Rural Business	Capital Value	\$630,000	0.0064002	\$4,032.13
Waste Management				
Waste Management - Base Service	Number of separate parts	3	101.63	\$304.89
Transport Levy			<b>—</b>	
Interim Transport Levy Targeted Rate - Business	Number of separate parts	3	182.85	\$548.55
Other Targeted Rates				
Business Improvement District Waiuku Town Centre	Capital Value	630000	0.00128923	\$812.21

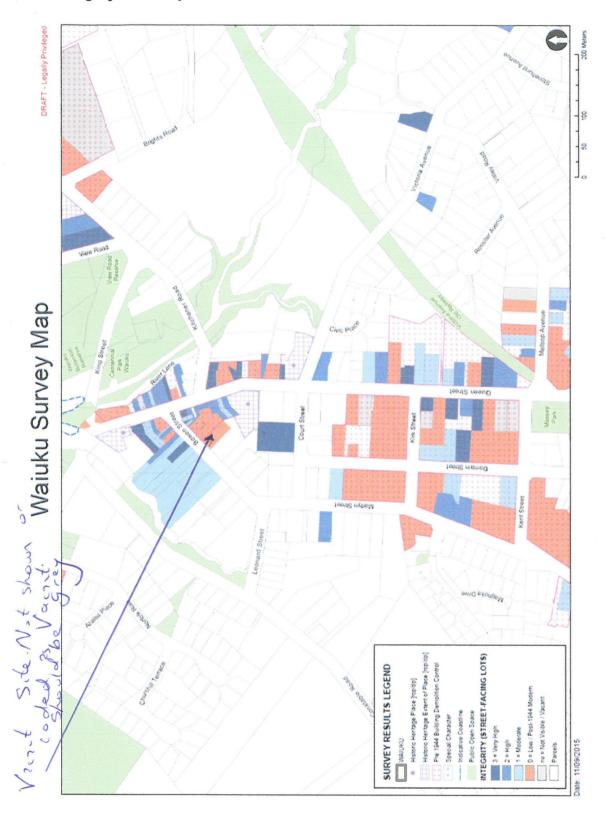


The Waiuku Town Centre HHA

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

					6
Image	Name and Address	Construction date Architect/Builder	Key dates of known alterations	Contributor / Non-contributor	Comments
	O. Henry & Co. Store (Former) 16-18 Bowen Street Waiuku	Replaced an earlier building destroyed by fire in 1943.	aced an earlier ing destroyed by 1943.  Half of Received the Sila is the state of t	Non-contributor  \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Built after the area's period of significance.
	Wright Stephenson Buildings (Former) 8-10 Queen Street Waiuku	c.1952 (Replaced timber buildings destroyed in the 1926 fire).		Non-contributor	Built after the area's period of significance.
	Shops 8-12 Kitchener Road Waiuku	After 1954		Non-contributor	Built after the area's period of significance.





Waiuku town centre and surrounding residential area - Combined Heat Map showing integrity ratings for those properties