publicly notified proposal for policy statement or plan change or variation

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

#223

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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

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

Auckland Council
NOT TRANSFERABLE
09 FEB 2018
Pukekohe Service Centre

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Mrs Lynne Rochelle Craig & Mr Christopher Michael Hedley

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

Address for service of Submitter

12 Kendallvale Drive, Waiuku, 2123
South Auckland

Telephone: 021 747 941 Fax/Email: chrisandlynne@ps.gen.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number: Plan Change 7

Plan Change/Variation Name: Additions to Schedule 14 Historic Heritage

The specific provisions that my submission relates to are:
(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address: 49 Queen Street, Waiuku

Or

Map

Or

Other *(specify)*

Submission

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

I **support** the specific provisions identified above ☐

I **oppose** the specific provisions identified above ☑

I wish to have the provisions identified above amended Yes ☐ No ☐

The reasons for my views are:

See attached

#223

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation ☐

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

Decline the proposed plan change / variation ☑ 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 ☑

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(or person authorised to sign on behalf of submitter)

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

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6th January 2018

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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.

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 ot 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.

	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

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

Colliers Market Indicators Report 2017

#223

New Zealand Retail Market Indicators Q3 2017

Precinct	Net Prime Rents ($/m²)***		Net Secondary Rents ($/m²)***		Prime Capital Value* ($/m²)		Secondary Capital Value* ($/m²)		Prime Market Yields** (%)		Secondary Market Yields** (%)	
	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
AUCKLAND												
CBD	1,700	4,300	800	1,000	28,335	95,555	9,410	15,385	4.50%	6.00%	6.50%	8.50%
Newmarket	800	2,000	500	750	13,335	47,060	5,880	10,000	4.25%	6.00%	7.50%	8.50%
Ponsonby Road	750	1,350	550	750	12,500	31,765	N/A	N/A	4.25%	6.00%	N/A	N/A
Parnell Rise	600	850	N/A	N/A	8,570	18,890	N/A	N/A	4.50%	7.00%	N/A	N/A
Dominion Road	325	520	N/A	N/A	4,645	10,945	N/A	N/A	4.75%	7.00%	N/A	N/A
Takapuna	500	1,000	300	450	7,145	22,220	3,530	6,000	4.50%	7.00%	7.50%	8.50%
HAMILTON												
CBD	250	525	100	250	3,570	8,750	975	3,125	6.00%	7.00%	8.00%	10.25%
ROTORUA												
CBD	180	350	100	200	2,485	6,085	1,175	2,500	5.75%	7.25%	8.00%	8.50%
TAURANGA												
CBD	300	450	175	250	4,615	8,180	2,335	3,845	5.50%	6.50%	6.50%	7.50%
MT MAUNGANUI												
CBD	375	650	200	300	7,145	15,295	3,480	6,315	4.25%	5.25%	4.75%	5.75%
NAPIER												
CBD	450	700	200	450	6,000	10,770	2,500	6,000	6.50%	7.50%	7.50%	8.00%
HASTINGS												
CBD	220	320	120	220	2,750	4,925	1,410	2,935	6.50%	8.00%	7.50%	8.50%
PALMERSTON NORTH												
CBD	300	600	100	200	4,000	9,230	1,000	2,220	6.50%	7.50%	9.00%	10.00%
WELLINGTON												
Lambton Quay	2,120	2,282	680	780	30,285	36,510	9,060	10,750	6.25%	7.00%	7.25%	7.50%
Willis Street	881	1,424	N/A	N/A	11,740	21,900	N/A	N/A	6.50%	7.50%	N/A	N/A
Courtenay Place	764	986	N/A	N/A	10,180	15,160	N/A	N/A	6.50%	7.50%	N/A	N/A
Cuba Mall	682	1,225	N/A	N/A	9,095	18,845	N/A	N/A	6.50%	7.50%	N/A	N/A
NELSON												
CBD	450	700	250	400	6,000	11,665	3,335	5,715	6.00%	7.50%	7.00%	7.50%
CHRISTCHURCH												
City Mall	650	1,200	500	600	9,630	20,000	6,665	8,890	6.00%	6.75%	6.75%	7.50%
CBD	650	800	350	600	8,665	13,335	4,375	8,570	6.00%	7.50%	7.00%	8.00%
QUEENSTOWN												
CBD	1,300	2,000	450	1,000	26,000	50,000	7,500	20,000	4.00%	5.00%	5.00%	6.00%
DUNEDIN												
CBD	500	1,200	150	450	6,250	21,820	1,365	5,625	5.50%	8.00%	8.00%	11.00%

***Wellington based on gross face rents

Main Retail Centres Market Indicators Q3 2017

Shopping Centres	Net Face Rents ($/m²)***		Operating Expense ($/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								
Regional Shopping Centre	600	2,500	170	270	6,665	25,715	7.00%	8.00%
District Shopping Centres	350	1,800	150	230	3,500	31,250	8.00%	9.00%
Bulk Retail Centres	200	330	25	60	2,105	4,715	7.00%	8.50%

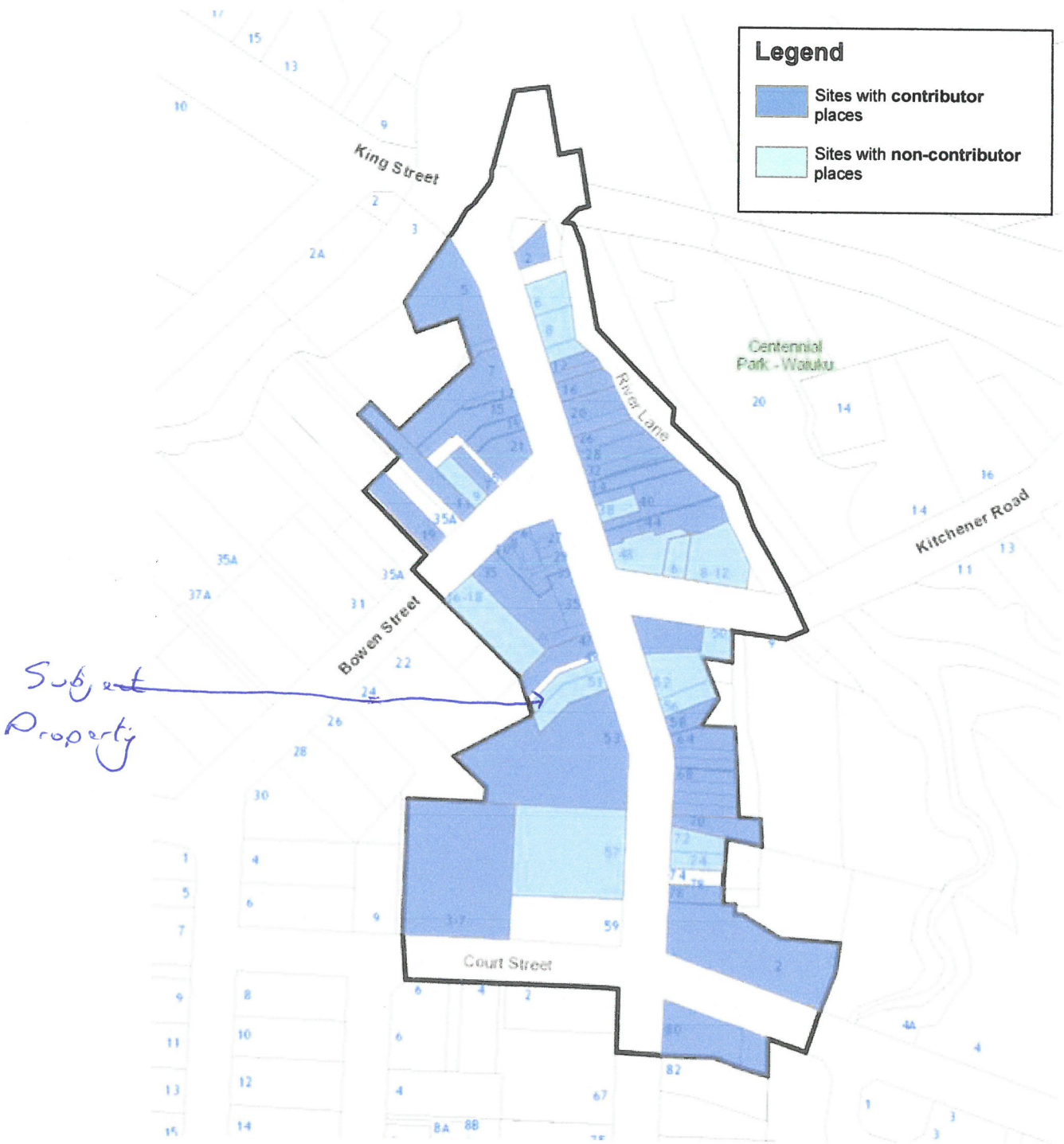
Source: Colliers International Research
Note: Figures are rounded

