

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ashish Rai

Organisation name:

Agent's full name:

Email address: ashish.nolimits@gmail.com

Contact phone number:

Postal address:
1/8 monte cassino pl
Birkenhead
Auckland 0626

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:
NA

Property address: 70 Khyber pass road, Grafton

Map or maps: NA

Other provisions:
NA

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

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

The reason for my or our views are:
the submitter supports the inclusion of St David's Presbyterian Church, 70 Khyber Pass Road, Grafton, on the Council Schedule of Historic Heritage Places as a Category A heritage place"

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

| 71.1

Submission date: 4 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

Re: Proposed Plan Change 7 – Additions to schedule 14.2.14 Winstone Model Homes Historic Area Historic Heritage Area (schedule ID 02832).

Alan Titchall and Wendy Lever, owner occupiers of 42 Eldon Road, Mt Eden 1024.

Thank you for the opportunity to make this submission as the owners of one of the Winston houses and sites on the proposed schedule change.

We have long recognised the historic value of this house, having lived here for some 20 years and having invested considerable expenditure in its upkeep.

We are in favour of the historic heritage recognition in principle and see the value in keeping the front facade preserved. | 72.1

However, as has been noted in the council's 'statement of significance' changes to the rear of most of these houses have already been made (such as our swimming pool rear area) and need to be recognised and registered.

The statement incorrectly says 'none' of the houses have garaging. A garage was built on the site at the same time as the house, in exactly the same materials and style. I believe, as with the badly built sewing room tacked on to the rear of 42 (which has been restored), that this was added just before the show village (Royal Estate) went to public sale, a year after it opened to the public.

This single garage, badly borer damaged like much of the underside of the house, has been restored by us to exactly the same size and features and with the same materials. As it was built with the house and facing the footpath, we need to have this recognised. | 72.2

As the suburb changed over the decades and went through a social 'rough patch' (with a lot of rentals in Eldon Road and surrounding roads) a blue stone wall (sympathetic for the Mt Eden area) was professionally constructed for security and privacy. Hand crafted complementary wrought iron double gates were built that provide a passing view into an English garden (number 42 has the largest front garden of the old village).

The stone fence and gate were constructed to complement the house.

Finally, something should be in place so as not to restrict future owners from making use of the extensive roof space (and boundary height in this area) without destroying the nature or appearance of the original tiled angled roof. | 72.3

Would appreciate, after submissions close, a one-on-one interview with the council on these matters and an acknowledgement of receipt of this submission, please.

Kind regards

Alan Titchall and Wendy Lever.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Philippa Atkinson

Organisation name:

Agent's full name:

Email address: philippa@mediaworkshop.co.nz

Contact phone number:

Postal address:
PO Box 46112
Herne Bay
Auckland 1147

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
the submitter supports the inclusion of St David's Presbyterian Church, 70 Khyber Pass Road Grafton, on the Council Schedule of Historic Heritage Places as a Category A heritage place

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

| 73.1

Submission date: 5 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Top Chain Investment Holdings Ltd

Organisation name: Top Chain Investment Holdings Ltd

Agent's full name: Matthew Harrison

Email address: matthew@positiveplanning.co.nz

Contact phone number: 093020461

Postal address:
PO Box 105623
Auckland Central
Auckland 1010

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:
Please review attached document for submission details

Property address: 6A Seccombes Road, Epsom - Please review attached document for submission details

Map or maps: Please review attached document for submission details

Other provisions:
Please review attached document for submission details

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

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

The reason for my or our views are:
Please review attached document for submission details

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

Submission date: 5 February 2018

Supporting documents
Proposed Plan Change 7 Submission - Top Chain Investments Holdings Ltd.pdf

Attend a hearing

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

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

Declaration

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

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

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

No

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

5th February 2017

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

SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE (PLAN CHANGE 7:
ADDITIONS TO SCHEDULE 14 HISTORIC HERITAGE

1.0 Submitter Details

Organisation: Top Chain Investment Holdings Ltd.
C/- Positive Planning Limited

Postal Address: Positive Planning Limited
PO Box 105-623
Auckland Central
Attn: Matthew Harrison

Email Address: matthew@positiveplanning.co.nz

2.0 Details of the Plan Change 7 – Additions to Schedule 14 Historic Heritage:

Proposed plan change 7 seeks to recognise the values of 49 historic heritage places (46 individual historic heritage places and three historic heritage areas) by adding them to Schedule 14 and the GIS viewer/planning maps, thereby making them subject to the provisions of the Historic Heritage Overlay.

With regard to this submission, we refer to Historic Heritage ID 02821 – Newmarket Manual Training School (former) located at 6A Seccombes Road, Epsom.

3.0 Overview and stance on the proposed Plan Change 7:

We oppose in part the proposed Plan Change 7. With regard to the section of the PC7 that we oppose, we refer to Historic Heritage ID 02821 for the scheduling of 6A Seccombes Road, Epsom previously known as the Newmarket Manual Training School and now the Newmarket Primary School.

