

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



#223

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:

chrisandlyne@ps.govt.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

Application for a variation to the Resource Management Act 1991

on my own submission or on behalf of an organization (tick one)

Submission ID: _____

Receipt Date: _____

Mr. Richard Johnson
 Assessment Council
 Level 24, 138 Albert Street
 Private Bag 62, 00
 Auckland 1142

Submitter details

Full name or name of Agent (if applicable)

Given name (if not full name)

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

Address for service of Submitter

Telephone: _____

Facsimile: _____

Other contact details (if any): _____

Reason for submission

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

Plan Change/Variation Number: _____

Address of the subject of the change: _____

The specific provision that my submission relates to is:

Plan provision: _____

Priority rating: _____

Other rating: _____

Submission

My submission is: Please indicate whether you support or oppose the specific provision or want to have that provision amended or deleted for 1 or more reasons.

I support the specific provision identified above:

I oppose the specific provision identified above:

I wish to have the provisions identified above amended:

Yes No

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 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

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

6/2/2018
 Date

Notes to person making submission:

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

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

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

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

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

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

(condition on a fee, which must be reviewed)

I agree to the following conditions of publication:

- I agree to the proposed change (condition) outlined below.
- I agree to the proposed change (condition) outlined below.
- I agree to the proposed change (condition) outlined below.
- I agree to the proposed change (condition) outlined below.

- I do not wish to be listed as a sponsor of my submission.
- I do not wish to be listed as a sponsor of my submission.
- I do not wish to be listed as a sponsor of my submission.

Date

Signature of author(s) (to be filled in by author(s))

These conditions apply to all submissions.

If you are making a submission to the Journal, please use Form 1000.

Please note that while a submission is treated as a work product under the Freedom of Information Act, any such submission submitted to the Journal will be treated as a work product under the Freedom of Information Act.

If you are a person who could gain or lose through the submission, your right to request a review may be limited by the Freedom of Information Act, 1997.

I am a person who could gain or lose through the submission.

If you gain or lose through the submission, please complete the following:

- (a) I am directly affected by the subject matter of the submission that
- (b) does not gain or lose through the submission.

6th 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 bargain stores. With the increase in online shopping it is hard to see this trend being reversed in that business owners choose to reduce their overheads by operating their retail business out of their homes rather than retail premises. Also consumers are choosing to increasingly buy online regardless of their physical location.

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

6th January 2012

Walsley Council
Planning Department
Level 24, 135, Roper Street
Walsley, Walsley, Walsley
Walsley, Walsley

Email to: enquiries@walsleycouncil.gov.uk

Re: Supporting Material for Submission and Objection to Proposed Planning Change
Application to Schedule 14 Historic Heritage of 43 Queen St, Walsley, Property
Variation Reference 250532700

Dear Sirs,

As detailed on the attached Form 6 for a submission on a proposed Planning Change for
Walsley City Council, we are pleased to hear that you have agreed to support our
objection to Proposed Planning Change 14. A submission to Schedule 14 Historic Heritage of the
Walsley Historic Heritage Area which proposes that part of the Walsley Historic Heritage Area
Historic Heritage Area.

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

Economic Effect

Walsley has always been known as a service town, currently serving a population of
approximately 17,000 people (9,800 people incorporating surrounding towns and villages
around the Walsley basin and 8,200 people around the Walsley River). A large number of
residents travel out of the town to work every day in Alcock. At the last count
there were 2,000 occupied dwellings in 2011, a relatively small number of households to
support the number of local retail businesses, services and food outlets that Walsley has
at offer.

Walsley has always had a destination town and is not an enclaved town, so it will
never benefit from a passing through of population and traffic that other towns may
benefit from.

Large retail chains cannot justify a location in Walsley due to its population size.
Walsley has only very limited retail offerings of one or two book outlets, a few food shops,
clothing stores, pharmacies, a gift store, hardware, deli, etc. A new retail
development, like 10, an appliance store, a shoe store, clothing, footwear, etc. retail
offer, additional residential spaces and a higher number of cafes and bars and 25
two parking spaces. With the increase in online shopping it is hard to see the need for
retail in that market given a choice to reduce their overheads by operating their
retail operation out of their homes rather than retail premises. Also consumers are
encouraged to increasingly buy online regardless of their physical location.

Walsley is a neighbouring town (20 km in distance with a population of 20,000)
that attracts a lot of Walsley residents weekly spend due to its accessibility and
great range of services and offers. Retail premises in Walsley tend to
struggle to survive because the population provides population provides
retail outlets tend to be non-locally viable. Even the retail outlets in the
town struggle to survive, the range of services is 25% - 40% of the

Financial Obligation Passed to Landlords

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

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

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

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

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

Low Commercial Rentals Achieved in Waiuku

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 to leave the buildings unmaintained, and not restored or redeveloped within HHA guidelines, hence not attracting tenants, which will in turn lead to vacant premises and a vacant town centre which no longer functions as it should for its community.

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

Financial Statement Based on Landlord's

The financial statement is prepared through the Historic Heritage Trust. The financial statement is based on the maintenance, restoration and repair of the property. It will provide some benefit to the public but at the expense of the landlord. A detailed financial statement is available for review due to the fact that many landlords are in financial difficulty looking for ways to assist.

A landlord will try to maintain a certain level of tenant standard for the town and this can result in the expense of having a tenant of low. Visions will not benefit from having a tenant of low of \$200 per month, but a tenant of \$1,000 per month is the best of tenant money. A tenant of low to the endowment mix of the Visions.

Landlord properties are known to be expensive and are containing to maintain. The cost of the property is in the form of maintenance, repairs, and replacement. Landlord cannot process required to begin and complete work. Many landlords in Visions do not receive a significant level of tenant to currently receive. Landlord and tenant property is present in the form of carrying the additional cost of the property.

Financial statement is prepared through the Historic Heritage Trust. The financial statement is based on the maintenance, restoration and repair of the property. It will provide some benefit to the public but at the expense of the landlord. A detailed financial statement is available for review due to the fact that many landlords are in financial difficulty looking for ways to assist.

Low Commercial Rental Act Level in Visions

The financial statement is prepared through the Historic Heritage Trust. The financial statement is based on the maintenance, restoration and repair of the property. It will provide some benefit to the public but at the expense of the landlord. A detailed financial statement is available for review due to the fact that many landlords are in financial difficulty looking for ways to assist.

These are the three main blocks of land on the Western side of the main street towards the new New Visions supermarket, that are not affected by the proposed 1/2 change. It is a very real possibility that the development of the main street side of the town in the future could lead the town center away from the current street layout. However, it is not clear how far the town center will move. It is not clear how far the town center will move. It is not clear how far the town center will move.

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 watertightness under HHA obligations would be physically difficult unless extensive masonry work would be completed at a cost which is prohibitive to the landlord.

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

Seismic Strengthening

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

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

Many landlords cannot afford to strengthen their properties let along carry the additional costs implied due to the change to a HHA. Many national retail chains do not enter into leases with buildings unless they are seismically strengthened, and given the

Please note we have updated to the Auckland City Council 2018 valuation as from this date no more errors are displayed below

Capital Value	Value of Improvements	Land Value
\$158,000	\$1,000	\$159,000
\$100,000	\$40,000	\$140,000
	\$140,000	

Environmental Factors

Climate and environmental factors include the maintenance of commercial properties in Waiuku Harbour. Waiuku is exposed to prevailing South westerly and Westealy Winds due to its close proximity to the West Coast (approximately 6km).

The age and construction of the building means that the exterior masonry, concrete block and fibro walls, concrete flooring and ceiling and roof and eavings are subject to high exposure to strong winds and salt. Concrete reinforcement is necessary due to the high winds and sea salt environment. Due to the environmental and climate factors many of the masonry buildings in Waiuku are being replaced. They are no longer watertight. Years of water ingress have weakened the masonry walls and reduced in some instances the walls to a wat crack like situation. Owners seek immediate solutions when this occurs. Modern building materials and systems provide the perfect and most cost efficient solution to these problems. The only way landlords have been able to retain watertight envelopes is a timely solution to use concrete and an masonry garage and shop window and walls or waterproof membrane paint systems. Maintaining water tightness under these conditions 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 the ability to do that 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 zones would face low seismicity due to being built on soft soil. Any reinforcement in the future in terms of digging or developing infrastructure is also severely restricted due to this factor and subsidence issues.

Following the Christchurch earthquakes and the period of difficulty in finding private building and seismic remediation. Seismic Strengthening professional advice. The general opinion has been that the cost of seismic strengthening is prohibitive. It is not at a high cost due to several factors that make it difficult to see out financially viable and recommendations have been made to leave buildings to see out their economic life and then look to demolish and rebuild as and when required. The implications and frequency of the HRA over Waiuku contrast other professional building advice we have previously received.

Many landlords cannot afford to strengthen their properties and the additional costs imposed due to the change to a HRA. Many national retail chains do not enter into lease with building owners and are generally abandoned and given the

maintenance issues and low rentals received in Waiuku, this leads landlords into the consideration of demolition and complete redevelopment of sites.

Reduced Redevelopment Opportunities Associated with Neighboring Properties

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

interior issues and low rents received in view of this landlord. The
concept of demolition and complete redevelopment of site.

Reduced Redevelopment Opportunities Associated with Neighboring Properties

The ability for a part of our study involving a number of properties that have
been previously purchased since 1983. These properties as detailed on the attached
plan include, in view to acquiring a specific block of land that carries a zoning
development of part of the retail area in Waukegan. These properties as detailed on the
attached plan include 48 Queen Street, 49 Queen Street, 50-51 Queen Street, 52-53
Queen Street, 54 Queen Street, 55 Queen Street, 56 Queen Street, 57 Queen Street, 58
Queen Street, 59 Queen Street, 60 Queen Street, 61 Queen Street, 62 Queen Street,
63 Queen Street, 64 Queen Street, 65 Queen Street, 66 Queen Street, 67 Queen Street,
68 Queen Street, 69 Queen Street, 70 Queen Street, 71 Queen Street, 72 Queen Street,
73 Queen Street, 74 Queen Street, 75 Queen Street, 76 Queen Street, 77 Queen Street,
78 Queen Street, 79 Queen Street, 80 Queen Street, 81 Queen Street, 82 Queen Street,
83 Queen Street, 84 Queen Street, 85 Queen Street, 86 Queen Street, 87 Queen Street,
88 Queen Street, 89 Queen Street, 90 Queen Street, 91 Queen Street, 92 Queen Street,
93 Queen Street, 94 Queen Street, 95 Queen Street, 96 Queen Street, 97 Queen Street,
98 Queen Street, 99 Queen Street, 100 Queen Street.

The redevelopment potential under the HFA severely impact on the future use of this
siteable landholding of approximately 2,000 sqm. Some of the properties are of an
interior space and benefit from a local area redevelopment and which may be
located within current building footprints boundaries and structure.

48 Queen St and has a right of way from Queen Street adjacent to the site which is too
narrow to enable proper day delivery traffic access to the rear of the properties. Any
development of the site would require narrowing the width of the driveway to allow
delivery truck to enter off the rear road, however this would not be permitted under
the HFA conditions due to non-compliance orders. This is stated on the attached
integrity report which is on page 17 of Auckland City Council Historic Heritage
Statement document dated December 2018. The date this site is shown on the 1944
development control map is incorrect as the premises were not built until after
1942 and the correct mapping system is shown on the attached page 18 which
shows the correct map and indicates that Auckland City Council's evaluation of the site
is not of the 1944 map, it is a HFA.

Aly non-compliance of these rules as HFA significantly limit effect the redevelopment
potential of these properties individually and as a whole and do not allow the
landlord to exercise their potential in relation to the site and future planning that the future
development of the site from 2018.