Assumes 100 sqm shop

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

**Assuming freehold

5.1 Map showing contributor and non-contributor places



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)

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
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	155000	0.00128923	$199.83
			Total Rates for 2017/2018 (GST inclusive)	$1,880.34

Image	Name and Address	Construction date Architect/Builder	Key dates of known alterations	Contributor / Non-contributor	Comments
	**Waiuku Town Board Offices (Former)** 2 Queen Street Waiuku	**1939-40**	**1955:** Replacement of plaster lettering to reflect the body's borough status. **c.2006-10:** Modifications to fenestration and installation of timber deck and access ramp.	**Contributor**	The place contributes to the development of the area's loca government responsibilities from a town board to a borougl council. Notwithstanding some external changes, the place largely retains its original appearance.
	**Waiuku Transport Limited Building (Former)** 11 Bowen Street Waiuku	**1940**	**n.d.:** Rear addition and modifications to internal staircase.	**Contributor**	Reflects the on-going development of Waiuku up to the Second World War, and particularly the importance of road transport.
	**Shops** 49 (right) and 51 (left) Queen Street Waiuku	**After 1945**		**Non-contributor**	Built after the area's period of significance.

Auckland Council

Plan Showing Family Owned Sites for Future Development

Map

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

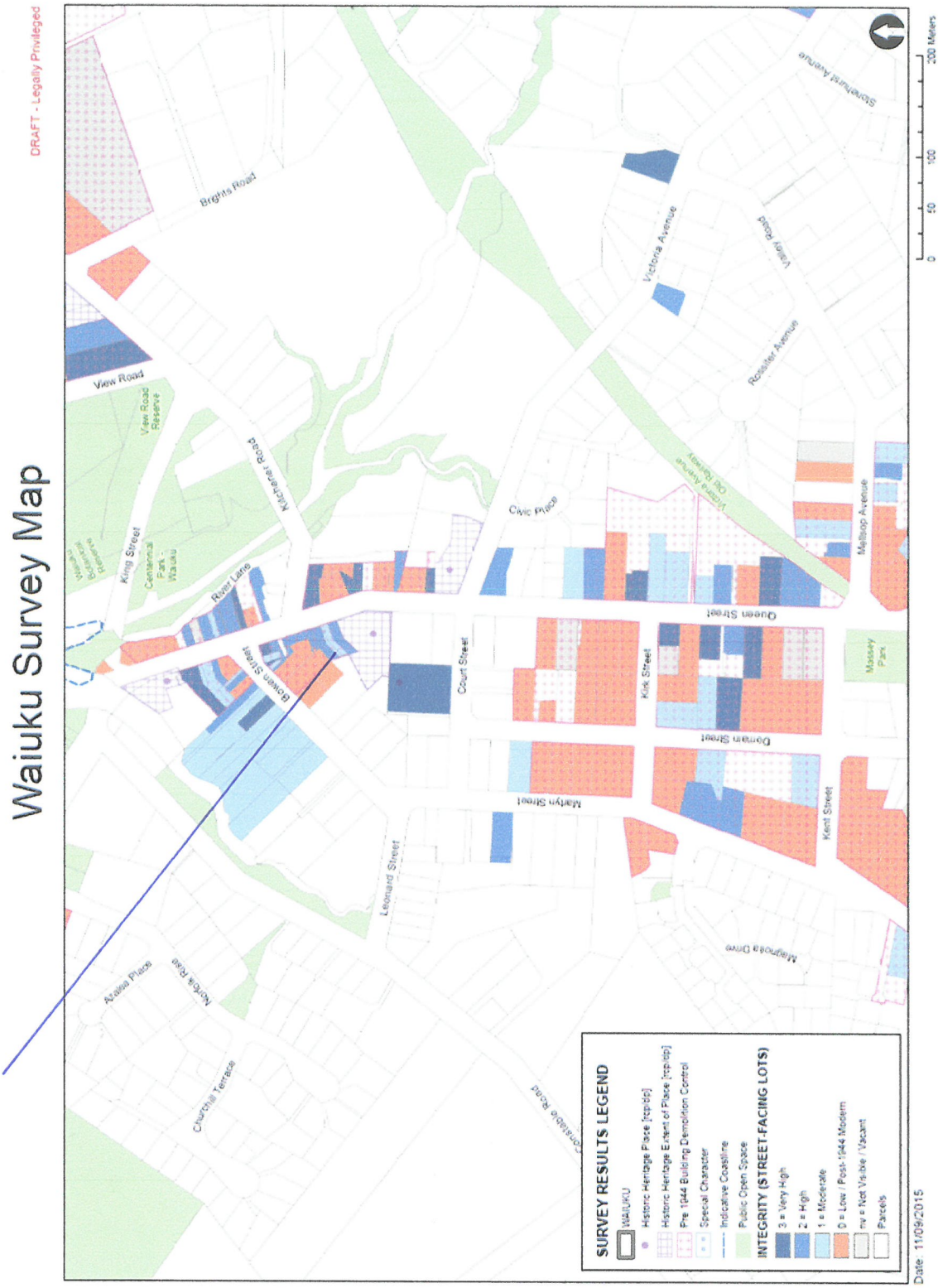
Date Printed:
6/02/2018

Auckland Council
Te Kaunihera o Tāmaki Makaurau

#223

#223

Subject Property shown as Pre 1944 Building Demolition Control.



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

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

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Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Mrs Lynne Rochelle Craig & Mr Christopher Michael Hedley

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

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

Plan provision(s): 14.2.15

Or

Property Address: 51 Queen Street, Waiuku

Or

Map:

Or

Other *(specify)*

Submission

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

I **support** the specific provisions identified above ☐

I **oppose** the specific provisions identified above ☑

I wish to have the provisions identified above amended Yes ☐ No ☐

The reasons for my views are:

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(continue on a separate sheet if necessary)

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

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

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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

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 ot 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. 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

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.

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

New Zealand Retail Market Indicators Q3 2017

Precinct	Net Prime Rents ($/m²)***		Net Secondary Rents ($/m²)***		Prime Capital Value* ($/m²)		Secondary Capital Value* ($/m²)		Prime Market Yields** (%)		Secondary Market Yields** (%)	
	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
AUCKLAND												
CBD	1,700	4,300	800	1,000	28,335	95,555	9,410	15,385	4.50%	6.00%	6.50%	8.50%
Newmarket	800	2,000	500	750	13,335	47,060	5,880	10,000	4.25%	6.00%	7.50%	8.50%
Ponsonby Road	750	1,350	550	750	12,500	31,765	N/A	N/A	4.25%	6.00%	N/A	N/A
Parnell Rise	600	850	N/A	N/A	8,570	18,890	N/A	N/A	4.50%	7.00%	N/A	N/A
Dominion Road	325	520	N/A	N/A	4,645	10,945	N/A	N/A	4.75%	7.00%	N/A	N/A
Takapuna	500	1,000	300	450	7,145	22,220	3,530	6,000	4.50%	7.00%	7.50%	8.50%
HAMILTON												
CBD	250	525	100	250	3,570	8,750	975	3,125	6.00%	7.00%	8.00%	10.25%
ROTORUA												
CBD	180	350	100	200	2,485	6,085	1,175	2,500	5.75%	7.25%	8.00%	8.50%
TAURANGA												
CBD	300	450	175	250	4,615	8,180	2,335	3,845	5.50%	6.50%	6.50%	7.50%
MT MAUNGANUI												
CBD	375	650	200	300	7,145	15,295	3,480	6,315	4.25%	5.25%	4.75%	5.75%
NAPIER												
CBD	450	700	200	450	6,000	10,770	2,500	6,000	6.50%	7.50%	7.50%	8.00%
HASTINGS												
CBD	220	320	120	220	2,750	4,925	1,410	2,935	6.50%	8.00%	7.50%	8.50%
PALMERSTON NORTH												
CBD	300	600	100	200	4,000	9,230	1,000	2,220	6.50%	7.50%	9.00%	10.00%
WELLINGTON												
Lambton Quay	2,120	2,282	680	780	30,285	36,510	9,060	10,750	6.25%	7.00%	7.25%	7.50%
Willis Street	881	1,424	N/A	N/A	11,740	21,900	N/A	N/A	6.50%	7.50%	N/A	N/A
Courtenay Place	764	986	N/A	N/A	10,180	15,160	N/A	N/A	6.50%	7.50%	N/A	N/A
Cuba Mall	682	1,225	N/A	N/A	9,095	18,845	N/A	N/A	6.50%	7.50%	N/A	N/A
NELSON												
CBD	450	700	250	400	6,000	11,665	3,335	5,715	6.00%	7.50%	7.00%	7.50%
CHRISTCHURCH												
City Mall	650	1,200	500	600	9,630	20,000	6,665	8,890	6.00%	6.75%	6.75%	7.50%
CBD	650	800	350	600	8,665	13,335	4,375	8,570	6.00%	7.50%	7.00%	8.00%
QUEENSTOWN												
CBD	1,300	2,000	450	1,000	26,000	50,000	7,500	20,000	4.00%	5.00%	5.00%	6.00%
DUNEDIN												
CBD	500	1,200	150	450	6,250	21,820	1,365	5,625	5.50%	8.00%	8.00%	11.00%