74.2

4.0 Reasons for the submission:

This submission opposes the scheduling of 6A Seccombes Road, Epsom (Historic Heritage ID 02821) for the following reasons:

1. When the evaluation report was produced in July 2016, it stated that the site was zoned 'Special Purpose' and therefore did not have a significant development potential. After the Independent Hearing Panels review of the plan and submissions, the IHP removed the scheduling of the building and rezoned it Mixed Use, due to its location and potential to be intensified next to a regional town centre.
2. The site is zoned 'Business – Mixed Use' and is located adjoining the Newmarket Town Centre which is the second largest regional town centre in Auckland. These areas were specifically identified and targeted for appropriate areas for re-development and intensification under the Auckland Unitary Plan.
3. Newmarket Primary School, being a centrally located primary school, has been growing over the years. The student roll has plateaued in the past 4-5 years due to the limited classrooms and spaces available to the school. The school is currently undertaking significant development on the fields of the site to cope with the increased roll. The school may need to redevelop the classroom locations on site to aid the continued growth; however the scheduling will significantly impede any chance of doing so without jeopardising more of the open spaces and fields of the school.
4. The site is subject to significant intensification under the Auckland Unitary Plan, the Mixed Use zone permits buildings up to 18m high. Any potential development will now be heavily scrutinised and reviewed due to the scheduling and would not result in a preferred development that would be more beneficial to the community and future education of the younger generations.
5. The benefits for the school being able to redevelop to its full potential significantly outweighs keeping the existing building. Redeveloping the site would result in the ability for the school to expand a centrally located school.
6. With regard to the Heritage Evaluation report for the building, it was noted that the context of the building with the surrounding area was moderate. In our opinion, this is incorrect, the context of the building is incongruous with the surrounding development and the potential development that is now achievable as a result of the Auckland Unitary Plan.
7. The scheduling of the building undermines the principal purposes of the Auckland Unitary Plan with regard to targeting regional town centres as appropriate locations for intensification and development to support the future growth of Auckland. The scheduling not only puts any

proposed development on the site under heavy scrutiny but also puts scrutiny on any potential development on other sites within the adjoining environment.

5.0 Hearings

I wish to be heard in support of this submission.

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

Yours Faithfully,

POSITIVE PLANNING LIMITED

On behalf of:

Top Chain Investment Holdings Limited

A handwritten signature in blue ink, appearing to read 'Matthew Harrison', is written over a large, light blue oval scribble.

Matthew Harrison, BSc
Planner

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Robyn Macpherson

Organisation name:

Agent's full name:

Email address: robyn@mediaworkshop.co.nz

Contact phone number:

Postal address:
PO Box 46112
Herne Bay
Auckland 1147

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The submitter supports the inclusion of St David's Presbyterian Church, 70 Khyber Pass Road, Grafton, on the Council Schedule of Historical Heritage Places as a Category A Heritage Place.

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

75.1

Submission date: 5 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brendan Richard Whyte

Organisation name:

Agent's full name:

Email address: obiwonfive@hotmail.com

Contact phone number:

Postal address:

Kohimarama
Auckland 1071

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

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

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

| 76.1

Submission date: 5 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Maria Lazurenko

Organisation name:

Agent's full name:

Email address: marusyasb@gmail.com

Contact phone number: 0275694644

Postal address:
10/50 Amy street
Ellerslie
Auckland 1051

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
the submitter supports the inclusion of St David's Presbyterian Church, 70 Khyber Pass Road, Grafton, on the Council Schedule of Historic Heritage Places as a Category A heritage place

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

| 77.1

Submission date: 6 February 2018

Attend a hearing

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

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

Declaration

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

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

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

No

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

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

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



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

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

For office use only Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) CHING - HSIANG LIU AND FU - MEI YEH

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

Address for service of Submitter

51 SELWYN AVE , MISSION BAY , AUCKLAND

Telephone: (09) 5213888 Fax/Email: nancyliu@xtra.co.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 237 - 241 MANUKAU ROAD , EPSOM

Or
Map

Or
Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

IF WE WANT TO BUILD NEW BUILDING, IT MAY BE LIMITED BY SOME CLAUSES AND ADDED OUR BUILDING COST.

(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.

78.1

- 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)

5 Feb 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.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David Reeks

Organisation name:

Agent's full name:

Email address: David.Reeks@acsim.co.nz

Contact phone number:

Postal address:
108 Pupuke Road
Hillcrest
Auckland 0627

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton, Auckland

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I have had the privilege of using this building as a place of congregation and as a place of worship. It is truly inspirational and deserves to be protected for all - current and future generations. As such I support the inclusion of St David's Presbyterian Church , 76 Khyber Pass Road, Grafton on the Council Schedule of Historic Heritage Places as a Category A heritage place.