A further issue Waukegan previously had an historic ward which was not listed and not
existing. Auckland City is currently in the process of establishing the ward 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 could be somewhat
contrasted messages from Auckland City Council with regard to the ward.

While Waukegan is a great asset as a historic town and we believe there are ways to
make the most of it on the overlay of a HFA and the implications for the buildings
and location that this brings.

For the above mentioned reasons and concerns we submit our objection to the proposed
change to the HFA overlay on the site.

It is no longer

Oliver and Lyne Hooper
Lawson, Carter, Matthews Limited
15-17 Kelvinway, Warkworth
Waikato 3212
New Zealand

New Zealand Retail Market Indicators Q3 2017

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

***Wellington based on gross face rents

Main Retail Centres Market Indicators Q3 2017

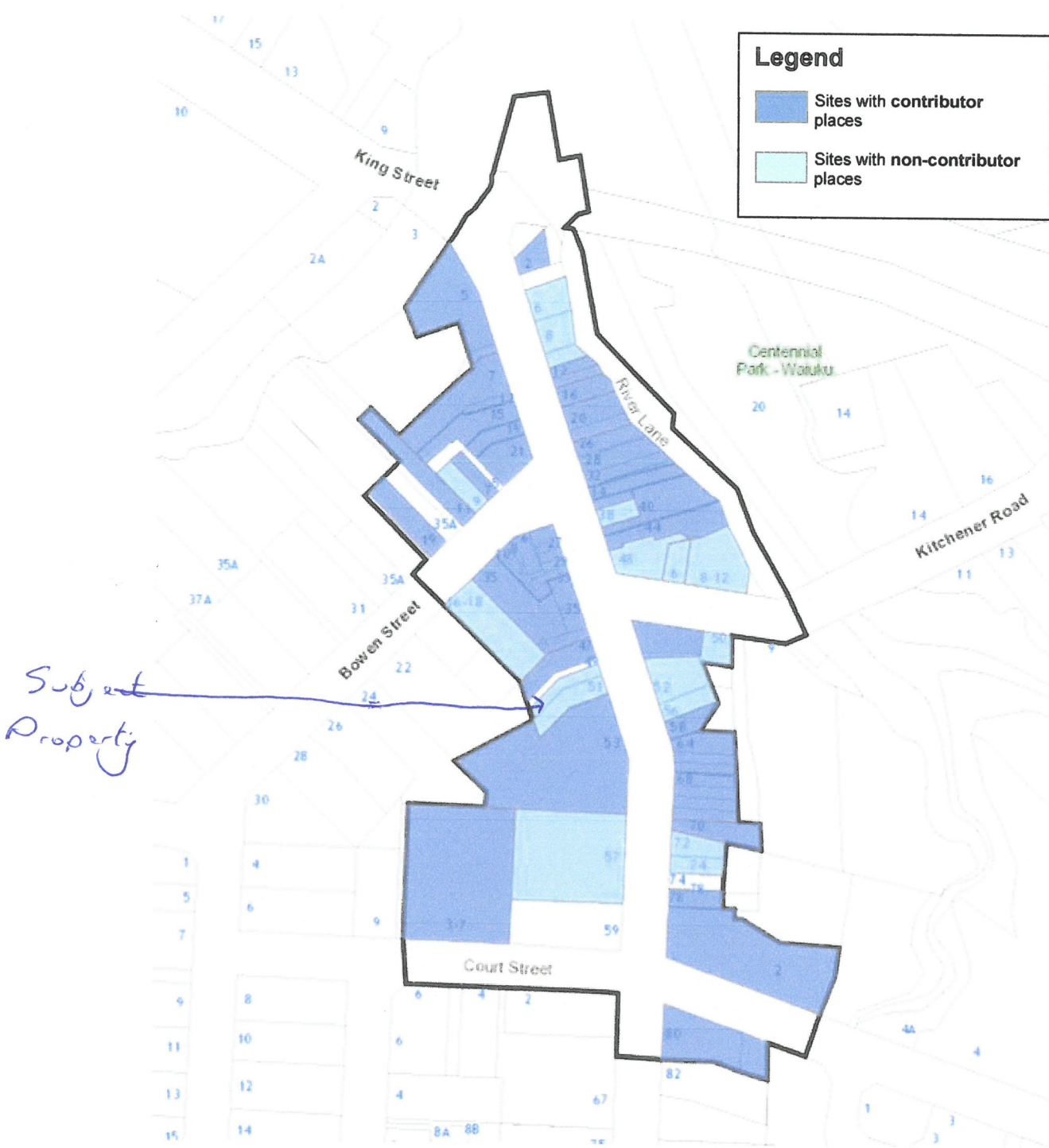
Shopping Centres	Net Face Rents (\$/m ²)***		Operating Expense (\$/m ²)		Prime Capital Value* (\$/m ²)		Prime Market Yields** (%)	
	Low	High	Low	High	Low	High	Low	High
AUCKLAND								
Regional Shopping Centres	650	1,850	170	270	8,385	32,745	5.65%	7.75%
District Shopping Centres	260	750	150	230	2,970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

Source: Colliers International Research
Note: Figures are rounded

Assumes 100 sqm shop

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

**Assuming freehold



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)



The shaded Towns are the
 The rest of the area is unshaded. The map shows the location of the Towns in the area.

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



Year	Series 1	Series 2
2000	100	150
2001	110	160
2002	120	170
2003	130	180
2004	140	190
2005	150	200
2006	160	210
2007	170	220
2008	180	230
2009	190	240
2010	200	250

Year	Category 1	Category 2	Category 3	Category 4	Category 5
2000	100	150	200	250	300
2001	110	160	210	260	310
2002	120	170	220	270	320
2003	130	180	230	280	330
2004	140	190	240	290	340
2005	150	200	250	300	350
2006	160	210	260	310	360
2007	170	220	270	320	370
2008	180	230	280	330	380
2009	190	240	290	340	390
2010	200	250	300	350	400

Image	Name and Address	Construction date Architect/Builder	Key dates of known alterations	Contributor / Non-contributor	Comments
	<p>Waiuku Town Board Offices (Former) 2 Queen Street Waiuku</p>	<p>1939-40</p>	<p>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.</p>	<p>Contributor</p>	<p>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.</p>
	<p>Waiuku Transport Limited Building (Former) 11 Bowen Street Waiuku</p>	<p>1940</p>	<p>n.d.: Rear addition and modifications to internal staircase.</p>	<p>Contributor</p>	<p>Reflects the on-going development of Waiuku up to the Second World War, and particularly the importance of road transport.</p>
	<p>Shops 49 (right) and 51 (left) Queen Street Waiuku</p>	<p>After 1945</p>		<p>Non-contributor</p>	<p>Built after the area's period of significance.</p>

<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>
<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>
<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>	<p>...</p>

Plan Showing Family Owned Sites for Future Development



#223



Scale @ A4 = 1:1,000

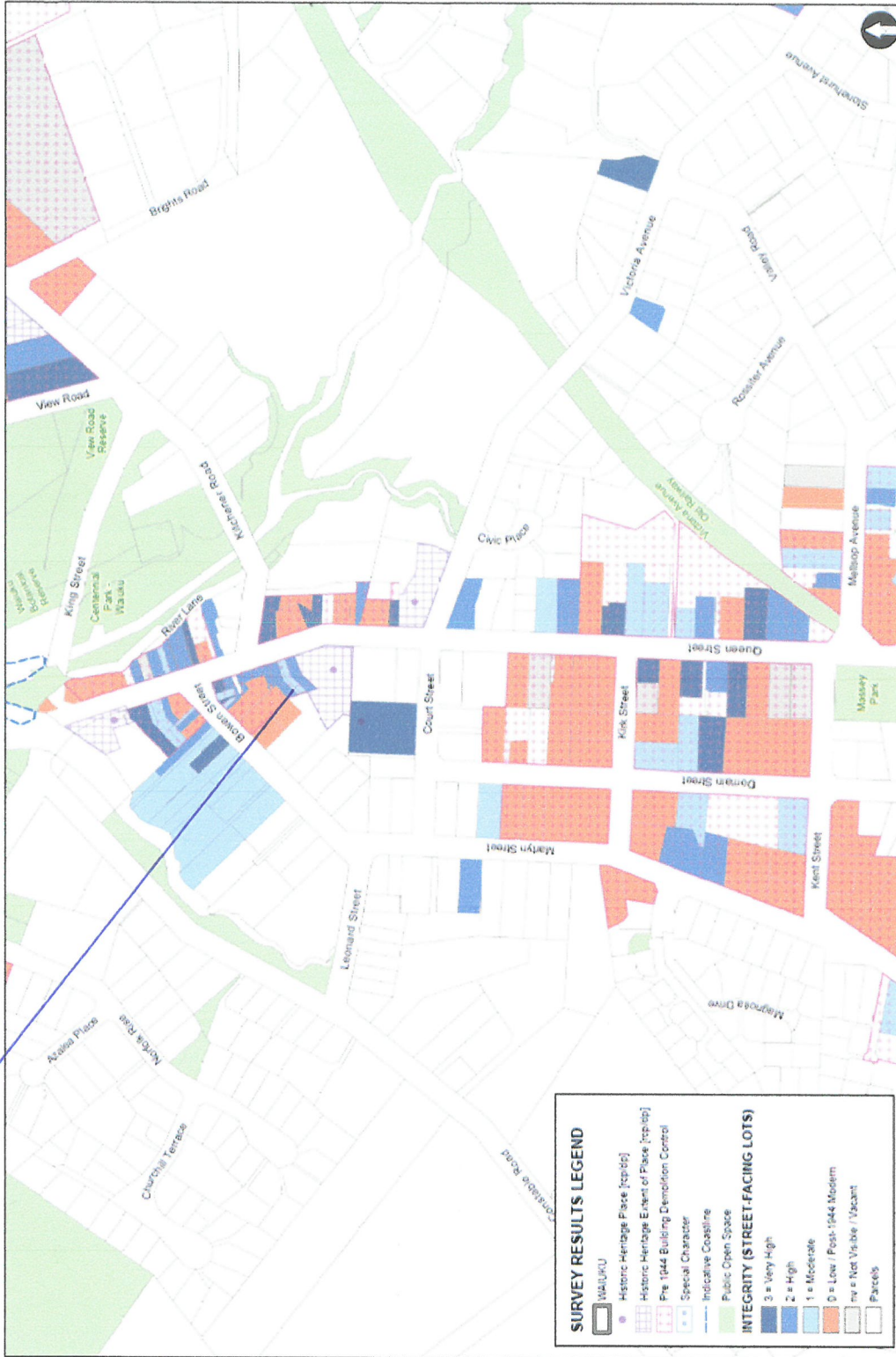
Date Printed: 6/02/2018

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

Subject Property shown as Pre-1944 Building Demolition Control.