***Wellington based on gross face rents

Main Retail Centres Market Indicators Q3 2017

Shopping Centres	Net Face Rents ($/m²)***		Operating Expense ($/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								
Regional Shopping Centre	600	2,500	170	270	6,665	25,715	7.00%	8.00%
District Shopping Centres	350	1,800	150	230	3,500	31,250	8.00%	9.00%
Bulk Retail Centres	200	330	25	60	2,105	4,715	7.00%	8.50%

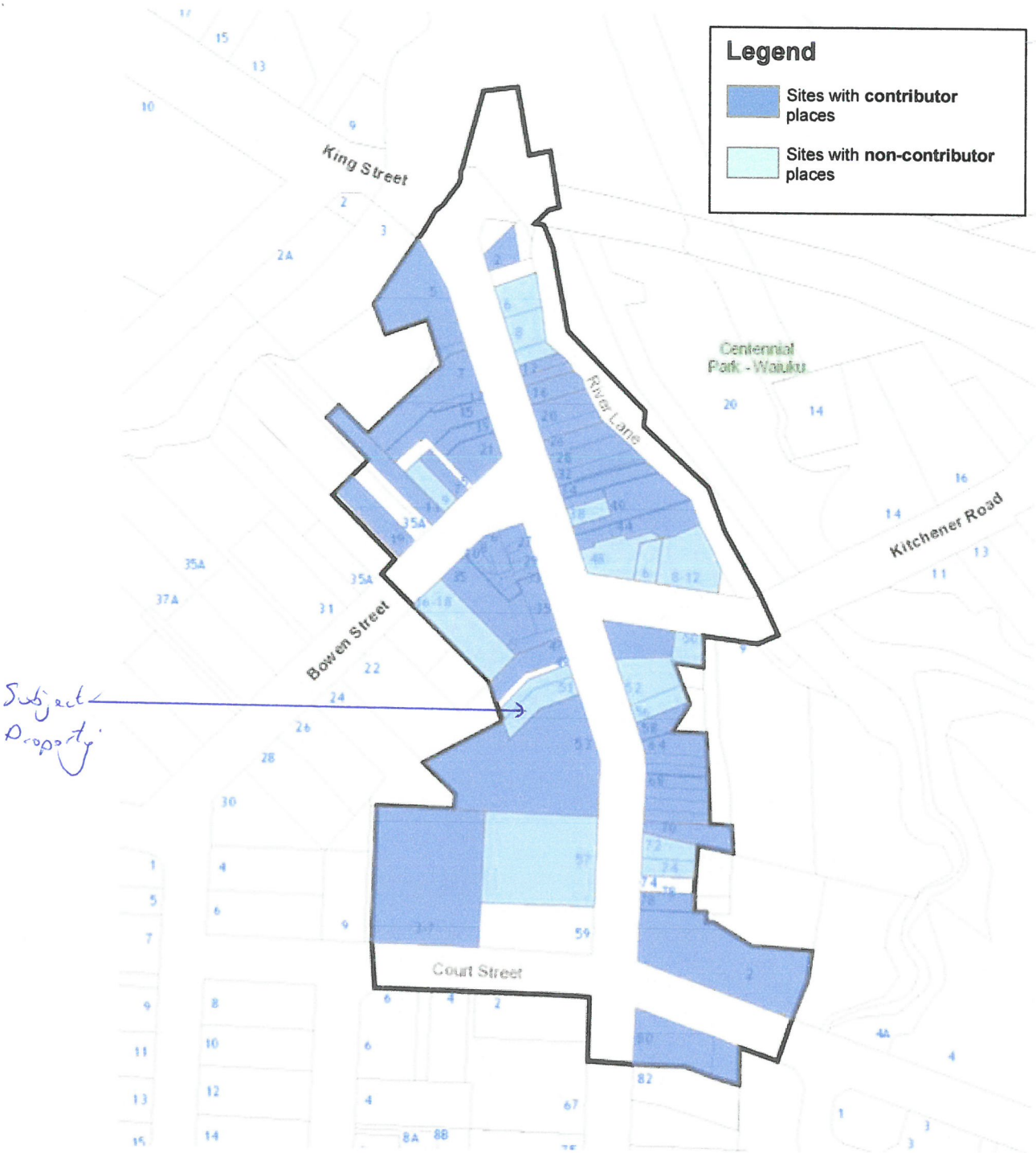
Source: Colliers International Research
Note: Figures are rounded

Assumes 100 sqm shop

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

**Assuming freehold

5.1 Map showing contributor and non-contributor places



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)

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**

Image	Name and Address	Construction date Architect/Builder	Key dates of known alterations	Contributor / Non-contributor	Comments
	**Waiuku Town Board Offices (Former)** 2 Queen Street Waiuku	**1939-40**	**1955:** Replacement of plaster lettering to reflect the body's borough status. **c.2006-10:** Modifications to fenestration and installation of timber deck and access ramp.	**Contributor**	The place contributes to the 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 appearance.
	**Waiuku Transport Limited Building (Former)** 11 Bowen Street Waiuku	**1940**	**n.d.:** Rear addition and modifications to internal staircase.	**Contributor**	Reflects the on-going development of Waiuku up to the Second World War, and particularly the importance of road transport.
	**Shops** 49 (right) and 51 (left) Queen Street Waiuku	**After 1945**		**Non-contributor**	Built after the area's period of significance.

Subject Property

Auckland Council

Map Showing Family Owned Retail Sites

Map

CLAIMER:
s map/plan is illustrative only and all information should be
ependently verified on site before taking any action.
yright Auckland Council. Land Parcel Boundary information
n LINZ (Crown Copyright Reserved). Whilst due care has
en taken, Auckland Council gives no warranty as to the
uracy and plan completeness of any information on this
p/plan and accepts no liability for any error, omission or use
he information. Height datum: Auckland 1946.

[redacted]