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

79.1

Submission date: 6 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jillian Margaret Benge

Organisation name:

Agent's full name:

Email address: bengejill@gmail.com

Contact phone number:

Postal address:
25a Whitford Ave
Mt Wellington
Auckland 1060

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 66-68 Gillies Avenue, Epsom, Auckland

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This home has been owned by the same family for 75 years. Numerous and significant alterations and renovations to the house mean it no longer resembles the original Goldsbro residence. It requires further renovations to make it a suitable family home and the heritage status will make this financially and logistically difficult if not impossible.

I or we seek the following decision by council: Amend the plan modification if it is not declined | 80.1

Details of amendments: exclude the property 66 - 68 Gillies Avenue, Epsom | 80.2

Submission date: 6 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Amanda Mary Mark

Organisation name:

Agent's full name:

Email address: amandamark@orcon.net.nz

Contact phone number:

Postal address:
58 Normans Hill Road
Onehunga
Auckland 1061

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 66-68 Gillies Ave, Epsom, Auckland 1023

Map or maps:

Other provisions:

Proposed listing of 66-68 Gillies Ave under Schedule 14, Historic Heritage.

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

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

The reason for my or our views are:

The property has been significantly modified over the past 100 plus years and no longer resembles the original Goldboro residence. The house has been in the ownership of one family for the last 75 years and listing as an historic heritage property will prevent reasonable ongoing use as a family home. For instance, necessary modifications to the existing kitchen to bring it up from its present substandard status to a modern family kitchen would likely be impossible.

I or we seek the following decision by council: Amend the plan modification if it is not declined

| 81.1

Details of amendments: Exclude 66 - 69 Gillies Ave, Epsom from amendment to Schedule 14.

| 81.2

Submission date: 6 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission. The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Richard Waddington Garvey

Organisation name: Waiuku Museum Society Inc

Agent's full name:

Email address: rcgarvey@xtra.co.nz

Contact phone number: 09 235 3822

Postal address:
63 Waitangi Falls Road
RD1
Waiuku 2681

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:
Inclusion of Waiuku town centre as an Historic Heritage Area

Property address: Waiuku town centre

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
It is essential to protect the remaining historic buildings in Waiuku if we are to promote ourselves as a heritage town.

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

Submission date: 7 February 2018

Attend a hearing

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

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

Declaration

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

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

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

No

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

RESOURCE MANAGEMENT ACT 1991**SUBMISSION TO PROPOSED PLAN CHANGE NUMBER 7****AUCKLAND UNITARY PLAN OPERATIVE IN PART****ADDITIONS TO SCHEDULE 14 HISTORIC HERITAGE**

To: Auckland Council

Name: Mount Albert Historical Society Incorporated

1. INTRODUCTION

- 1.1 Proposed Plan Change 7 proposes to schedule five buildings/ sites in the area where the society has an interest.

2. SCOPE OF SUBMISSION

- 2.1 This submission relates to Plan Change 7 on the Auckland Unitary Plan in relation to:

- 02808 Bridgens and Company shoe factory (former) 326 New North Road Eden Terrace (Category B).
- 02809 Mount Albert Borough Council Chambers (former) 615 New North Road Kingsland (B).
- 02810 Mount Albert War Memorial Hall 773 New North Road St Lukes (B).
- 02818 Greenlee (former) 103 Richardson Road Owairaka (B).
- 02820 Rugby Buildings 61-65 Sandringham Road (B)

- 2.2 The Submitter supports the Category B Scheduling of the five buildings.

MAHS SUMISSION

3. REASONS FOR SUBMISSION

3.1 02808 (Bridgens Factory) because of its design, building type and location it is an important local landmark (Aesthetic qualities)

3.2 02809 (Council Building) is very significant for its historical and social associations and context as it was the Mount Albert Borough / City Council's headquarters for many years. Many important civic decisions were made and other meetings took place in the building.

3.3 02810 (Memorial Hall) is an important local landmark and memorial to local people who served / died in various wars. It has significant historic, social and landmark/aesthetic qualities

3.4 02818. (Greenlee) this building/site is because of its site size and location a local landmark which has a significant social history / associations. These include with the former Auckland Hospital Board and various community and health related organisations.

83.6

3.5 O3820 (Rugby Buildings) this building because its location on a corner and it design and its position at the entrance to Sandringham from the north has landmark/ aesthetic qualities.

4. CONCLUSION

4.1 The Submitter seeks the following decision on the Plan Change;

(a) Retain the listing of the five buildings Category B buildings in the PAUP being:

83.1

02808

83.2

02809

83.3

02810

83.4

MAHS SUBMISSION

02820

| 83.5

- 4.2 The Submitter could not gain an advantage in trade competition through this submission.
- 4.3 The Submitter wishes to be heard in support of its submission.

Mount Albert Historical Society Incorporated

P.O. Box 77002

Mt Albert

Auckland 1025

Date: *5th February 2018*

Signature:

M.R. Inomata.