Waiuku Survey Map

DRAFT - Legally Privileged



Date: 11/09/2015

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

Item #	Description	Quantity	Unit	Value
1
2
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Inventory List #223 - 10/1/2010 - 10/31/2010

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

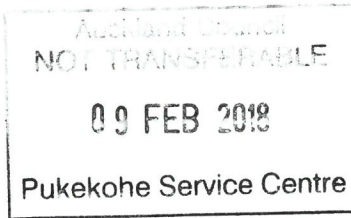
Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



#223

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

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



For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) 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: chrisandlyne@ps.govt.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) 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

Priority Date	Priority Date
Priority Date	Priority Date
Priority Date	Priority Date

Applicant Name: []
 Applicant Address: []
 Applicant City: []
 Applicant State: []
 Applicant Zip: []

Submitter Details

Full Name of Agent (if applicable): []
 Mailing Address: []
 Name: []
 Organization Name (if an institution is made on behalf of Organization): []
 Address for service of Submitter: []

Telephone: []
 Contact for questions (Name and telephone if available): []

Scope of Submission

This is a submission on the following proposal, which is related to an existing grant:
 The following variation number is being changed:
 []
 Addition to proposal number []

The specific provisions of the submission refer to the:
 Prior to filing the specific part of the proposal, the applicant:

Plan to file:
 Other (Specify):
 Other (Specify):
 Other (Specify):
 Other (Specify):

Submission

I agree that the specific provisions submitted above:
 I agree that the specific provisions submitted above are correct.
 I agree that the specific provisions submitted above are correct.
 I agree that the specific provisions submitted above are correct.

(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
- 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)

_____ 6/2/2018
 Date

Notes to person making submission:

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

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

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

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

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

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

(If you are unable to complete this section, please contact the Competition Unit.)

I seek the following changes to the Competition Unit:

- Accept the proposed plan without any conditions or amendments as outlined below.
- Accept the proposed plan change with amendments as outlined below.
- Decline the proposed plan change. Justification:
- If the proposed plan change 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 the submission.
- If others make a similar submission, I will consider entering a joint case with them at a hearing.

Date:

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

Notes to persons making submissions:

If you are making a submission to the Competition Unit, you should use Form 1001.

Please note that you should be required to be made available for the Resource Management Act 1991, as any further submission, objection or appeal of this submission is required to be forwarded to you as set out in the Act.

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 21 of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

- (a) I am directly affected by an effect of the subject matter of the submission that adversely affects the environment; and
- (b) does not relate to a trade competition or the effects of trade competition.

6th 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, dairies, A new world supermarket, Mitre 10, an appliance store, a shoe store, clothing/menswear store, travel agent, optometrist, real estate agents and a higher number of eateries and low end \$2 type bargain stores. With the increase in online shopping it is hard to see this trend being reversed in that business owners choose to reduce their overheads by operating their retail business out of their homes rather than retail premises. Also consumers are choosing to increasingly buy online regardless of their physical location.

Pukekohe, as a neighbouring town (20 km in distance with a population of 30,800) tends to attract a lot of Waiuku residents weekly spend due to its accessibility and greater variety of services and stores on offer. 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.

27 January 2018

Auckland Council
Planning Department
Level 24, 135 Queen Street
Private Bag 6399
Auckland 1142

Email to: planning@ AucklandCouncil.govt.nz

Re: Supporting Material for Submission and Opposition to Proposed Plan Change
Variation to Schedule 14 Historic Heritage of 81 Queen St, Waiuku, Property
Variation Reference #16078870

Dear Sir/Madam

As detailed in the attached Form 8 for a Submission on a proposed Plan Change for Auckland City Council, we as residents of 81 Queen Street Waiuku, wish to submit our objection to Proposed Plan Change A. 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 objection to the proposal stems from the concerns about the following:

Economic Effect

Waiuku has always been known as a service town, currently servicing a population of approximately 7,000 people (8,800 people including surrounding farms and rural areas on the Waiuku peninsula and south towards the Murrumbidgee River). A large number of residents travel out of the township to work every day in Auckland. At the last count there were 3,000 occupied dwellings in 2013, a relatively small number of households to sustain the number of local retail businesses, services and food outlets that Waiuku has.

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

Local retail outlets cannot justify in locating in Waiuku due to its population size. Waiuku is left with very minimal retail offerings of only a few outlets, a second hand clothing store, a pharmacy, a gift shop, hardware, dairy, a few food outlets, petrol, and an appliance store. These stores, unfortunately, are not able to support the retail needs of the township. With the increase in online shopping it is hard to see the need for the physical stores. As the increase in online shopping is hard to see the need for the physical stores, it is hard to see the need for the physical stores. As the increase in online shopping is hard to see the need for the physical stores, it is hard to see the need for the physical stores.

Waiuku as a neighbouring town (15 km in distance with a population of 10,800) tends to attract a lot of Waiuku residents weekly, and due to its accessibility and greater variety of services and stores, it is a more attractive destination for those that travel out of the township. The Waiuku retail needs in the main will fall within the range of approximately 2500 - 3450 people.

Financial Obligation Passed to Landlords

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

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

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

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

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

Low Commercial Rentals Achieved in Waiuku

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 to leave the buildings unmaintained, and not restored or redeveloped within HHA guidelines, hence not attracting tenants, which will in turn lead to vacant premises and a vacant town centre which no longer functions as it should for its community.

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

Financial Obligation Passed to Landlords

Our main concern for the proposed change of liability for 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, the financial burden is likely to be very low due to minimal demand and many tenants are financially ill-equipped to handle the financial obligation for assistance.

As landlords we try to maintain a certain level of tenancy standard for the town and the can sometimes be at the expense of having a tenant or not. Waukegan will not benefit from having a main street full of \$2.00 large shops, parking or premises, which is the type of tenant property it attracts due to the recessionary nature of the Waukegan condition.

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 detailed, development restrictions, consent processes required to begin and complete works. Many landlords in Waukegan do not receive a significant level of rental to carry service charges and maintain properties at present levels, carrying the additional costs involved from this property change.

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

There has been no intention of a possible first or later step to landlords to assist with the additional costs involved with an HHA change.

Local Government Remains Advised in Waukegan

St. Charles St. Charles an Agriculture Business and a Barber - in areas of approximately 170 acres and grows a total of \$18,000 per annum (approximately \$100 per acre) (exclusive of GST), a retail convenience with the date of commercial property tenancy in the forecast. With reference to the National Retail Report for 2017 we agree that a similar sized property in other areas of Waukegan would draw a higher annual rental in main street environment of \$200 to \$400 per sqm. (Development for example as a historic heritage area receives rents of circa \$200 per sqm. However for Waukegan this is not the case. The maintenance of historic buildings will not do financial viable for landlords as they will not have the rental income from the properties to justify the cost and they will not have the building maintenance and not restored or developed with HHA guidelines, hence not meeting tenants which will in turn lead to vacant premises and a vacant town centre which no longer functions as it should for a community.

Please note that the currently some large blocks of land on the Western side of the town have been the new, New World and another that are not affected by the proposed HHA change. It is a very real possibility that the development of this land on the side of the town in the future could pull the town centre away from its current location. Queen Street, Queen St, Kitchener Rd, location, placed further pressure on landlords within these areas to find and retain tenants and obtain a viable 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 watertightness under HHA obligations would be physically difficult unless extensive masonry work would be completed at a cost which is prohibitive to the landlord.

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

Seismic Strengthening

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

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

Many landlords cannot afford to strengthen their properties let along carry the additional costs implied due to the change to a HHA. Many national retail chains do not enter into leases with buildings unless they are seismically strengthened, and given the

maintenance issues and low rentals received in Waiuku, this leads landlords into the consideration of demolition and complete redevelopment of sites.

Reduced Redevelopment Opportunities Associated with Neighboring Properties

This property forms part of our family landholding of a number of properties that have been gradually purchased since 1983. These properties as detailed on the attached plan include, with a view to acquiring a sizeable block of land that enables a worthy development of part of the retail area in Waiuku. These properties as detailed on the attached plan include 49 Queen Street, 51 Queen Street, 35-41 Queen Street, 16-18 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 (\$/m ²)***		Net Secondary Rents (\$/m ²)***		Prime Capital Value* (\$/m ²)		Secondary Capital Value* (\$/m ²)		Prime Market Yields** (%)		Secondary Market Yields** (%)	
	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
AUCKLAND												
CBD	1,700	4,300	800	1,000	28,335	95,555	9,410	15,385	4.50%	6.00%	6.50%	8.50%
Newmarket	800	2,000	500	750	13,335	47,060	5,880	10,000	4.25%	6.00%	7.50%	8.50%
Ponsonby Road	750	1,350	550	750	12,500	31,765	N/A	N/A	4.25%	6.00%	N/A	N/A
Parnell Rise	600	850	N/A	N/A	8,570	18,890	N/A	N/A	4.50%	7.00%	N/A	N/A
Dominion Road	325	520	N/A	N/A	4,645	10,945	N/A	N/A	4.75%	7.00%	N/A	N/A
Takapuna	500	1,000	300	450	7,145	22,220	3,530	6,000	4.50%	7.00%	7.50%	8.50%
HAMILTON												
CBD	250	525	100	250	3,570	8,750	975	3,125	6.00%	7.00%	8.00%	10.25%
ROTORUA												
CBD	180	350	100	200	2,485	6,085	1,175	2,500	5.75%	7.25%	8.00%	8.50%
TAURANGA												
CBD	300	450	175	250	4,615	8,180	2,335	3,845	5.50%	6.50%	6.50%	7.50%
MT MAUNGANUI												
CBD	375	650	200	300	7,145	15,295	3,480	6,315	4.25%	5.25%	4.75%	5.75%
NAPIER												
CBD	450	700	200	450	6,000	10,770	2,500	6,000	6.50%	7.50%	7.50%	8.00%
HASTINGS												
CBD	220	320	120	220	2,750	4,925	1,410	2,935	6.50%	8.00%	7.50%	8.50%
PALMERSTON NORTH												
CBD	300	600	100	200	4,000	9,230	1,000	2,220	6.50%	7.50%	9.00%	10.00%
WELLINGTON												
Lambton Quay	2,120	2,282	680	780	30,285	36,510	9,060	10,750	6.25%	7.00%	7.25%	7.50%
Willis Street	881	1,424	N/A	N/A	11,740	21,900	N/A	N/A	6.50%	7.50%	N/A	N/A
Courtenay Place	764	986	N/A	N/A	10,180	15,160	N/A	N/A	6.50%	7.50%	N/A	N/A
Cuba Mall	682	1,225	N/A	N/A	9,095	18,845	N/A	N/A	6.50%	7.50%	N/A	N/A
NELSON												
CBD	450	700	250	400	6,000	11,665	3,335	5,715	6.00%	7.50%	7.00%	7.50%
CHRISTCHURCH												
City Mall	650	1,200	500	600	9,630	20,000	6,665	8,890	6.00%	6.75%	6.75%	7.50%
CBD	650	800	350	600	8,665	13,335	4,375	8,570	6.00%	7.50%	7.00%	8.00%
QUEENSTOWN												
CBD	1,300	2,000	450	1,000	26,000	50,000	7,500	20,000	4.00%	5.00%	5.00%	6.00%
DUNEDIN												
CBD	500	1,200	150	450	6,250	21,820	1,365	5,625	5.50%	8.00%	8.00%	11.00%