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
6/02/2018

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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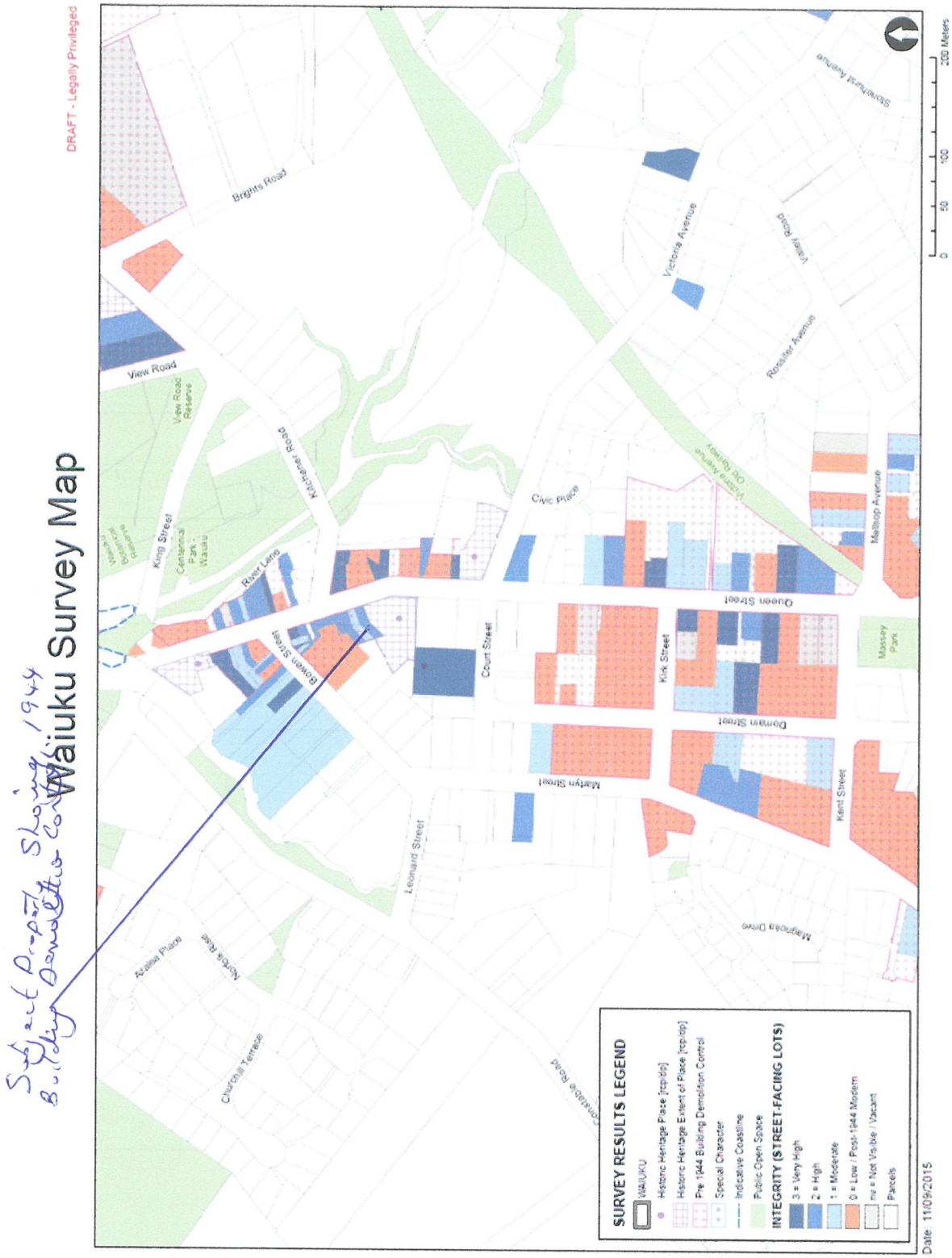


Waiuku town centre and surrounding residential area - Combined Heat Map showing integrity ratings for those properties

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

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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

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

NOT TRANSFERABLE
09 FEB 2018
Pukekohe Service Centre

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Nolene Lorraine Craig, Lynne Rochelle Craig & Christopher Michael Hedley

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

JBC Importers Ltd

Address for service of Submitter

74 Taurangaruru Rd, RD3 Waiuku
Auckland, 2683

Telephone: 021 747 944 Fax/Email: chrisandlynne@ps.gen.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number: Plan Change 7

Plan Change/Variation Name: Additions to Schedule 14 Historic Heritage

The specific provisions that my submission relates to are:
(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address: 35-41 Queen Street, Waiuku

Or

Map

Or

Other *(specify)*

Submission

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

I **support** the specific provisions identified above ☐

I **oppose** the specific provisions identified above ☑

I wish to have the provisions identified above amended Yes ☐ No ☐

The reasons for my views are:

See attached

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation ☐

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

Decline the proposed plan change / variation ☑ 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 ☑

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

Date 6/2/18

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

6th February 2018

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

Email to : unitaryplan@aucklandcouncil.govt.nz

Re: Supporting Material for Submission and Objection to Proposed Plan Change 7:Addition to Schedule 14 Historic Heritage of 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.

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

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 ot 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.

Seismic Strengthening

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

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

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

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

New Zealand Retail Market Indicators Q3 2017

Precinct	Net Prime Rents ($/m²)***		Net Secondary Rents ($/m²)***		Prime Capital Value* ($/m²)		Secondary Capital Value* ($/m²)		Prime Market Yields** (%)		Secondary Market Yields** (%)	
	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
AUCKLAND												
CBD	1,700	4,300	800	1,000	28,335	95,555	9,410	15,385	4.50%	6.00%	6.50%	8.50%
Newmarket	800	2,000	500	750	13,335	47,060	5,880	10,000	4.25%	6.00%	7.50%	8.50%
Ponsonby Road	750	1,350	550	750	12,500	31,765	N/A	N/A	4.25%	6.00%	N/A	N/A
Parnell Rise	600	850	N/A	N/A	8,570	18,890	N/A	N/A	4.50%	7.00%	N/A	N/A
Dominion Road	325	520	N/A	N/A	4,645	10,945	N/A	N/A	4.75%	7.00%	N/A	N/A
Takapuna	500	1,000	300	450	7,145	22,220	3,530	6,000	4.50%	7.00%	7.50%	8.50%
HAMILTON												
CBD	250	525	100	250	3,570	8,750	975	3,125	6.00%	7.00%	8.00%	10.25%
ROTORUA												
CBD	180	350	100	200	2,485	6,085	1,175	2,500	5.75%	7.25%	8.00%	8.50%
TAURANGA												
CBD	300	450	175	250	4,615	8,180	2,335	3,845	5.50%	6.50%	6.50%	7.50%
MT MAUNGANUI												
CBD	375	650	200	300	7,145	15,295	3,480	6,315	4.25%	5.25%	4.75%	5.75%
NAPIER												
CBD	450	700	200	450	6,000	10,770	2,500	6,000	6.50%	7.50%	7.50%	8.00%
HASTINGS												
CBD	220	320	120	220	2,750	4,925	1,410	2,935	6.50%	8.00%	7.50%	8.50%
PALMERSTON NORTH												
CBD	300	600	100	200	4,000	9,230	1,000	2,220	6.50%	7.50%	9.00%	10.00%
WELLINGTON												
Lambton Quay	2,120	2,282	680	780	30,285	36,510	9,060	10,750	6.25%	7.00%	7.25%	7.50%
Willis Street	881	1,424	N/A	N/A	11,740	21,900	N/A	N/A	6.50%	7.50%	N/A	N/A
Courtenay Place	764	986	N/A	N/A	10,180	15,160	N/A	N/A	6.50%	7.50%	N/A	N/A
Cuba Mall	682	1,225	N/A	N/A	9,095	18,845	N/A	N/A	6.50%	7.50%	N/A	N/A
NELSON												
CBD	450	700	250	400	6,000	11,665	3,335	5,715	6.00%	7.50%	7.00%	7.50%
CHRISTCHURCH												
City Mall	650	1,200	500	600	9,630	20,000	6,665	8,890	6.00%	6.75%	6.75%	7.50%
CBD	650	800	350	600	8,665	13,335	4,375	8,570	6.00%	7.50%	7.00%	8.00%
QUEENSTOWN												
CBD	1,300	2,000	450	1,000	26,000	50,000	7,500	20,000	4.00%	5.00%	5.00%	6.00%
DUNEDIN												
CBD	500	1,200	150	450	6,250	21,820	1,365	5,625	5.50%	8.00%	8.00%	11.00%

***Wellington based on gross face rents

Main Retail Centres Market Indicators Q3 2017

Shopping Centres	Net Face Rents ($/m²)***		Operating Expense ($/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								
Regional Shopping Centre	600	2,500	170	270	6,665	25,715	7.00%	8.00%
District Shopping Centres	350	1,800	150	230	3,500	31,250	8.00%	9.00%
Bulk Retail Centres	200	330	25	60	2,105	4,715	7.00%	8.50%