Mary Inomata Chair

Chair

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

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



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

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

For office use only Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

THE REV'D JANICE ANN WALLACE, AND
MR. ALISTAIR GORDON PARKE

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

ANGELICAN PARISH OF PUKEKOHE

Address for service of Submitter

PO BOX 338
PUKEKOHE 2340

Telephone:

Fax/Email:

jan.wallace@extra.co.nz, alistair and judith@gmail.com

Contact Person: (Name and designation, if applicable)

THE REV'D JAN WALLACE, VICAR & VESTRY CHAIRPERSON; ALISTAIR PARKE, VESTRY SECRETARY

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

581-583 BUCKLAND ROAD, BUCKLAND

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are:

TO BRING TO THE ATTENTION OF COUNCIL, IN THE STATEMENT ATTACHED, THE PLANS OF THE PARISH TO RELOCATE ST PAUL'S CHURCH BUILDING TO THE GROUNDS OF THE BUCKLAND COMMUNITY HALL.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

84.1

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

Paul Wallace


4/2/18

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

Date

Notes to person making submission:

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

To Auckland CouncilSubmission in respect of Plan Change 7 – Additions to Schedule 14 Historic Heritage581-583 Buckland Road, Buckland – St Paul's Anglican Church

This submission in support of the proposed Plan Change 7 is made in order to inform Council of plans that are presently being made for the future of St Paul's Church, Buckland.

Over the past two years the Anglican Parish of Pukekohe, which has responsibility for the administration and upkeep of St Paul's Church, has been in discussions with The Buckland Community Centre Inc., with a proposal to relocate St Paul's Church from its present site to the Community Hall site at 18 Logan Road, Buckland. This proposal was fully supported by the Parishioners of the Parish by resolution passed at the Parish Annual General Meeting in 2016, and at a further Special General Meeting of Parishioners held on 15 October 2017. Parish representatives attended the Annual General Meeting of the Buckland Hall Committee on 5 September 2017 and made a Power Point presentation of the proposal, which was very well received and fully supported by the Hall Committee..

The Diocesan Council of the Anglican Diocese of Auckland met on 30 November 2017 and approved the proposal to remove St Paul's Church building from its present site, and place it on the grounds of the Buckland Community Hall. The Diocesan Council also approved the proposed sale of the present church site at 581 Buckland Road

It is intended that the site at 581 Buckland Road, once it has been vacated, will be offered for sale to the Ministry of Education through the Buckland School Board of Trustees, who have already indicated their interest in principle in purchasing the site to provide for an ever-increasing school roll .

The principal reasons for undertaking the relocation of St Paul's Church building include:

- (1) The present church site has no direct vehicular access; the only approach is by steps from the road to the church door or through the school grounds. This makes it very difficult for elderly people especially to get entry to the church. There is only one entrance door to the church building.
- (2) Buckland Road is designated as State Highway 22 and carries a rapidly-increasing volume of vehicle traffic as the population of Franklin increases. The limited road-side parking outside the church has become very risky and even dangerous.
- (3) The present foundations of the church are rotting badly and the building needs to be raised and reblocked. Temporary repairs were made two years ago around the perimeter of the building at a cost of about \$7,000. The cost of complete replacement to prevent the building collapsing would be very expensive and funding difficult to raise.
- (4) The Parish believes that relocating St Paul's Church building to the Community Hall site will reinstate the church to its former prominence in the Buckland community and enhance its context by blending it with the community centre. The church building will be more accessible, and more available for community use while still remaining a dedicated

Anglican church. This will enable services such as weddings, funerals and other celebrations where a blessing is appropriate to be conducted on the same site as any associated social event.

(5) It is intended to upgrade the building to meet current health and safety standards, particularly in the event of fire, by creating a second entry and exit point, and also an exterior ramp for easier access. The church has no water or toilet facilities and putting the building alongside the Buckland Hall will enable church users to take advantage of the hall amenities.

(6) A Fund will be established to provide for the ongoing maintenance and care of the church.

It is believed that this will be a significant development in the life of the wider Buckland community while protecting the historic heritage value of St Paul's Church building for future generations. The corner site next to the Hall will make this historic building much more visible than it currently is alongside State Highway 22. The new site with the hall amenities alongside will enhance the church making it more accessible for weddings and funerals. At the same time, the move will allow the Buckland School to expand as the local population continues to grow.

In due course, a Resource Consent Application will be lodged with Council to seek approval to the proposed relocation.

3 February 2018

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Chu-Fang, TSOU and Cheng-Tzu, WANG

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

Address for service of Submitter

28 Eldon Road, Balmoral, Auckland

Telephone:

2147065 / 021356636

Fax/Email:

xiaobainie@gmail.com

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)

[Empty box]

Or

Property Address

28 Eldon Road, Balmoral, Auckland

Or

Map

[Empty box]

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are:

Please kindly refer to the following sheets for reasons. Thank you.

(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 | 85.1
- 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

Tsou, Chu-Fang; Wang
Signature of Submitter
(or person authorised to sign on behalf of submitter)

6 / Feb / 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.