***Wellington based on gross face rents

Main Retail Centres Market Indicators Q3 2017

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

Source: Colliers International Research
Note: Figures are rounded

Assumes 100 sqm shop

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

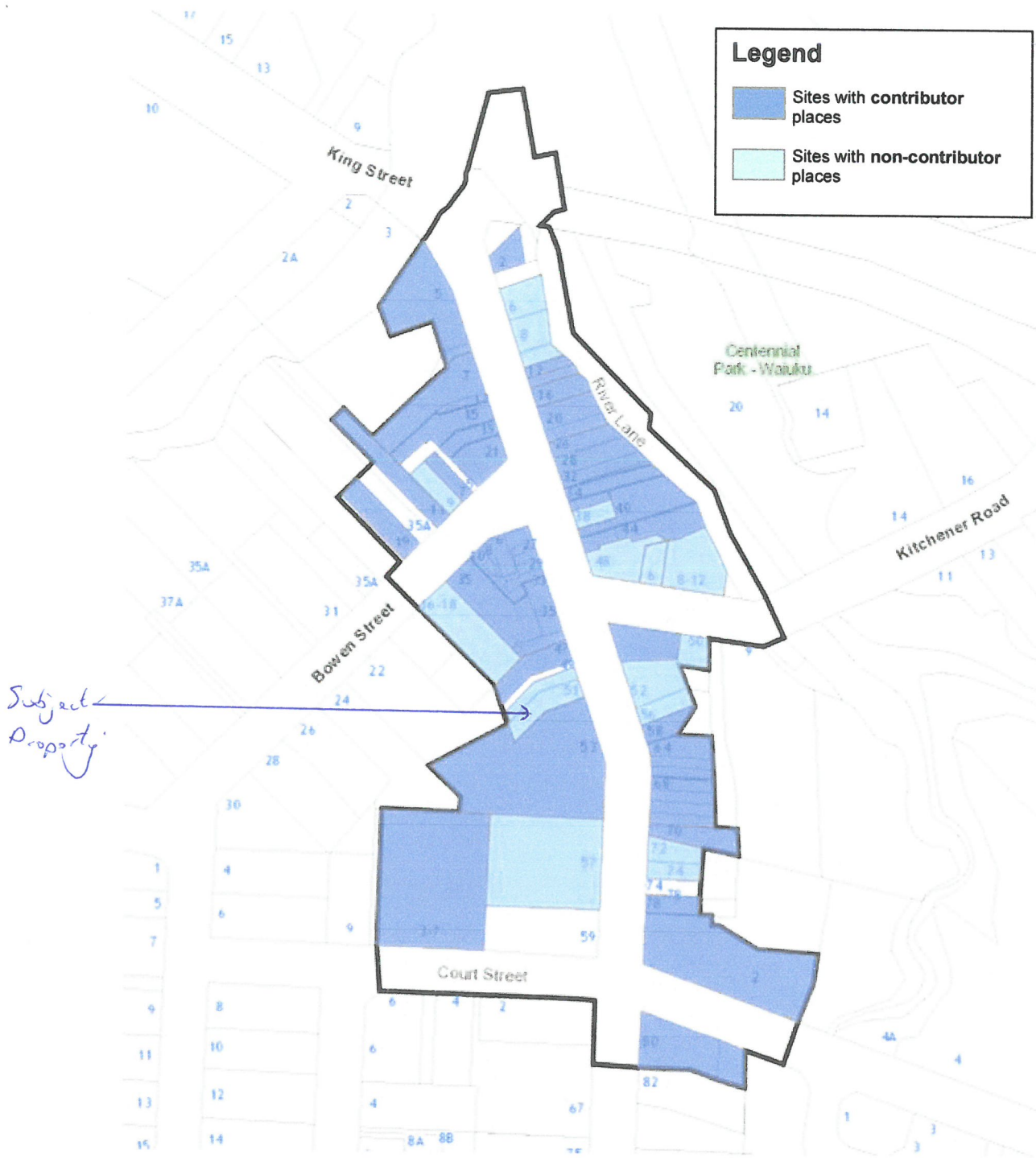
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The Waiuku Town Centre HHA

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



The map shows the contribution and non-contribution parcels. The legend indicates that solid lines represent contribution parcels and dashed lines represent non-contribution parcels. The map shows a large area with many small parcels, some of which are outlined with solid lines and others with dashed lines.

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



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A large, multi-column table with extremely faint text, likely a data table or ledger. The columns and rows are barely discernible due to the low resolution of the scan.

Image	Name and Address	Construction date Architect/Builder	Key dates of known alterations	Contributor / Non-contributor	Comments
	<p>Waiuku Town Board Offices (Former) 2 Queen Street Waiuku</p>	<p>1939-40</p>	<p>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.</p>	<p>Contributor</p>	<p>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.</p>
	<p>Waiuku Transport Limited Building (Former) 11 Bowen Street Waiuku</p>	<p>1940</p>	<p>n.d.: Rear addition and modifications to internal staircase.</p>	<p>Contributor</p>	<p>Reflects the on-going development of Waiuku up to the Second World War, and particularly the importance of road transport.</p>
	<p>Shops 49 (right) and 51 (left) Queen Street Waiuku</p>	<p>After 1945</p>		<p>Non-contributor</p>	<p>Built after the area's period of significance.</p>

Subject Property

<p>Abstract</p>	<p>Introduction</p>	<p>Method</p>	<p>Results</p>	<p>Conclusions</p>	<p>References</p>
<p>Abstract text describing the study's purpose and findings.</p>	<p>Introduction text providing background on the research topic.</p>	<p>Method text detailing the experimental design and procedures.</p>	<p>Results text presenting the data and statistical analyses.</p>	<p>Conclusions text summarizing the main findings and their implications.</p>	<p>References list of sources cited in the paper.</p>
<p>Abstract text describing the study's purpose and findings.</p>	<p>Introduction text providing background on the research topic.</p>	<p>Method text detailing the experimental design and procedures.</p>	<p>Results text presenting the data and statistical analyses.</p>	<p>Conclusions text summarizing the main findings and their implications.</p>	<p>References list of sources cited in the paper.</p>
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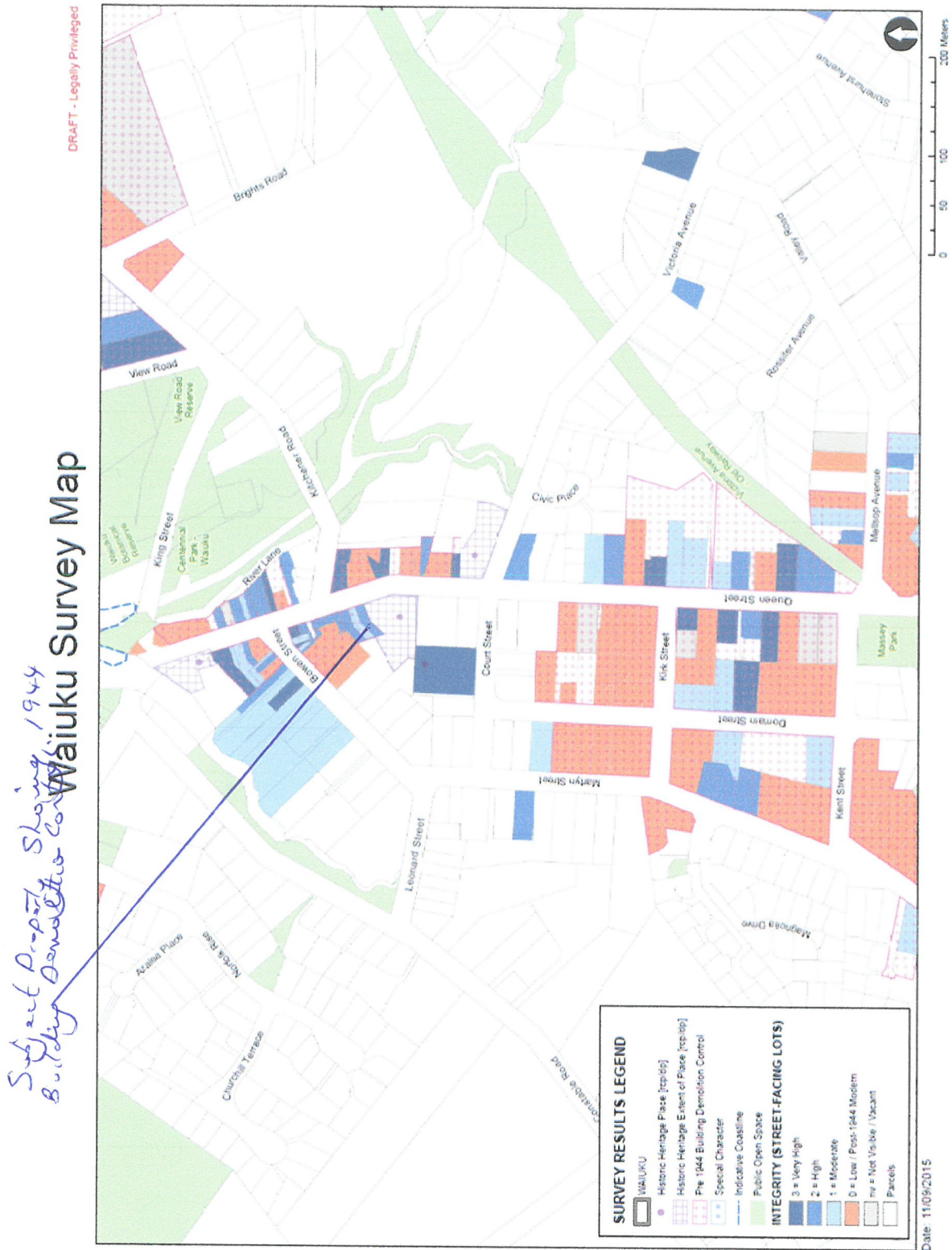
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Scale @ A4 = 1:1,000

Date Printed: 6/02/2018

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



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

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

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



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

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

NO. 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 Burgoyne Rd, RD3 Waiuku
Auckland, 2683

Telephone: 021 747 944 Fax/Email: chrisandlynne@ps-ger.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 Quoon Street, Waiuku

Or
Map

Or
Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

Submission of a publicly notified proposal for a day

statement of plan for the day or division

the day or division

Submission of a publicly notified proposal for a day

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Submission of a publicly notified proposal for a day

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 [Handwritten Signature] Date 6/2/18
 (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 16B.

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

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

I could /could not gain an advantage in trade competition through this submission.
If you could gain an advantage in trade competition through this submission please complete the following:

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

The following information is provided for your information. This information is not intended to be used as a substitute for professional advice. The information is provided for your information only and should not be used as a substitute for professional advice.

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The following information is provided for your information. This information is not intended to be used as a substitute for professional advice. The information is provided for your information only and should not be used as a substitute for professional advice.

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 bargain stores. With the increase in online shopping it is hard to see this trend being reversed in that business owners choose to reduce their overheads by operating their retail business out of their homes rather than retail premises. Also consumers are choosing to increasingly buy online regardless of their physical location.

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

27 February 2015

Auckland Council
Planning Technician
Level 24, 100 Albert Street
Private Bag 10250
Auckland 1142

Email to: consultation@aucklandcouncil.govt.nz

Re: Reporting Material for Examination and Opposition to Proposed Plan Change
7. Addition to Schedule 14 Historic Heritage of 35-41 Queen St, Waiuku, Property
Valuation Reference 4300219500

Dear Sir/Madam

As detailed on the attached Form B for a Subsection on a proposed Plan Change for
Auckland City Council, we as landowners of 35-41 Queen Street, Waiuku, wish to submit
our objection to the proposed Plan Change. In addition to Schedule 14 Historic Heritage of
the Auckland Livery Plan, which proposes that out of the Waiuku 1 wardship becomes a
Historic Heritage Area.

The central point of the proposed change that we are concerned about is as
follows:

Economic Effect

Waiuku has always been known as a service town, currently serving a population of
approximately 7,000 people (6,800 people in surrounding surrounding farms and rural
settlements). The population and 82% of the town is on the Waiuku River. A large number of
residents travel out of the township to work every day in Auckland. At the last point
there were 2000 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 an enclaved town, as it will
never benefit from a passing through of population and traffic that other towns may
benefit from.

Large retail centres cannot justify its location in Waiuku due to its population size.
Waiuku is not a very central retail offering of one or 2 look outside, second hand
clothing stores, gift stores, hairdressers, cafes. A new world
supermarket like 10,000m² in size, a new store, although somewhat small, is a
great opportunity, residential agents and a higher number of cafes and bars and 22
type retail stores. With the number of other shopping it is hard to see this trend being
reversed in the future, many choices to reduce their overheads by opening their
retail business out of their homes rather than premises. Also consumers are
choosing to increasingly buy online instead of their physical location.