Source: Colliers International Research
Note: Figures are rounded

Assumes 100 sqm shop

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

**Assuming freehold

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
6/02/2018

Auckland Council
Te Kaunihera o Tāmaki Makaurau

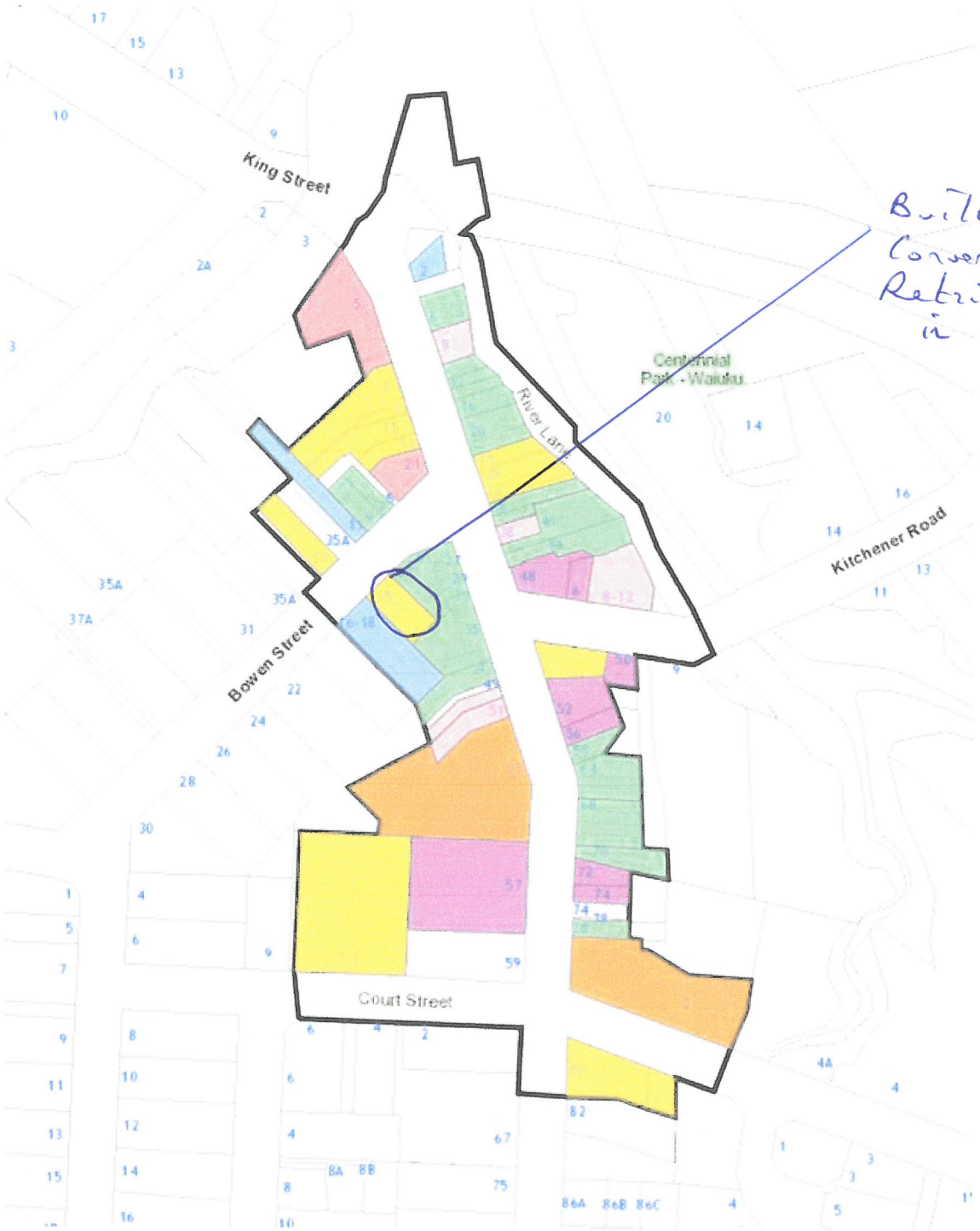
#224

Image	Name and Address	Construction date Architect/Builder	Key dates of known alterations	Contributor / Non-contributor	Comments
	**Wallace Supplies Limited Buildings (Former)** 35-45 Queen Street Waiuku	**1927** (Replaced brick shops destroyed in the 1927 fire. These replaced earlier timber buildings).		**Contributor**	Good, largely intact example that reflects the continued and sustained growth of the township during the 1920s, a key period of development. The pressed metal ceiling under the verandah is of particular interest.
	**Williams' Electricians' Shop (Former)** 7 Bowen Street Waiuku	**1927**	**Late 1970s:** Rear addition.	**Contributor**	Associated with the development of the prosperous 1920s, and particularly the arrival of cheaper electricity to the area.
	**McArthur's Billiard Saloon (Former)** 40 Queen Street Waiuku	**c.1927** (Replaced an earlier billiard room on the site destroyed in the 1916 fire).	**Post 1979:** Large addition to rear.	**Contributor**	Despite its limited street presence, the place reflects the recreational activities undertaken during the early twentieth century when publicans were prohibited from entertaining customers under the liquor licensing legislation. Of particular note for its decorated ceiling.

"2 fronts"

Image	Name and Address	Construction date Architect/Builder	Key dates of known alterations	Contributor / Non-contributor	Comments
	**Wallace Supplies Limited Warehouse (Former)** 12-14 Bowen Street Waiuku	~~1911~~ 1927.	~~1960~~: Construction of new shop fronts. 1980 shop fronts built. It is all one 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 stores 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.
	**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.

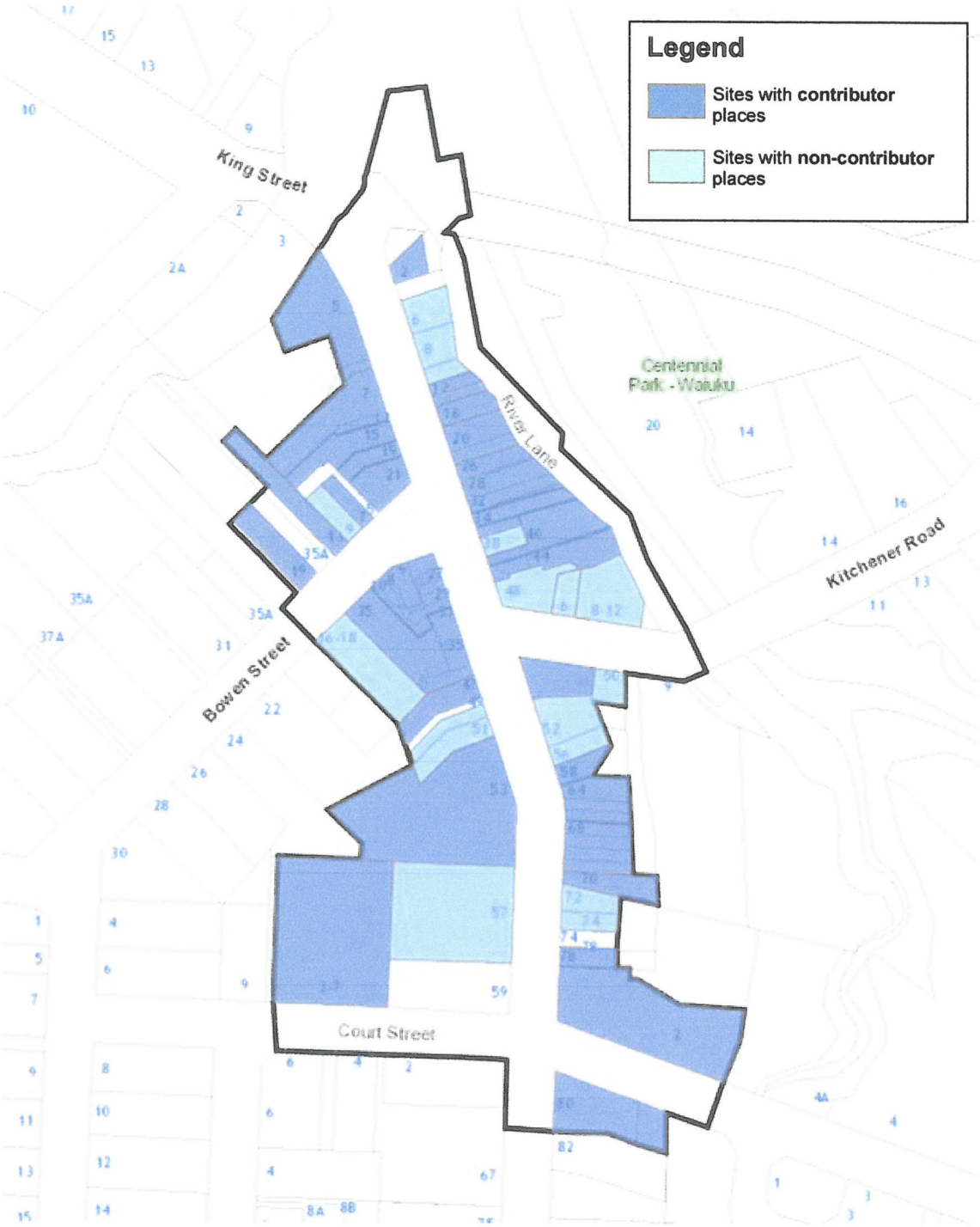
2.4 Era/period of buildings within the HHA



- Colonial era (1840-1869)
- Victorian era (1870-1900)
- Edwardian era (1901-1918)
- Interwar period (1919-1938)
- World War II period (1939-1945)
- Post-war era (1946-1959)
- Modern (1960-present)