To Whom It May Concern,

We are the owner of 28 Eldon Road, Balmoral, Auckland. **We oppose to include our property in the Proposed Plan Change 7: Additions to Schedule 14 Historic Heritage** and the reasons for our views are as below.

1. As we know, human nature is to pursuit free will and seeks for the right to act on one's own house. Also we hope we can renew, extend and develop our own property. Especially, this property is the only and most important property in our life.
2. We know the meaning of protect Auckland historic heritage's value. But the Proposed Plan Change: Additions to Schedule 14 Historic heritage make us feel complicated and convoluted. It causes our mental and financial to receive serious stress.
3. We have found that our property Winstone house was built between 1933~1938 and it was designed less rooms and without spacious garages or carports so it is very inconvenient for us. Our property covers an area of about 630 square meters and the actual area under construction is only about one hundred something square meters. The owner did utmost to buy this property for the purpose of providing a suitable place for our family. As family number increased, the room of the current house became not enough and the demands for additional rooms are urgent. In addition, if according to the Proposed Plan Change 7, we can't add or alter neither garage nor carport, it will cause us too much trouble. All above are some of reasons, we oppose the Proposed Plan Change 7: Additions to Schedule 14 Historic Heritage because our property's design is not suitable for present day's living and it has restrict us to change our house design is unreasonable and unfair.
4. There are still about 500 square meters of open space land and if the Proposed Plan Change 7: Additions to Schedule 14 Historic Heritage restricts the possibility of additional land use unfortunately we still have to pay the additional increased land's rate constantly and continuously in the future, thereafter, it's leaving us very frustrated

and troublesomeness.

5. In our opinion and actual daily life experience, the Proposed Plan Change 7: Additions to Schedule 14 Historic Heritage are solemn restrictions and burden to us and we are unable to afford such kind of obligation. Our property is a residential property and for our family to live in which is not commercially constructed to gain profit. We do not like the Church, school, public welfare organization or other public heritage site to have other financial support sources.
6. Therefore our submission decision is that we oppose to include our property in the Proposed Plan Change 7: Additions to Schedule 14 Historic Heritage.
7. We apologize for to having opposed but indeed the Proposed Plan Change 7: Additions to Schedule 14 Historic Heritage put too much pressure and tension. We will do our best capabilities to reserve the architectural heritage of Auckland within our free determination and to the extent possible.

85.2

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kate Louise Deen

Organisation name:

Agent's full name:

Email address: kate.deen108@gmail.com

Contact phone number:

Postal address:
108 Deep Creek Rd
Torbay
Auckland 0630

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 66-68 Gilles Ave, Epsom, Auckland

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The home has changed significantly since it's build over a hundred years ago and has been in the same family for over 70 years.

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

| 86.1

Submission date: 7 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

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

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



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

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

For office use only Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Mrs Valerie Cary Muir

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

Address for service of Submitter

3 Otahuri Crescent, Remuera, Auckland 1051

Telephone:

09 5201981

Fax/Email:

valmuir-case@gmail.com

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

3 Otahuri Cresc Remuera, Auckland 1051

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are: The Butler House is a small but significant example of Arts and Crafts style built in 1931, designed by Lew Piper. The house sits prominently on the cur of Otahuri Cresc. and has well preserved features in the interior and exterior (continue on a separate sheet if necessary) → other relevant info. over

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below | 87.1
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

Add the property at 3 Otahuri Cresc Remuera as a heritage place to Schedule 14 and the GIS viewer/planning maps, thereby making it subject to the provisions of the

87.2

- I wish to be heard in support of my submission Historic Heritage Overlay.
- 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)
V. C. Cair

Date
30 Jan. 2018.

Notes to person making submission:
If you are making a submission to the Environmental Protection Authority, you should use Form 16B.
Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.
If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
I could / could not gain an advantage in trade competition through this submission.
If you could gain an advantage in trade competition through this submission please complete the following:
I am / am not directly affected by an effect of the subject matter of the submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

1. Photograph of facade.
2. Background information.
3. Letter in support by respected Architectural historian and neighbour.
4. Article on the Architect Llew Piper.
5. Illustration of home in the first Architectural magazine printed in 1936.
6. Photograph of Harry Butler in the 1930s - Butler White + Hannah, now Simpson Grierson Solicitors.
7. Letter in support ~ John Burns -
8. Additional information on Henry Butler.

from Karen Adair ~ Simpson + Grierson.

"11 all started 131 years ago in 1887. A small firm Butler, White + Hannah started that year. They specialised in Maritime and Insurance law and later in the 1930s to local Government law.



Front facade in Summer.

1
The Butler House - 3 Otahuri Cresc. #87

The house is situated on 'Farmers Hill' with what was Bucklands saleyards down the hill. My grandfather John Bellingham and his family arrived in N.Z. in 1838 on the ship 'Coromandel' at the Hokianga harbour.