Waiuku is a well-serviced town (27% for its distance with a population of 30,800).
It is not a lot of Waiuku residents who spend due to its accessibility and
quality level of services and stores on their. Great prizes in Auckland tend to
be the largest reason to visit Waiuku as it offers a unique location for those
that require retail services to be a commercially viable. Auckland retail outlets of the
type tend to offer the range of approximately 2500 - 3000 retail

Financial Obligation Passed to Landlords

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

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

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

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

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

Low Commercial Rentals Achieved in Waiuku

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 Landlord

Our main concern for the proposed change of Warrant 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 landlord. As detailed below, rental income earned in Waukegan 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 property standard for the town and this can sometimes be at the expense of having a tenant or not. Waukegan will not benefit from having a main street full of 82-00 per year stores, factories or businesses which is the type of tenant equity it attracts due to the socio-economic mix of the Waukegan 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 standards, standards, development restrictions, consent processes required to begin and conduct work. Many landlords in Waukegan do not receive a significant level of rental income relative to other properties and maintain properties at present let alone carrying the additional cost implied from this proposed change.

Further financial obligations being entered would cause landlords to walk away from building as they just don't have the financial means to spread and receive the benefits. A number of landlords own more than one building emptying the market and leaving.

There has been no indication of a realistic level of rental level to landlords to assist with the additional costs associated with an HMA overlay.

Low Commercial Rental Achieved in Waukegan

3641 Queen St houses an Amalgamated Food Store agent a food agent. At the rear of the premises 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 produce store. Over an total area of approximately 1000-00 sqm, this property draws an average rental of approximately 288 per sqm (lease of 2017) a rental commensurate with the state of commercial property tenants in the township of Pleasanton. The main tenant in the premises being the produce store in a significant amount of space of \$20,000 of outstanding rent payments. The rental has in an a reduced rental and the indication they will cease trading at the end of 31 March 2017.

We as landlords have been exposed to this loss over time as we believe a vacant premises of this size in the past is unlikely to be available for the following reasons. It is our view to have a tenant rather than an empty space in the centre of town. The applicant intends to an outdoor space and a 2000 sqm of 200 sqm of parking. From the leasing agent's view, it is a difficult space to lease due to the depth and depth of the town's and limited parking facilities. Furthermore any parking spaces would require significant works to divide the property, water and other utility without. The rest of the premises was an expected extension loading bay for the old supermarket and warehouse storage. Hence the location was very deep which is not favourable for modern day leasing.

With reference to the attached Waukegan Market 2017 report for 2017 we agree that a similar sized property in other areas would draw a higher rental level.

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 to leave the buildings unmaintained, and not restored or redeveloped within HHA guidelines, hence not attracting tenants, which will in turn lead to vacant premises and a vacant town centre which no longer functions as it should for its community.

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

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 watertightness under HHA obligations would be physically difficult unless extensive masonry work would be completed at a cost which is prohibitive to the landlord.

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

with other components of \$500 to \$1500 per sq ft. (Caveat: for example, as a related range and receives totals of only \$2500 per sq ft. However, for Value this is not the case). The maintenance of historic buildings will not be primarily value for the city. The city will not have the right to use the properties to be this and the left with no choice but to leave the building unimproved and not related to developed within first planning, hence not affecting 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 that we currently submit 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 HIA change. It is a very real possibility that the developer on this unnumbered side of the town in the future could buy the town centre away from its current Queen Street, Bay St, Kitchener Rd location, placing further pressure on landlords within those areas to find and retain tenants and obtain a reliable 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 12-16 Rowan 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.

Land Value	Capital Value	Value of Improvements	2014	Current Valuation, 1 July	Current Valuation of Council Notice of Valuation, 30 Nov 2017
\$280,000	\$1,120,000	\$840,000	\$280,000	\$280,000	\$280,000
\$280,000	\$840,000	\$560,000	\$280,000	\$280,000	\$280,000
\$280,000	\$560,000	\$280,000	\$280,000	\$280,000	\$280,000

Environmental Factors

Climate and environmental factors make the maintenance of Commercial properties in Value difficult. Water is exposed to ground-borne water and moisture/mould due to its close proximity to the West Coast (approx. 100m).

The age and construction of the buildings means that the exterior masonry, concrete block and finished walls, concrete flooring, timber joints and roof and ceiling outer from light 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 climate factors many of the masonry buildings in Value are falling 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 brick like substance. Tenants seek immediate solutions when it occurs. Modern building materials and systems provide the practical and most cost efficient solution to these problems. The only way tenants have been able to retain watertight envelopes in a timely fashion is to use composite iron or masonry grout and shot-reinforced walls or waterproof masonry and grout systems. Maintaining watertightness under HIA obligations would be physically difficult and extensive masonry work would be completed at a cost which is prohibitive to the tenants.

HIA and B&E's future for tenants will also be considered for maintenance and able to be met with the use of modern building systems and solutions. In a replacement of external masonry.

Seismic Strengthening

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

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

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

Reduced Redevelopment Opportunities Associated with Neighboring Properties

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

Private Site History

Valuex is the first of residential and medium rise building in the area that would have been otherwise this to a large extent. The development in the future is a time of logging or developing site and is also severely restricted due to the nature and character of the site.

Following the District Council's demolition and the impact of its planning process, Valuex has to be built on a site that the goal of a mixed residential program in Valuex is at a high cost due to several factors that prevent the building in its current form. In many ways the site and its location have been made to be a valuable site. The area's economic and social look to be a mix of residential and commercial. The residential and commercial of the site over time will be a mix of residential and commercial. Building areas we have no other options.

Other buildings are not likely to be constructed in the area. Along with the additional costs would be the change to a site. Many of the residential sites do not enter into the area with other buildings. The site is not likely to be developed, and given the maintenance issues and low value, the site is not likely to be developed. The consideration of development and other uses is not likely to be developed.

Proposed Development Opportunity Associated with Neighboring Properties

The property has a number of buildings to a number of properties that have been previously purchased since 1985. These properties are detailed in the attached plan. The site is a mixed residential and commercial. The site is a mix of residential and commercial. The site is a mix of residential and commercial. The site is a mix of residential and commercial.

The development includes the area of the site. The area of the site is a mix of residential and commercial. The area of the site is a mix of residential and commercial. The area of the site is a mix of residential and commercial. The area of the site is a mix of residential and commercial.

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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.

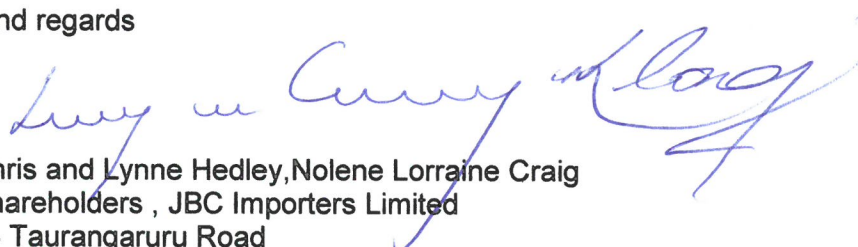
As an aside Waiuku previously had an historic wharf which was had failed and required repiling. Auckland City is currently in the process of rebuilding the wharf, which has been done without any historical design consideration. . In fact it is a very modern structure with no consideration to Heritage 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

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New Zealand Retail Market Indicators Q3 2017

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

***Wellington based on gross face rents

Main Retail Centres Market Indicators Q3 2017

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

Source: Colliers International Research
Note: Figures are rounded

Assumes 100 sqm shop

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

**Assuming freehold






#224



Scale @ A4
= 1:1,000




Date Printed:
6/02/2018

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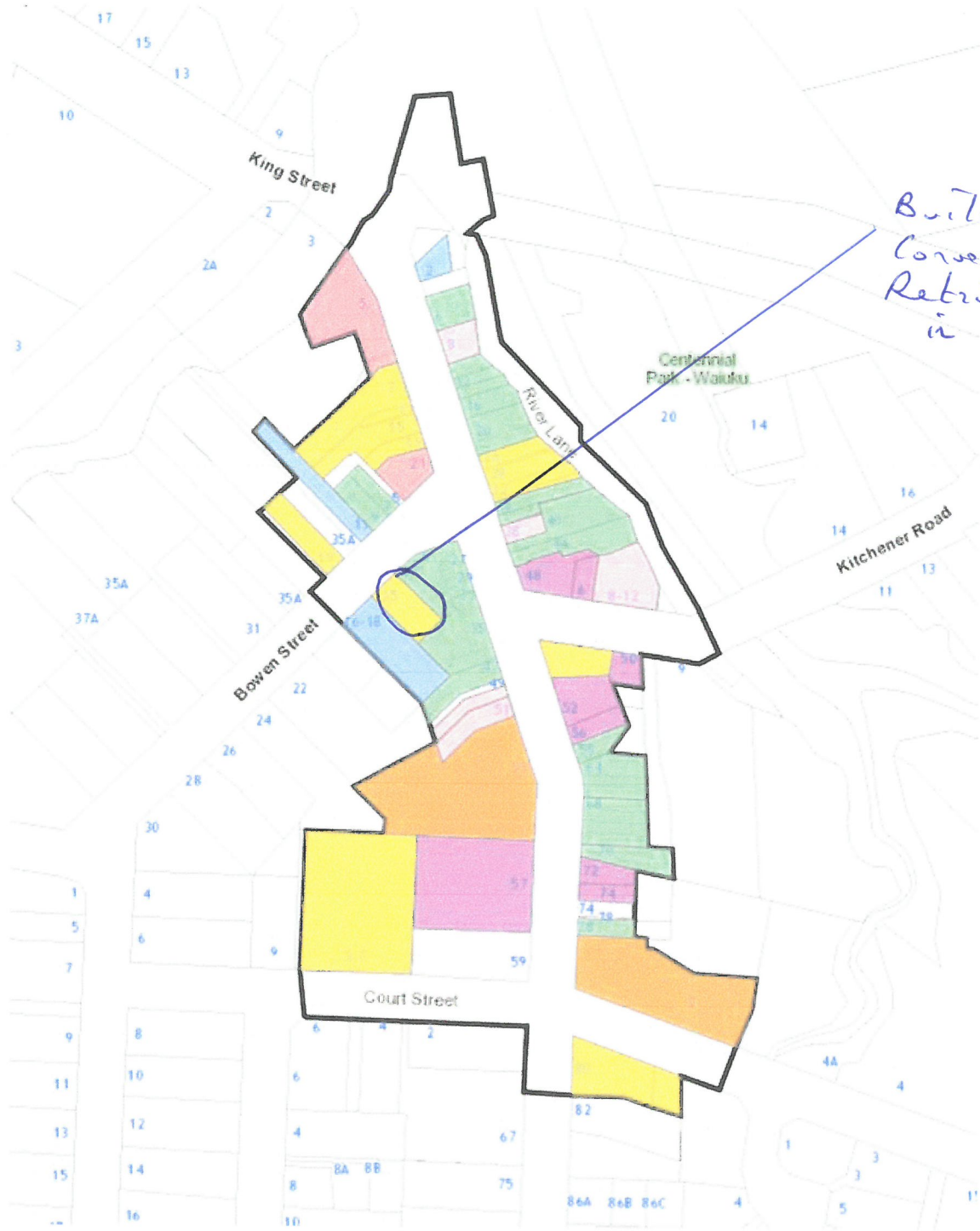
Image	Name and Address	Construction date Architect/Builder	Key dates of known alterations	Contributor / Non-contributor	Comments
	<p>Wallace Supplies Limited Buildings (Former) 35-45 Queen Street Waiuku</p>	<p>1927 (Replaced brick shops destroyed in the 1927 fire. These replaced earlier timber buildings).</p>		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.
	<p>Williams' Electricians' Shop (Former) 7 Bowen Street Waiuku</p>	<p>1927</p>	<p>Late 1970s: Rear addition.</p>	Contributor	Associated with the development of the prosperous 1920s, and particularly the arrival of cheaper electricity to the area.
	<p>McArthur's Billiard Saloon (Former) 40 Queen Street Waiuku</p>	<p>c.1927 (Replaced an earlier billiard room on the site destroyed in the 1916 fire).</p>	<p>Post 1979: Large addition to rear.</p>	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.