35 Queen Wrong Colour
Fix
Tuthey Joined up Queen

5.1 Map showing contributor and non-contributor places



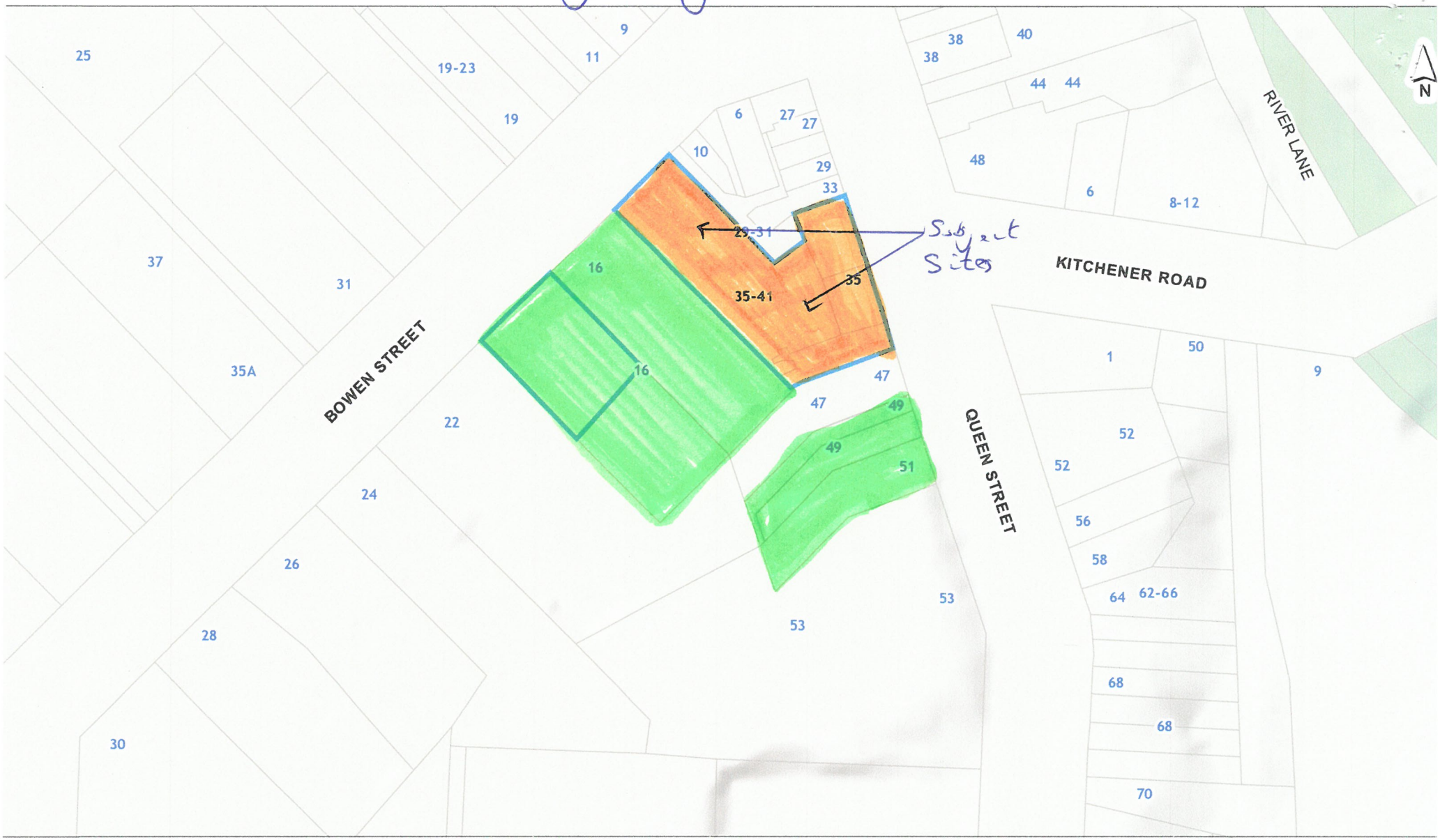
The Waiuku Town Centre HHA

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

Auckland Council

Map Showing Family Owned Retail Sites

Map



0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

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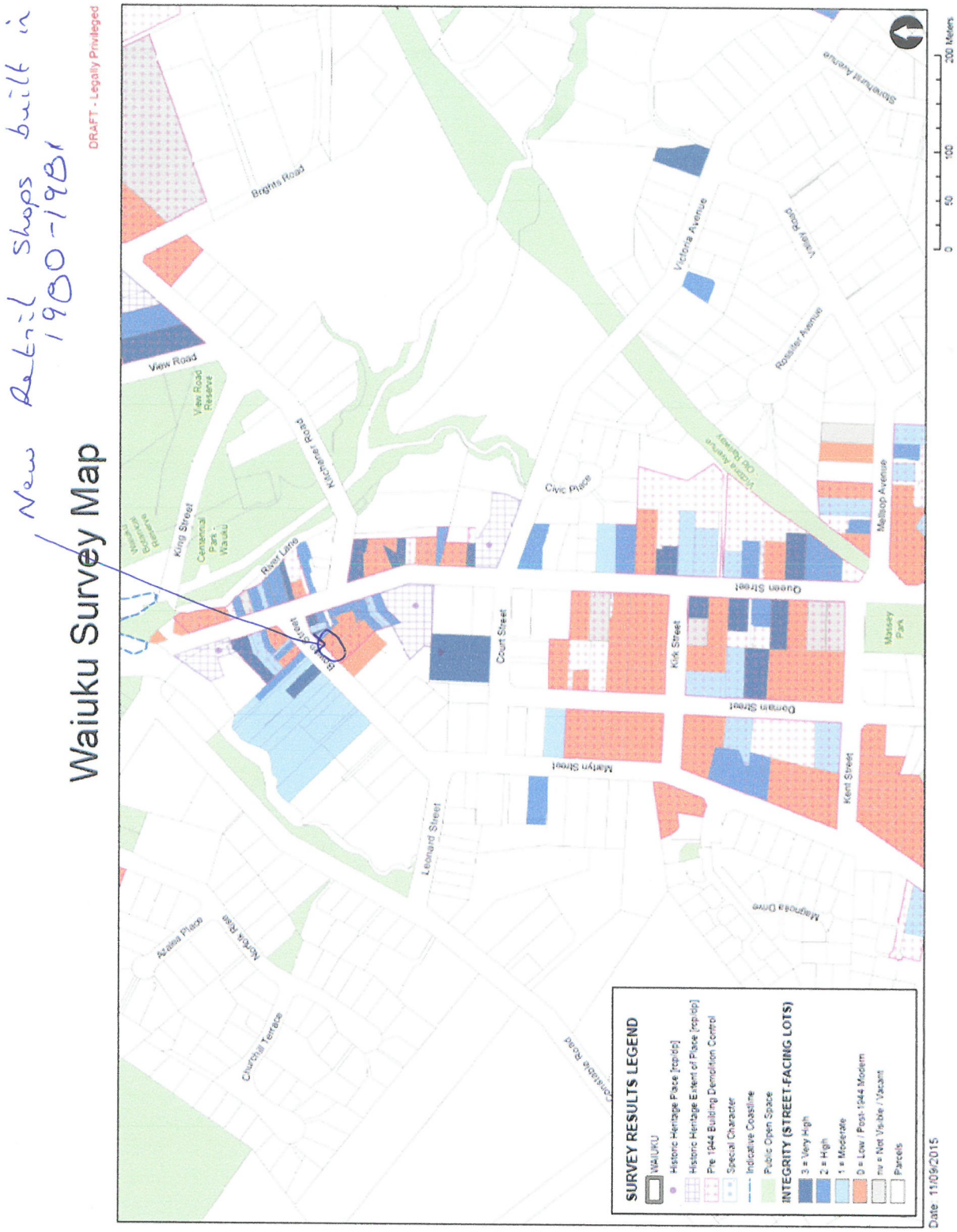
#224

#224



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

#225

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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

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

Auckland Council
NOT TRANSFERABLE
09 FEB 2018
Pukekohe Service Centre

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Mrs Lynne Rochelle Craig & Mr Christopher Michael Hedley

Organisation Name (if submission is made on behalf of Organisation) T/A Bubble Holdings Ltd.

Address for service of Submitter

12 Kendallvale Drive, Waiuku, 2123
South Auckland

Telephone: 021 747941 Fax/Email: chrisandlynne@ps.gen.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number: Plan Change 7

Plan Change/Variation Name: Additions to Schedule 14 Historic Heritage

The specific provisions that my submission relates to are:
(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address: 16 - 18 Bowen street Waiuku.