My husband Brian Muir's family arrived in Auckland in 1842 on the ship 'Duchess of Argyll.' Both my grandfather and Brian's grandfather drove their stock overland - mine from Whitford and Brian's from the Waikato to Bucklands saleyards.

This being one of the reasons we bought this home! Brian was a historian and Director of Christchurch City Art Gallery (10yrs) the 10yrs as Curator of Applied Arts at Auckland W.M. Museum. My career has been in teaching. We bought in 1979 - 2018 Brian died 1999

The two previous owners were Mrs Georon (just over 10 years). Her son in law is Hilton Le Grice. The first owner was Henry (Harry) Butler from 1931 to 1967.

The land was the last part of the Dilworth farm to be subdivided. I freeholded the property from the Dilworth Trust in March 1991.

4 September 2007

260 Great South Road
Remuera
Auckland 1051

I have included the article ~ letter in support of my application written by Douglas Lloyd Jenkins a well known New Zealand Architectural historian.
Valerie O. Muir
Jan. 2018.

Heritage Information Management
Heritage Unit
Environmental Strategy & Policy
Auckland Council
P O Box 92300
Auckland 1142

RE: Proposed Heritage Listing No.3 Otahuri Crescent.

I am writing in support of the proposed heritage listing of the Lew Piper, *Butler house* (1931) at No. 3 Otahuri Crescent, Remuera on the Auckland Plan by its current owner Mrs Valerie Muir.

I know this house well. I believe it to be a fine example of late period Arts & Crafts movement architecture and thus worthy of preservation. The house consists of a well-preserved brick and copper exterior of distinction. Its interior has a number of notable original features. These include a panelled hall way and very early examples of open planning.

The house shows the influence of English architects in particular Edwin Lutyens. It also compliments grander examples of the style by other New Zealand architects of the same period including Noel Bamford, Gerald Jones and R K Binney. In this the *Butler house* illustrates the adaptability of the style to more modest circumstances and provides valuable proof that in Auckland, Arts & Crafts ideals were not solely expressed in large houses.

The house plays a significant role in its streetscape, occupying as it does a corner site on Otahuri Crescent. Nearby on the same street are other excellent examples of 1930s period styles, including a very fine Spanish Mission home and a number of Art Deco dwellings. Nearby on Great South Road - and originally sharing an access way with the *Butler house* - is the *Simpson house* (1938). This is an important early modernist house already listed on the plan. That the scope of architectural development over the 1930s can be seen fully demonstrated in such an intense geographical area, in itself provides an excellent reason to preserve the *Butler house*.

Lew Piper is an important Auckland architect; as well know for his buildings as he was for the training of younger architects. At the time of its construction the *Butler house* was considered amongst the best of its generation and received coverage in the debut issue of the magazine *Building Today*.

Had I been aware of the *Butler house* at the time of writing, I would certainly have included it in my book *At Home: A History of New Zealand Design* (2005). As both an architectural historian and a neighbour, I encourage Auckland Council to support this very generous offer of preservation, from an owner who cares deeply about the future of the house and its neighbourhood.

Yours faithfully



Douglas Lloyd Jenkins
dlloydjenkins@gmail.com

One article on LEW. S. PIPER who designed the 'Butler house' in 1931.

February 15, 1936

THE COMMERCE JOURNAL

Business Personalities.

Mr. LEW. S. PIPER.

Mr. L. S. Piper, F.N.Z.I.A., who joined the Council of the Auckland Chamber of Commerce as a representative of the New Zealand Institute of Architects some twelve months ago, was born in Dunedin, and educated at Southland Boys' High School, Otago Boys' High School and Otago School of Art.

He commenced practice in the profession in Auckland 16 years ago.

Some of the large Construction Works with which Mr. Piper has been associated in his practice in Auckland are: Milne and Choyce Ltd., Manchester Unity Building, Commerce Building, Probert Building.

He holds the following amongst other offices:—

Vice-President of the New Zealand Institute of Architects, and Chairman of the Auckland Branch (1934-1936); Chairman of the Committee of Architectural Education, New Zealand Institute of Architects; Chairman of the Maungawhau School Committee; Chairman of the Dunedin Club (Auckland).



Exports to Japan

The Chamber has been advised by the Japanese Consul General at Sydney, that from the 1st January, 1936, the Certificate of Origin required by the Japanese Ordinance of July 20th, 1935, will no longer be necessary.

(Continued from page 6.)

Suppose, for example, that we book a contract in the "Herald" and "Star." Instead of following prevailing thought and looking upon this outlay as an unavoidable expense, consider what we have actually done. In effect we have rented space in a huge market place through which thousands of people pass every day for the express purpose of seeing what is going on. As they pass through they are probably as receptive to suggestion as any mass of people can be. What a chance to turn on our "show" and convince these folk of the confidence we have in our goods and the utility and pleasure they will derive from their use of them. What a chance to dramatise the story only we can tell.

The proprietors of this market place, while contenting themselves with the most sober decorations of a grey uniformity, provide us with every kind of display material and allow us to adopt almost any means to attract attention.