	<p>1. 10/19/2008 2. 10/20/2008 3. 10/21/2008</p>	<p>1. 10/19/2008 2. 10/20/2008 3. 10/21/2008</p>	<p>1. 10/19/2008 2. 10/20/2008 3. 10/21/2008</p>	<p>1. 10/19/2008 2. 10/20/2008 3. 10/21/2008</p>	<p>1. 10/19/2008 2. 10/20/2008 3. 10/21/2008</p>
	<p>1. 10/19/2008 2. 10/20/2008 3. 10/21/2008</p>	<p>1. 10/19/2008 2. 10/20/2008 3. 10/21/2008</p>	<p>1. 10/19/2008 2. 10/20/2008 3. 10/21/2008</p>	<p>1. 10/19/2008 2. 10/20/2008 3. 10/21/2008</p>	<p>1. 10/19/2008 2. 10/20/2008 3. 10/21/2008</p>
	<p>1. 10/19/2008 2. 10/20/2008 3. 10/21/2008</p>	<p>1. 10/19/2008 2. 10/20/2008 3. 10/21/2008</p>	<p>1. 10/19/2008 2. 10/20/2008 3. 10/21/2008</p>	<p>1. 10/19/2008 2. 10/20/2008 3. 10/21/2008</p>	<p>1. 10/19/2008 2. 10/20/2008 3. 10/21/2008</p>

2 floors

Image	Name and Address	Construction date Architect/Builder	Key dates of known alterations	Contributor / Non-contributor	Comments
	<p>Wallace Supplies Limited Warehouse (Former) 12-14 Bowen Street Waiuku</p>	<p>1941 1927</p>	<p>1960: Construction of new shop fronts. <i>1990 shop fronts built. It is 2k one building. —?</i></p>	<p>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.</p>	<p>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.</p>
	<p>Barnaby's Butchers' Shop (Former) 15-17 Queen Street Waiuku</p>	<p>1913</p>	<p>n.d.: Alterations to shop front.</p>	<p>Contributor</p>	<p>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.</p>
	<p>National Bank of New Zealand (Former) 50 Queen Street Waiuku</p>	<p>1913-14 Edward Mahoney & Son (architect) Mr Hewson (builder)</p>	<p>1948-9: Modifications. 1980s: Modifications. 1993: Substantial alterations with the retention of the main façades.</p>	<p>Contributor</p>	<p>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.</p>

	<p>10-11-1971 10-11-1971 10-11-1971</p>	<p>10-11-1971 10-11-1971 10-11-1971</p>	<p>10-11-1971 10-11-1971 10-11-1971</p>	<p>10-11-1971 10-11-1971 10-11-1971</p>	<p>10-11-1971 10-11-1971 10-11-1971</p>
	<p>10-11-1971 10-11-1971 10-11-1971</p>	<p>10-11-1971 10-11-1971 10-11-1971</p>	<p>10-11-1971 10-11-1971 10-11-1971</p>	<p>10-11-1971 10-11-1971 10-11-1971</p>	<p>10-11-1971 10-11-1971 10-11-1971</p>
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*Built 1927
Converted to
Retail Shops
in 1980-1981*

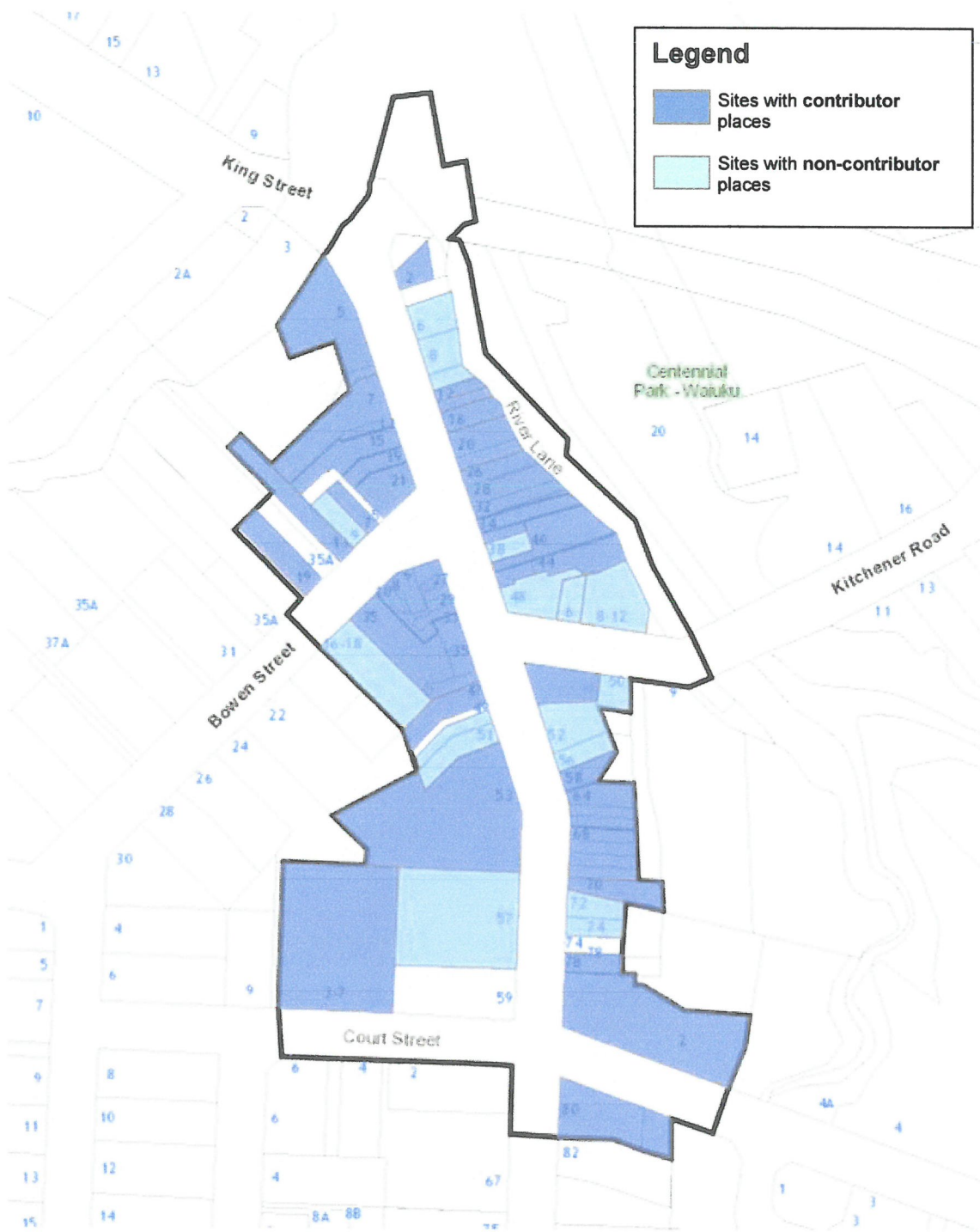
- | | |
|---|---|
| Colonial era (1840-1869) | World War II period (1939-1945) |
| Victorian era (1870-1900) | Post-war era (1946-1959) |
| Edwardian era (1901-1918) | Modern (1960-present) |
| Interwar period (1919-1938) | |

*35 Queen Wrong Colonial
Fire
Titles joined at Queen*



World War I period (1918-1919)
Post-war era (1945-1950)
Modern (1960-present)

Colonial era (1607-1789)
Victorian era (1870-1900)
Edwardian era (1901-1910)
Interwar period (1919-1929)



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)



The figure shows the results of the analysis of the contractor and non-contractor pieces. The contractor pieces are shaded in light gray and the non-contractor pieces are white. The figure is based on the data from the 1990-1991 period.



0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

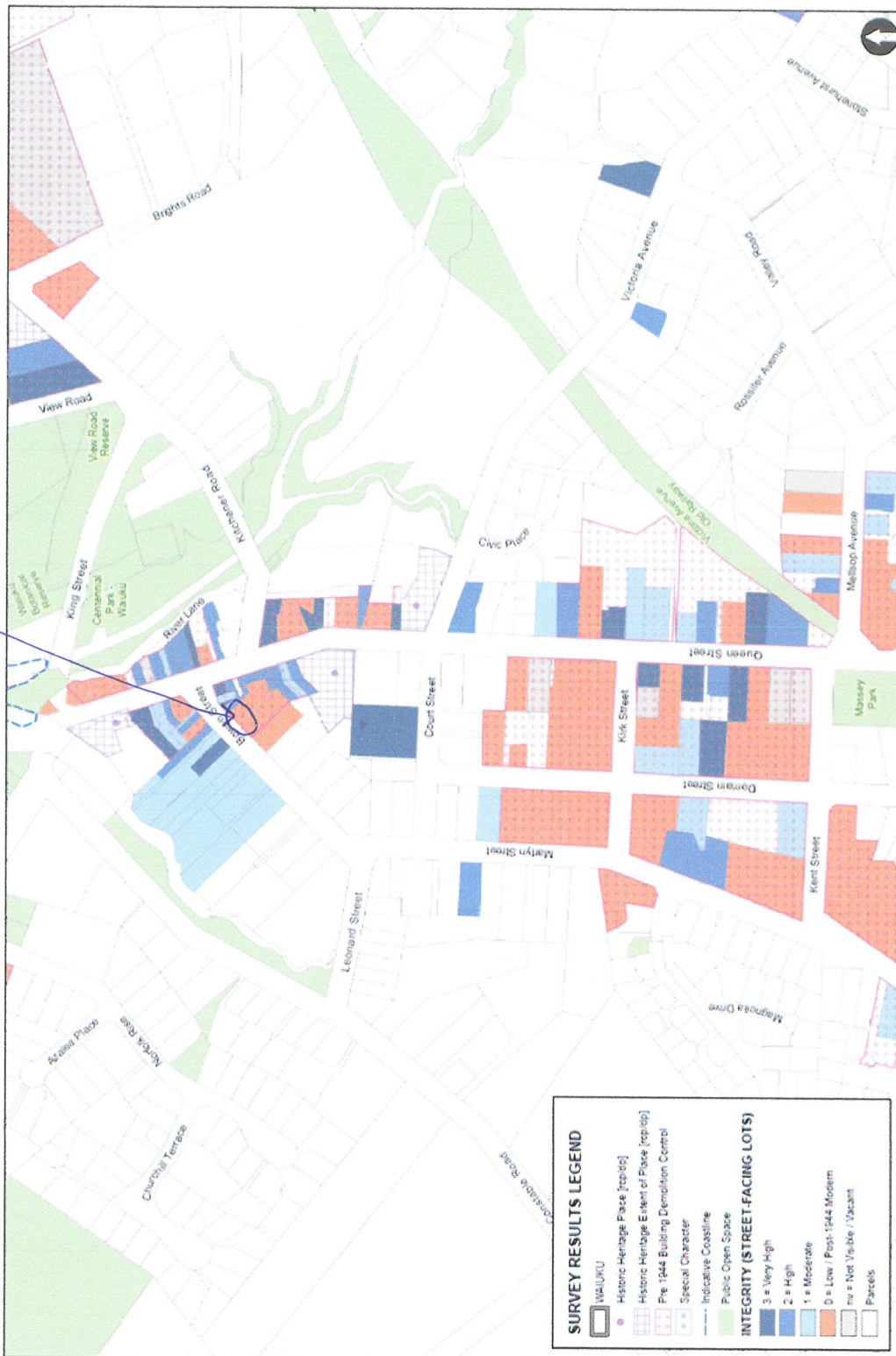
Date Printed:
6/02/2018

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New Retail Shops built in 1900-1981

Waiuku Survey Map

DRAFT - Legally Privileged



Date: 11/09/2015

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

The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting. The second part of the document provides a detailed overview of the company's financial performance over the past year, including key metrics such as revenue, profit, and cash flow. The third part of the document outlines the company's strategic vision and goals for the future, highlighting the areas of focus and the resources required to achieve them.