Or

Map

Or

Other *(specify)*

Submission

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

I **support** the specific provisions identified above ☐

I **oppose** the specific provisions identified above ☑

I wish to have the provisions identified above amended Yes ☐ No ☐

The reasons for my views are:

#225

See attached

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation ☐

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

Decline the proposed plan change / variation ☑ 225.1

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)

Date 6/2/2018

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

6th February 2018

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

Email to : unitaryplan@aucklandcouncil.govt.nz

Re: Supporting Material for Submission and Objection to Proposed Plan Change 7:Addition to Schedule 14 Historic Heritage of 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.

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 ot 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	$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

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

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

New Zealand Retail Market Indicators Q3 2017

Precinct	Net Prime Rents ($/m²)***		Net Secondary Rents ($/m²)***		Prime Capital Value* ($/m²)		Secondary Capital Value* ($/m²)		Prime Market Yields** (%)		Secondary Market Yields** (%)	
	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
AUCKLAND												
CBD	1,700	4,300	800	1,000	28,335	95,555	9,410	15,385	4.50%	6.00%	6.50%	8.50%
Newmarket	800	2,000	500	750	13,335	47,060	5,880	10,000	4.25%	6.00%	7.50%	8.50%
Ponsonby Road	750	1,350	550	750	12,500	31,765	N/A	N/A	4.25%	6.00%	N/A	N/A
Parnell Rise	600	850	N/A	N/A	8,570	18,890	N/A	N/A	4.50%	7.00%	N/A	N/A
Dominion Road	325	520	N/A	N/A	4,645	10,945	N/A	N/A	4.75%	7.00%	N/A	N/A
Takapuna	500	1,000	300	450	7,145	22,220	3,530	6,000	4.50%	7.00%	7.50%	8.50%
HAMILTON												
CBD	250	525	100	250	3,570	8,750	975	3,125	6.00%	7.00%	8.00%	10.25%
ROTORUA												
CBD	180	350	100	200	2,485	6,085	1,175	2,500	5.75%	7.25%	8.00%	8.50%
TAURANGA												
CBD	300	450	175	250	4,615	8,180	2,335	3,845	5.50%	6.50%	6.50%	7.50%
MT MAUNGANUI												
CBD	375	650	200	300	7,145	15,295	3,480	6,315	4.25%	5.25%	4.75%	5.75%
NAPIER												
CBD	450	700	200	450	6,000	10,770	2,500	6,000	6.50%	7.50%	7.50%	8.00%
HASTINGS												
CBD	220	320	120	220	2,750	4,925	1,410	2,935	6.50%	8.00%	7.50%	8.50%
PALMERSTON NORTH												
CBD	300	600	100	200	4,000	9,230	1,000	2,220	6.50%	7.50%	9.00%	10.00%
WELLINGTON												
Lambton Quay	2,120	2,282	680	780	30,285	36,510	9,060	10,750	6.25%	7.00%	7.25%	7.50%
Willis Street	881	1,424	N/A	N/A	11,740	21,900	N/A	N/A	6.50%	7.50%	N/A	N/A
Courtenay Place	764	986	N/A	N/A	10,180	15,160	N/A	N/A	6.50%	7.50%	N/A	N/A
Cuba Mall	682	1,225	N/A	N/A	9,095	18,845	N/A	N/A	6.50%	7.50%	N/A	N/A
NELSON												
CBD	450	700	250	400	6,000	11,665	3,335	5,715	6.00%	7.50%	7.00%	7.50%
CHRISTCHURCH												
City Mall	650	1,200	500	600	9,630	20,000	6,665	8,890	6.00%	6.75%	6.75%	7.50%
CBD	650	800	350	600	8,665	13,335	4,375	8,570	6.00%	7.50%	7.00%	8.00%
QUEENSTOWN												
CBD	1,300	2,000	450	1,000	26,000	50,000	7,500	20,000	4.00%	5.00%	5.00%	6.00%
DUNEDIN												
CBD	500	1,200	150	450	6,250	21,820	1,365	5,625	5.50%	8.00%	8.00%	11.00%

***Wellington based on gross face rents

Main Retail Centres Market Indicators Q3 2017

Shopping Centres	Net Face Rents ($/m²)***		Operating Expense ($/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								
Regional Shopping Centre	600	2,500	170	270	6,665	25,715	7.00%	8.00%
District Shopping Centres	350	1,800	150	230	3,500	31,250	8.00%	9.00%
Bulk Retail Centres	200	330	25	60	2,105	4,715	7.00%	8.50%

Source: Colliers International Research
Note: Figures are rounded

Assumes 100 sqm shop

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

**Assuming freehold

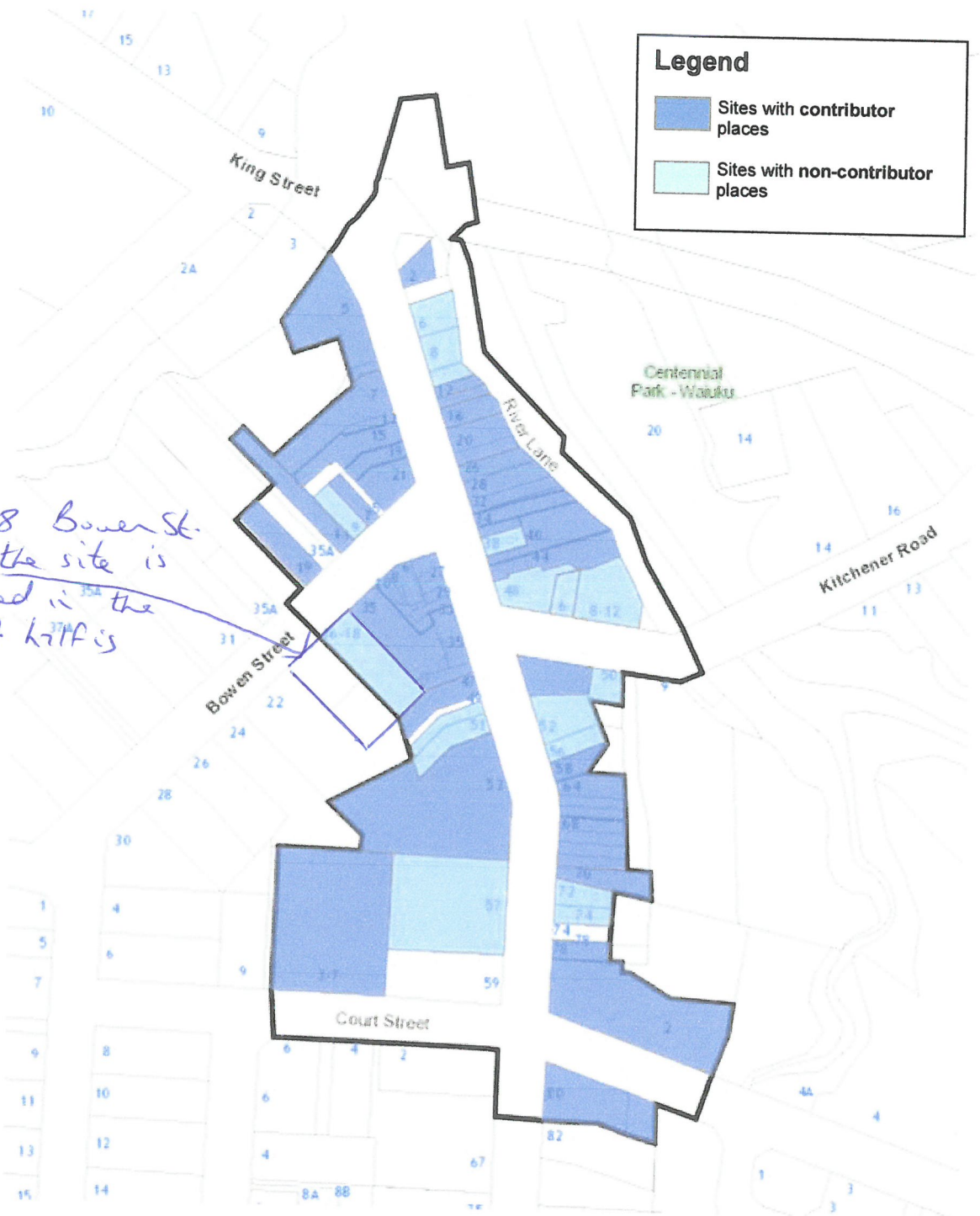
RATES INFORMATION

Location of Rating Unit	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				
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
			Total Rates for 2017/2018 (GST inclusive)	**$6,909.78**

5.1 Map showing contributor and non-contributor places



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)

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	**c.1943-46** Replaced an earlier building destroyed by fire in 1943. - Half of the Site is Vacant		**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.