If we can't get a crowd round our show in such a favourable atmosphere, then there must be something wrong with our goods or our showmanship.

There's a great deal in the right mental attitude, as the new member said when he holed out in one.

Courage please!

They tell me that effective advertising is largely the product of two things: The ability to create it, and the courage to run it. Courage comes first. When it wells up inside you and demands an outlet, ring 41-691 and say to me: "I want to talk to you about my advertising."

Gordon F Russell
ADVERTISING

PHONE 41-691. NATIONAL BANK BLDGS.,
SHORTLAND STREET AUCKLAND, C.I.

Co-operation.

Modern civilisation depends upon co-operation itself is the co-operation of all of for the protection of each. The only real government is "protection." When government to do more than protect its citizens, government ates. Some folks seem to be of the opinion that duty of the government to support its citizens. wholly false theory, and when a government paternalise either its citizens or its industries, it fails. The weakest spot in the old Imperial C of Germany was its paternalisation of its indus as a fond parent may ruin a child by paternali a government ruin its industries by paternalisi

A parent should protect his child and a g should protect its industries, but a parent shoi child to be self-supporting. Infant industries nourished and encouraged by their governme infant children should be nourished and enc their parents.

A government is as strong as the loyalty of makes it, and a business organisation is just a the loyalty of its members.

A business organisation is a little governr itself. Just as strife, treachery, indolence, and tion among the citizens of a country eventually and ruin that country, so do the same traits members of a business organisation ruin a busi

Ability of a citizen of any nation counts unless the citizen possessing ability is also loya wise in a business organisation ability is worth the person possessing that ability is loyal to th tion.—The Houghton Line.

The Butler house was illustrated in the first Architectural magazine printed in 1936. #87

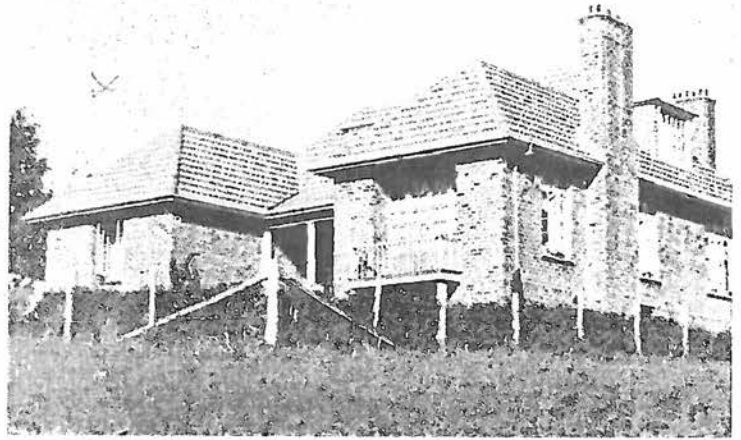
A Portfolio of Modern New Zealand Homes

Continued

but they do much worse than that—they kill the thought of even having artistic textures, because no one knows how to go about getting them. The economists tell us we are living in a machine age. We are. And it is a devil of an age to develop artisans who have the remotest sense of artistic values, let alone ability or the facility to express them. So that progress in artistic surfaces is bound to be slow, but in the meantime we may be learning how better to use them when they are available.

Most important to artistic expression of the exterior must always be the plan. There are no end of possibilities. And it is encouraging to see that housekeepers—for they in the end approve the architect's lay-out—are not so insistent as they used to be in having all the old-fashioned hallways and round-about methods of getting from one room to another. Because of the present day cost of building the study of economies is one of the important duties of the architect, and one of the first economies is the avoidance of unnecessary area. An architect, because of his training, can evolve many different plans which produce the

On this page are shown two examples of modern Auckland homes in brick, built by members of the N.Z.I.A.



same accommodation. It is interesting to see how many different ways there are of going about the same thing—that of providing comfortable living rooms and sleeping rooms, in modest number and area, for the average person who is ambitious to have the comfort and quiet of his own home. For ready reference we would like to classify them as the box plan, the rambling plan and the court plan. The box plan, according to popular thought, has the great advantage of reduced cost—but from many artistic angles it has the disadvantage of being considered uninteresting. It is entirely adequate for small houses but becomes less so in larger ones. The rambling plan immediately offers greater artistic possibilities, but at a proportionately increased cost, although this proportion of increase is not so material as is generally believed. The rambling plan, too, provides greater scope in designing for sunshine and fresh air, and if this feature is considered of importance, the greater cost has been more than offset by the greater comfort. The court plan has only recently come into vogue, and it seems that with all our experiments in striving for artistic effect, the delightful possibilities of this form have been too long ignored. The reason, an entirely inadequate one, is that the courts were considered to be hot and to shut off the air. Given the right exposure, courts may be made to collect the airs and in a measure actually augment them. The court provides an intimate outdoor place which belongs more to the house than to the garden—the immediate environment of the home. Paved courts can be furnished with garden furniture in a great variety of ways, and if sheltering trees may be had there, then ideal conditions prevail.