This document is intended to provide a comprehensive overview of the company's financial and operational performance. It is a confidential document and should be handled accordingly.

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

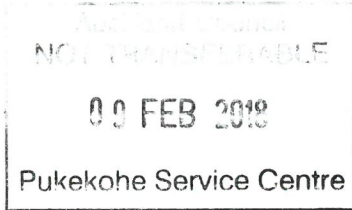
Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5

#225



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

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



For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Mrs Lyane Rochelle Craig; Mr Christopher Michael Hedley
T/A Bubble Holdings Ltd.

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:

chrisandlyane@ps.govt.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

Submission No. _____
 Receipt Date: _____

Address for review of documents
 Planning Department
 1st Floor, 100 Albert Street
 Brisbane QLD 4000
 Australia

Submitter details

Full Name of Agent (if applicable)

Role/Company

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

Address for review of documents

Project Name

Scope of submission

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

Plan Change / Variation Number

A check to plan / plan variation number

The specific provisions that the submission refers to are:

Please identify the specific provisions of the proposed plan change / variation:

Plan Overlay

Other

Property Address

Other

Other

Other

Submission

The submission is made in accordance with the provisions of the Planning Act 2016. I/We confirm that the information provided is true and correct to the best of my/our knowledge.

I/We agree that the information provided is true and correct to the best of my/our knowledge.

I/We agree that the information provided is true and correct to the best of my/our knowledge.

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

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

6/2/2018
Date

Notes to person making submission:

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

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

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

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

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

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

1997/1998 Year 2 Question Paper 2

-
-
-
-

I feel the below decision by Ombudsman is correct in the following respects:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

* The proposed plan change / variation is not desired, then either 3 or 4 should be ticked

-
-
-

I wish to be heard in support of my submission

I wish to be heard in support of my submission

I wish to be heard in support of my submission

I wish to be heard in support of my submission

Page 4

It is the intention of the Environmental Health Officers to ensure that you are satisfied with the decision made by the Ombudsman. If you are not satisfied with the decision, you may wish to request a review of the decision. The Ombudsman will consider your request and may refer the matter to the relevant authority for a further review. The Ombudsman will also provide you with a copy of the decision and the reasons for the decision. If you are not satisfied with the decision, you may wish to request a review of the decision. The Ombudsman will consider your request and may refer the matter to the relevant authority for a further review. The Ombudsman will also provide you with a copy of the decision and the reasons for the decision.

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, dairies, A new world supermarket, Mitre 10, an appliance store, a shoe store, clothing/menswear store, travel agent, optometrist, real estate agents and a higher number of eateries and low end \$2 type bargain stores. With the increase in online shopping it is hard to see this trend being reversed in that business owners choose to reduce their overheads by operating their retail business out of their homes rather than retail premises. Also consumers are choosing to increasingly buy online regardless of their physical location.

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

Financial Obligation Passed to Landlords

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

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

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

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

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

Low Commercial Rentals Achieved in Waiuku

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 to leave the buildings unmaintained, and not restored or redeveloped within HHA guidelines, hence not attracting tenants, which will in turn lead to vacant premises and a vacant town centre which no longer functions as it should for its community.

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

Financial Obligation Passed to Landlords

Our main concern for the proposed change of Wisnuk is the financial obligation and 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, the financial obligation will be very low due to a limited demand and many landlords are financially difficult 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. Wisnuk will not benefit from having a main street full of \$2.00 per sq ft, parking or parking spaces which is the type of tenant equity it offers due to the socio-economic mix of part of the Wisnuk 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 work. Many landlords in Wisnuk do not receive a significant level of rental to offset the costs of mortgage and maintain properties at present let alone carrying the additional costs involved from this proposed change.

Further financial obligation being passed onto landlords to walk away from building the way they just don't have the financial means to upkeep and restore the buildings. A number of landlords own more than one building involving the concerns and issues.

There has been no indication of a stipend fund or other relief to landlords to assist with the additional costs associated with this change.

Low Commercial Rentals Achieved in Wisnuk

18-18 Power 81 review an Office Property. All outlet and offices for the local Wisnuk Post. At the cost of the premises is a starting point. Over an initial five year period approximately 102-00 with this property a rental of approximately 500 per month (exclusive of GST), a rental comparable with the state of commercial property elsewhere in the town.

With reference to the attached Council Market Retail report for 2017 we appreciate a similar sized property in other areas of Auckland would draw a higher annual rental, many street environments of \$500 to \$400 per sq ft. (Development for example as a historic heritage area to draw rental of about 2500 per sq ft however for Wisnuk 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 to have the buildings maintained and not restored or redeveloped within the guidelines. Some not restoring elements which will in turn lead to vacant premises and a vacant town centre which no longer functions as it should for the 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, not the old office by the proposed change. It is a real possibility that the development of this land on the Eastern side of the town in the future could put the town centre away from the current Queen Street. Mayor of Kaitiaki further proposing 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 watertightness under HHA obligations would be physically difficult unless extensive masonry work would be completed at a cost which is prohibitive to the landlord.

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

Seismic Strengthening

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

Following the Christchurch earthquakes and the period of difficulty in insuring prewar buildings some landlords undertook Seismic Strengthening professional advice. The general opinion has been that the cost of seismic strengthening properties in Waiuku is at a such a high cost due to several factors that undertaking seismic strengthening is not

rentals which these areas to find and obtain terms 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 was incorporated from a different parcel of land (15-18 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.

Valuation, 20 Nov 2017	Council Valuation 1 July 2014	
\$300,000	\$400,000	Land Value
\$80,000	\$140,000	Value of Improvements
\$120,000	\$540,000	Capital Value

Environmental Factors

Climatic and environmental factors make the maintenance of Commercial properties in Auckland difficult. Wind 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 building means that the exterior masonry is made of concrete block and fibrous walls, concrete flooring timber flooring and iron roofs and is exposed to high exposure to strong winds and sea salt. Commercial buildings are necessary due to the high winds and sea salt environment. Due to the environment and climatic factors many of the masonry buildings in Auckland are being replaced or have failed. They are no longer watertight. Years of water ingress have weakened the masonry walls and resulted in some instances the walls to a wet crack like substance. There are many solutions when this occurs. Modern building methods and systems provide the driest and most cost efficient solution to these problems. The only way landlords have been able to repair watertight envelopes in a timely fashion is to use composite linings on masonry surfaces and roof joints and water or waterproof membrane paint systems. Maintaining waterproofness under these conditions 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

Whilst it is also not an ideal situation to have any building in seismic report would come low ultimately due to being built in soft soil. Any development in the future to avoid of being in developing underground is also severely impacted due to this factor and subsidence issues.

Following the Christchurch earthquakes and the period of difficulty in raising private buildings some landlords underook Seismic Strengthening operations. This general opinion has been that the cost of seismic strengthening projects in Auckland is not at a high cost due to several factors that underwriting 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 alone carry the additional costs implied due to the change to a HHA. Many national retail chains do not enter into leases with buildings unless they are seismically strengthened, and given the maintenance issues and low rentals received in Waiuku, this leads landlords into the consideration of demolition and complete redevelopment of sites.

Reduced Redevelopment Opportunities Associated with Neighboring Properties

This property forms part of our family landholding of a number of properties that have been gradually purchased since 1983. These properties as detailed on the attached plan include, with a view to acquiring a sizeable block of land that enables a worthy development of part of the retail area in Waiuku. These properties as detailed on the attached plan include 49 Queen Street, 51 Queen Street, 35-41 Queen Street, 16-18 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 though 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 Council's 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 Council's 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 council's mapping system is incorrect. (It also contradicts page 58, which shows uncertainty and inconsistency in Auckland City Council's 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 non-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 the 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 a historic wharf which had failed and required repiling. Auckland City is currently in the process of rebuilding the wharf, which has

financially sound and successful business have been made to leave changes to see out their economic life, to look to demand, and relatively so and when required. The negotiations and interests of the HIA over Wainwright contract other associated building activities are hereby resolved.

Many landlords cannot afford to strengthen their position, along with the additional costs imposed due to the change to a HIA. Many national retail chains do not enter into leases with buildings unless they are substantially strengthened and given the management terms and incentives received in Vauxhall. This means landlords are the beneficiaries of redevelopment and complete redevelopment of sites.

Reduced Redevelopment Opportunities Associated with "Leasing Properties"

The property forms part of an family holding of a number of properties that have been gradually purchased since 1981. These properties are detailed on the attached plan include with a view to acquiring a whole block of land that enables a worthy development to be of the value. These properties are detailed on the attached plan include 49-51 Queen Street, 51 Queen Street, 53-55 Queen Street, 57-59 Queen Street and 61 Queen Street. Some properties had been purchased at a premium price to enable acquisition within a larger site.

The redevelopment potential under the HIA leasing impact on the future use of this site is restricted to approximately 5,000 sqm. Some of the properties are on an unusual shape and could form a larger site redevelopment. Other sites are being retained with a view to future building opportunities and potential. This is for the sites that have been highlighted in the past 10 years with a view to the redevelopment of the site in the future.

10-12 Bowen St. has been the fall on the HIA criteria for a reason which has not been fully explained. The South Western railway project has not been included within the HIA area, however the North Eastern part of the property has been included. This has been included as a non-contracting site. The HIA criteria does not exactly through the scope of the property. The severity limits the redevelopment possibilities for the property in the future with a view to the future in a vacant site. No development.

The one constraint at the Alford City Council application of their premises as a contributing site under the HIA. Any redevelopment of the site would be in order to maintain the site and avoid the impact of the HIA through the property. The site is a non-contracting site. The HIA criteria does not exactly through the scope of the property. The severity limits the redevelopment possibilities for the property in the future with a view to the future in a vacant site. No development.

Any non-contracting sites under an HIA significantly that affect the redevelopment opportunities of these buildings individually and as a whole and do not show the potential for a total investment and profit and future planning that we have been involved in for the past 25 years.

As an early title previously had an expired which was not valid and required re-issuing. Alford City Council in the past 25 years of re-issuing the title which has

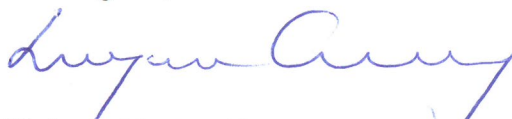
been done without any historical design consideration. . In fact it is a very modern structure with no consideration to Heritage design aspects at all which send a somewhat confused message from Auckland City Council with regard to its views of the township.