Map Showing Family Owned Sites & HHA Running Right Through the Centre of It.

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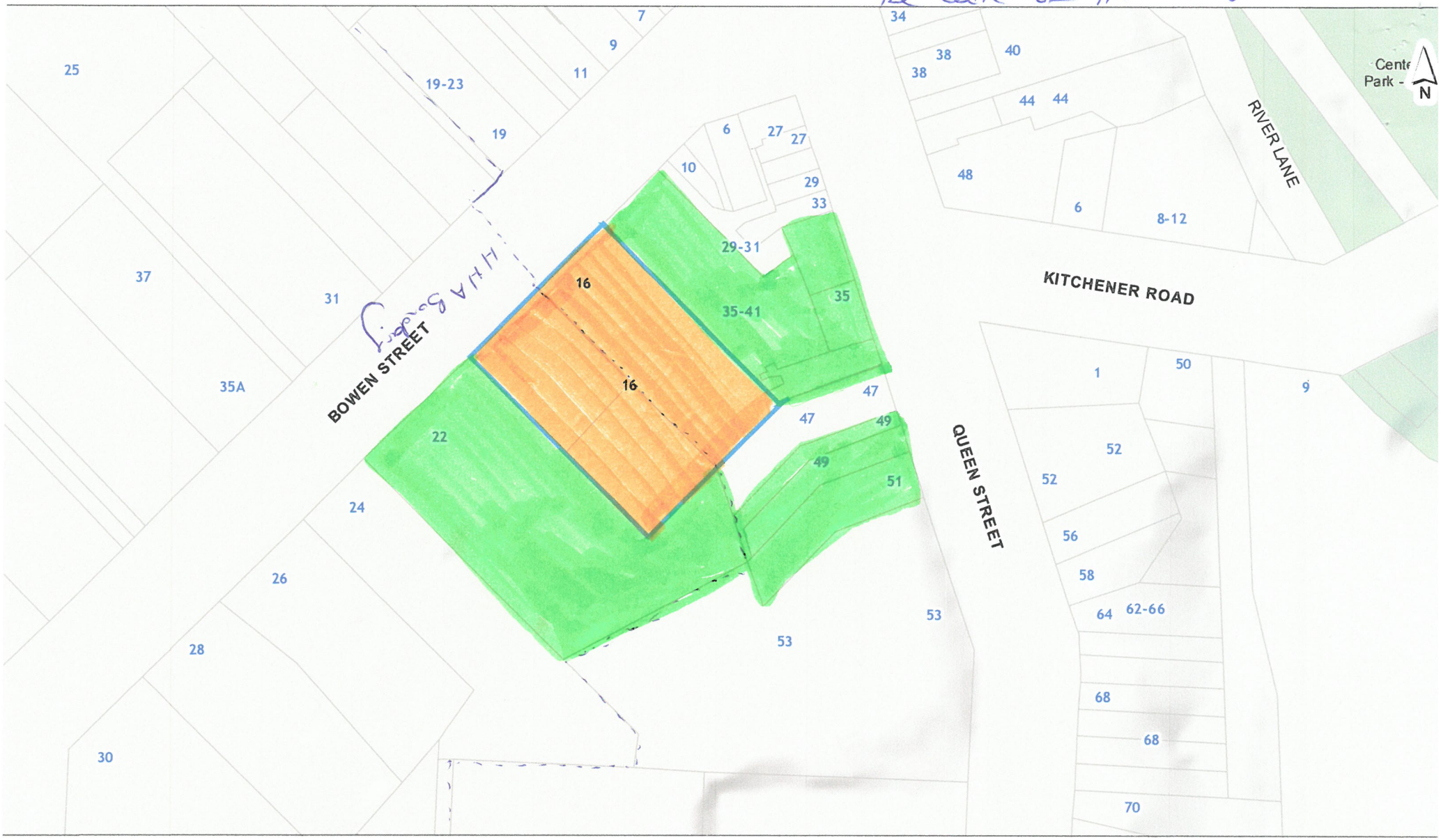
Map



CLAIMER:
s map/plan is illustrative only and all information should be
ependently verified on site before taking any action.
pyright Auckland Council. Land Parcel Boundary information
n LINZ (Crown Copyright Reserved). Whilst due care has
n taken, Auckland Council gives no warranty as to the
uracy and plan completeness of any information on this
p/plan and accepts no liability for any error, omission or use
he information. Height datum: Auckland 1946.

[redacted]

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
6/02/2018

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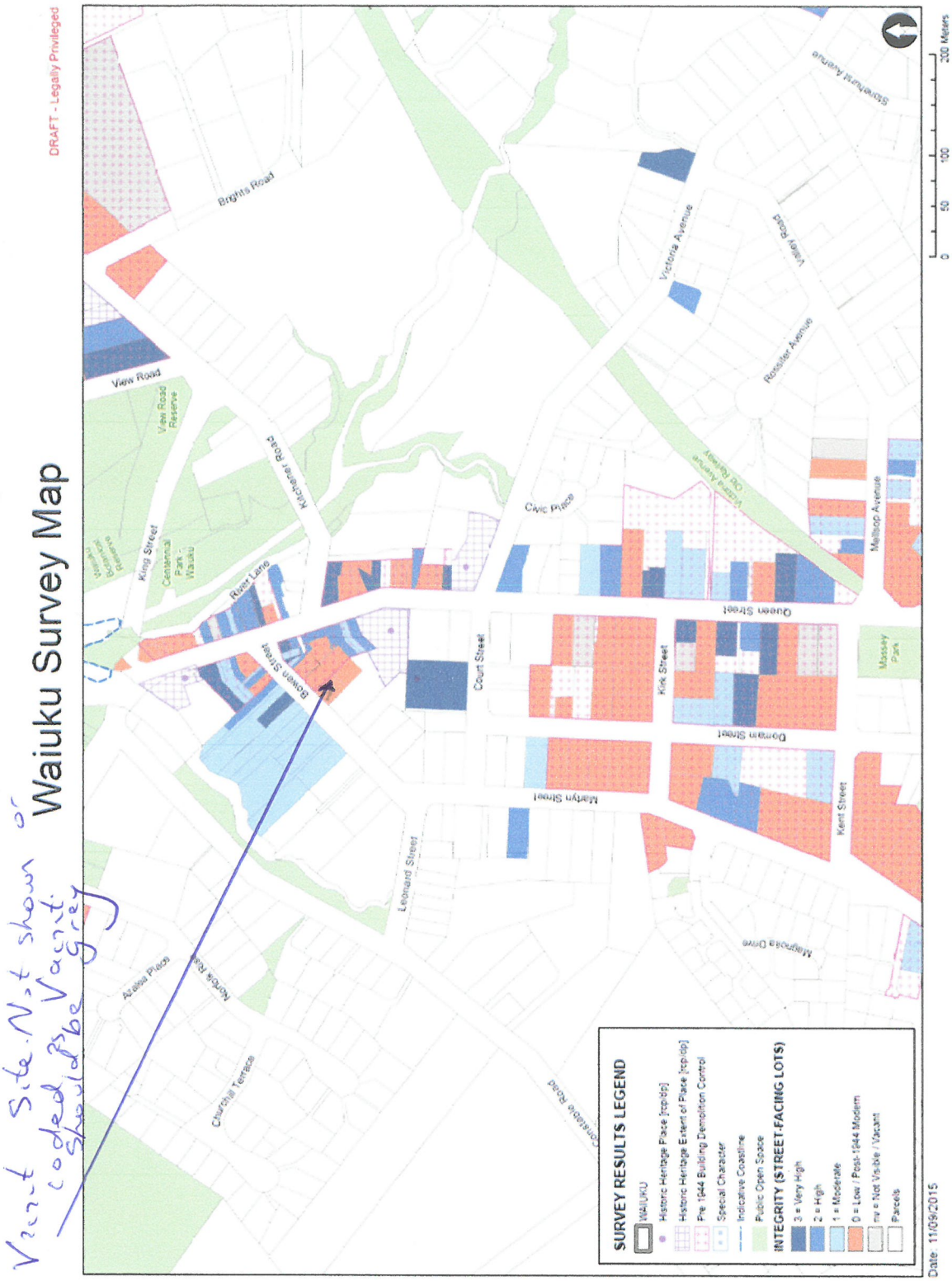
Te Kaunihera o Tāmaki Makaurau

#225

4.2 Integrity Heat Maps



Vacant Site. Not shown as coded. Should be Vacant. Should be Grey

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