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

... in fact it is a very modern
 structure with no reservation for future design aspects at all which seem a very
 confused message from Auckland City Council with regard to the views of the community.
 Whilst Waikato does not feel as a Historic Township we believe there are ways to
 enable this design offer from the owner of a HHA and the implications to the buildings
 and landscape in this fringe
 For the aforementioned reasons and concerns we submit our objection to the proposed
 change to Waikato becoming a HHA under the existing plan

Kind regards

Chris and Lynne Jeffrey Moore Limited
 81-83, The Arcade, Auckland
 7A Tapanui Road
 Rotorua
 3602
 0800 800000

New Zealand Retail Market Indicators Q3 2017

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

***Wellington based on gross face rents

Main Retail Centres Market Indicators Q3 2017

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

Source: Colliers International Research
Note: Figures are rounded

Assumes 100 sqm shop

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

**Assuming freehold

RATES INFORMATION

Location of Rating Unit 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



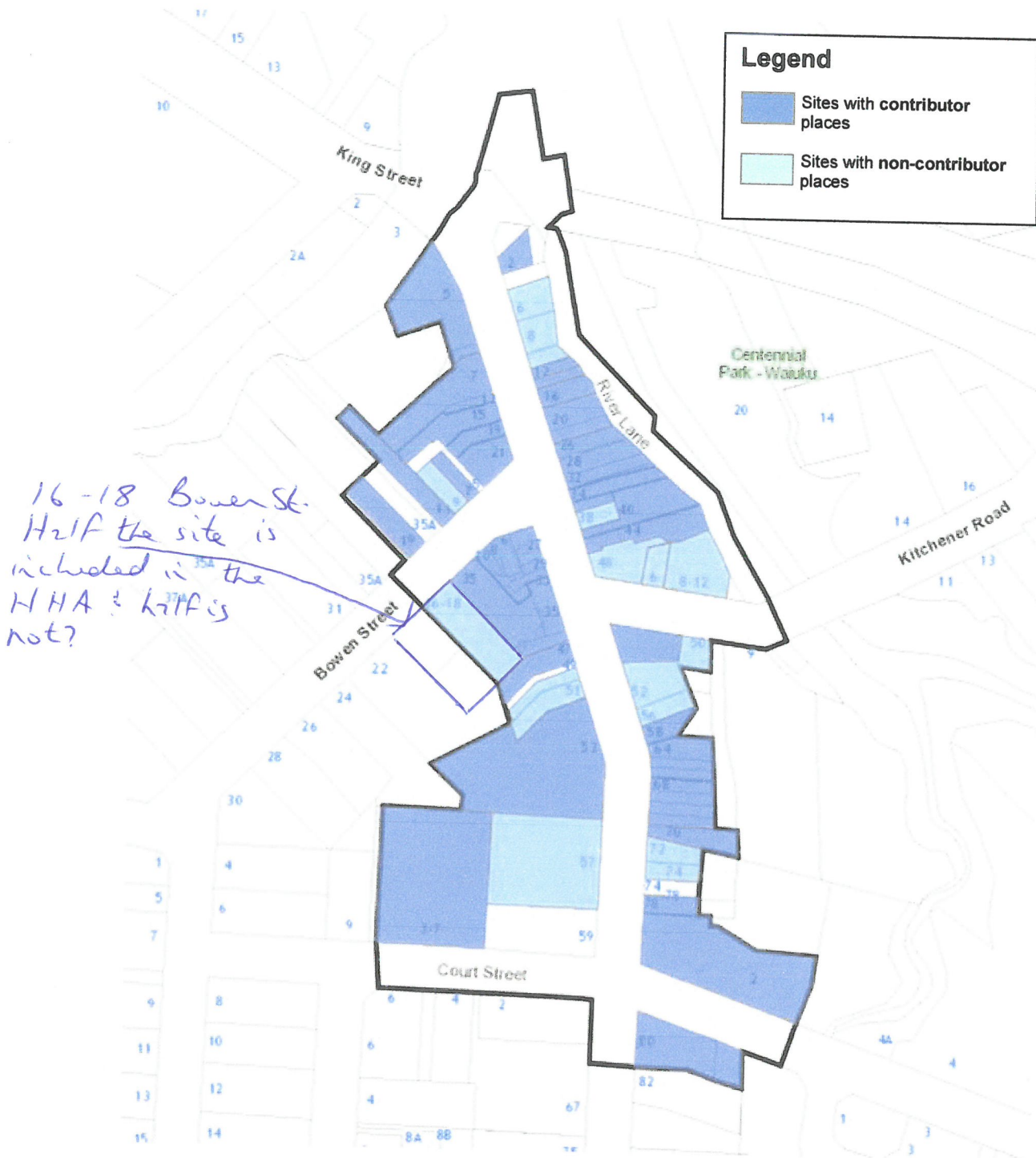
Please note: The values as at 1 July 2014 were used to assess the 2017/18 rates. The values as at 1 July 2017 will be used to assess the 2018/19 rates.

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



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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)



The Water, Town Order H14
 The areas with stippled shading represent areas that have been identified as contributor areas. The areas with no shading represent areas that have been identified as non-contributor areas.

Image	Name and Address	Construction date Architect/Builder	Key dates of known alterations	Contributor / Non-contributor	Comments
	<p>O. Henry & Co. Store (Former) 16-18 Bowen Street Waiuku</p>	<p>c.1943-46 Replaced an earlier building destroyed by fire in 1943. <i>- Half of the Site is Vacant.</i></p>	<p><i>- Half of the Site is Vacant.</i></p>	<p>Non-contributor</p>	<p>Built after the area's period of significance.</p>
	<p>Wright Stephenson Buildings (Former) 8-10 Queen Street Waiuku</p>	<p>c.1952 (Replaced timber buildings destroyed in the 1926 fire).</p>		<p>Non-contributor</p>	<p>Built after the area's period of significance.</p>
	<p>Shops 8-12 Kitchener Road Waiuku</p>	<p>After 1954</p>		<p>Non-contributor</p>	<p>Built after the area's period of significance.</p>

10/10/2010 10:00 AM

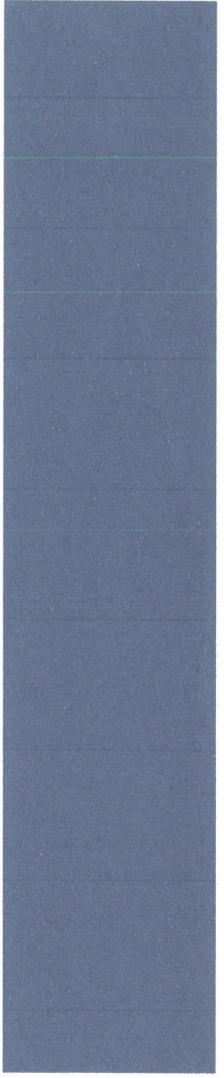
<p>10/10/2010 10:00 AM</p>	<p>10/10/2010 10:00 AM</p>	<p>10/10/2010 10:00 AM</p>	<p>10/10/2010 10:00 AM</p>	<p>10/10/2010 10:00 AM</p>	<p>10/10/2010 10:00 AM</p>
<p>10/10/2010 10:00 AM</p>	<p>10/10/2010 10:00 AM</p>	<p>10/10/2010 10:00 AM</p>	<p>10/10/2010 10:00 AM</p>	<p>10/10/2010 10:00 AM</p>	<p>10/10/2010 10:00 AM</p>
<p>10/10/2010 10:00 AM</p>	<p>10/10/2010 10:00 AM</p>	<p>10/10/2010 10:00 AM</p>	<p>10/10/2010 10:00 AM</p>	<p>10/10/2010 10:00 AM</p>	<p>10/10/2010 10:00 AM</p>



#225

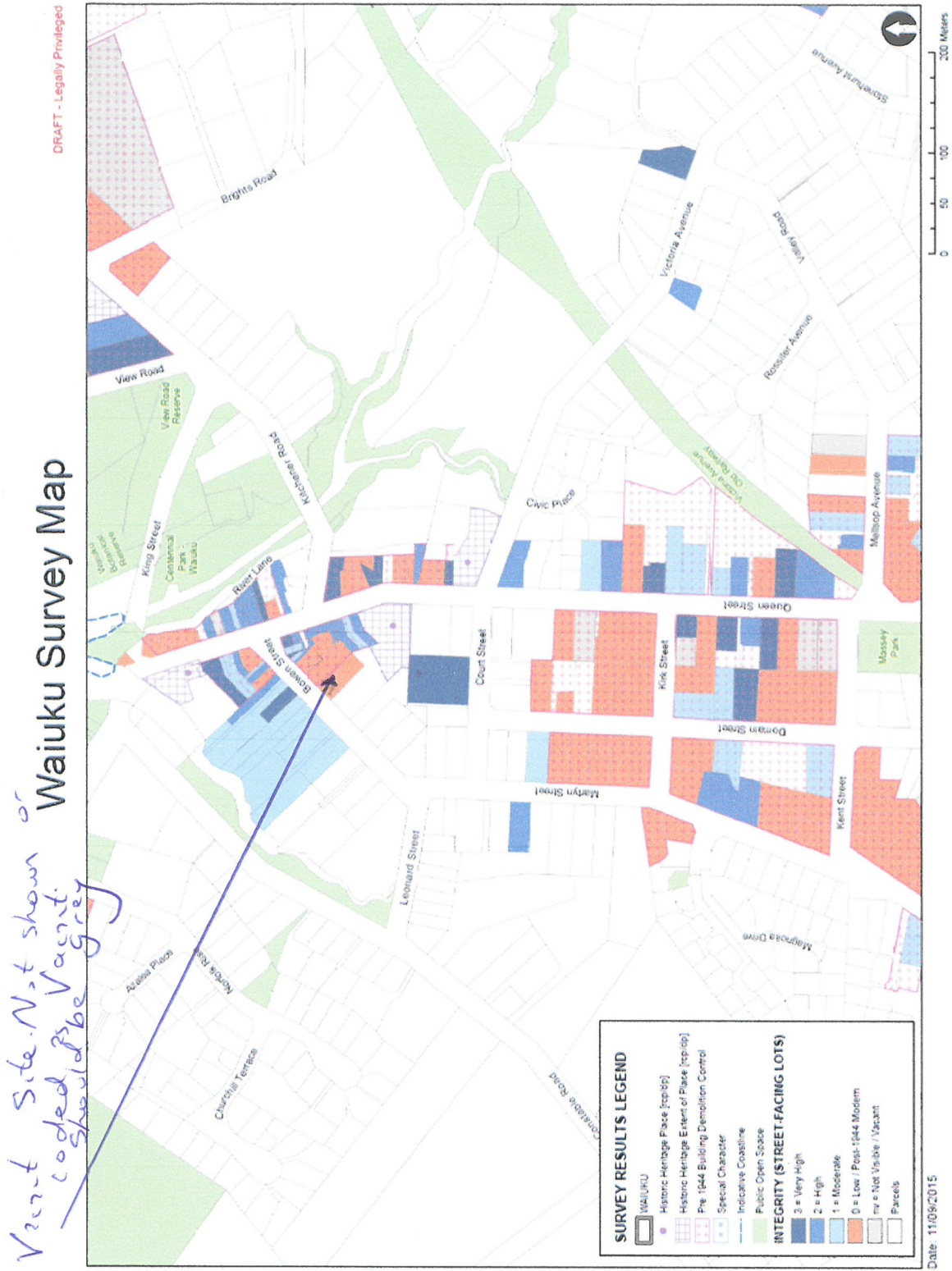
0 6.5 13 19.5
Meters

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



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

0



Map of the area around the center of the map. The map shows a grid of points and lines. The points are arranged in a regular pattern, and the lines connect them to form a grid. The map is oriented with North at the top.