Oct.-Dec. 1936

↑ 3 Otahuri Crescent when first built in 1931.

Page 27

13



The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Helen Geary

Organisation name: Please select

Agent's full name: Helen Geary

Email address: heleng@maxnet.co.nz

Contact phone number: 021 208 7490

Postal address:
50 St Mary's Rd
St Mary's Bay
Auckland 1011

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Rd, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The submitter supports the inclusion of St David's Presbyterian Church, 70 Khyber Pass Rd, Grafton on the Council Schedule of Historic Heritage Places as a Category A heritage place. This building has considerable architectural merit and was built as a war memorial. As such it deserves the highest protection possible.

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

| 88.1

Submission date: 7 February 2018

Attend a hearing

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

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sue Gardiner

Organisation name:

Agent's full name:

Email address: sue.gardiner@chartwell.org.nz

Contact phone number:

Postal address:

Epsom
Auckland 1023

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
the submitter supports the inclusion of St David's Presbyterian Church, 70 Khyber Pass Road, Grafton, on the Council Schedule of Historic Heritage Places as a Category A heritage place.

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

| 89.1

Submission date: 7 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

Julie Ellen Powell

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

Address for service of Submitter

27 Queen St Waiuku 2123

Telephone:

092359219

Fax/Email:

sunset@ps.gen.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

Plan Change 7

Plan Change/Variation Name

Additions to Schedule 14 Historic Heritage

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

27 Queen St Waiuku.

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes No

The reasons for my views are:

The financial implications on me as a landlord to restore or repair my building to historical specifications.

2/ Please find Attached letter.

(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

90.1

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

7/2/17
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.

Julie Powell

Plan Change 7

Additions to Schedule 14 Historic Heritage

- Financial implications on me as a landlord to restore or repair to historical specifications
- The economic development implications. Waiuku premises doesn't attract high rents like other areas because Waiuku is a destination and not on an arterial route so we will never have the population of traffic that many other towns have.
- It will be hard enough for me as a land lord to afford earthquake strengthening little lone the extra cost of this proposal.
- If Waiuku is scheduled under the Historical specs there needs to be a contestable fund or rates relief to help with the cost to landlords
- The scheduling of these buildings in Waiuku to encourage tourism etc which would be of some benefit to the area is being forced onto only a few landlords.
- My building will not be attractive for new investors to purchase under historical scheduling.

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

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



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

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

For office use only Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) SHERILYN FRETTON

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

Address for service of Submitter

371a Kohekohe-Karioitahi Road, RD3, Waiuku

Telephone: 0275692235 Fax/Email: sherilyn.fretton@mikepero.co.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	<u>Plan Change 7</u>
Plan Change/Variation Name	<u>Additions to Schedule 14 Historic Heritage</u>

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

Plan provision(s) Scheduling - lack of time for research

Or
Property Address

Or
Map

Or
Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

There has not been sufficient time allowed for landlords to investigate the financial implications of the proposed plan change & assess what the additional financial burden will mean for (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 | 91.1
- 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

Shelley

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

7 February 2018

Date

Notes to person making submission:

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

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

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

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

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

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

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

The reasons for my view are - cont'd. #91.

them & how it will be managed.

Waiuku rents are low compared with areas such as Ponsonby & Devonport.

The expectation that the proposed plan change places on our landlords is significant, particularly when we will not have the visitor population of many other towns.

Also consider the restriction on growth created by scheduling buildings.

This may encourage tourism but at whose cost, & could it stifle future outside investment and/or internal growth.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mr Vail Martin Hubner President

Organisation name: The Sappers Association [NZ] Inc

Agent's full name:

Email address: spr_exe_pres@kinect.co.nz

Contact phone number:

Postal address:
78 Valley Road
Mt Maunganui
Tauranga 3116

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The submitter supports the inclusion of St David's Presbyterian Church, 70 Khyber Pass Road, Grafton, on the Council Schedule of Historic Heritage Places as a Category A heritage place. The Sappers [Army Engineers] have historically attended an annual church service at the 'soldiers church' continually since 1927. I myself have attended these services many times.

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

| 92.1

Submission date: 7 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Christopher Robert Houghton-Allen

Organisation name:

Agent's full name:

Email address: crhallen961@gmail.com

Contact phone number:

Postal address:
417 otonga-marua rd
RD1
hikurangi
whangerei 0181

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 66 Gillies Ave, Epsom, Auckland 1023

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

There have been numerous, significant modifications to the property over the last 100 + years. It no longer resembles the original Goldsbro' residence. My Grandfather and grand mother lived there and I helped my grand father with some of the modifications as a young grandson living in Epsom. The house passed to my father and aunt with my father selling his part to his sister. Since then there have been further modifications to the property. The house now houses my aunt (my father's sister) and my aunt's son with his family. The family has always made modifications that fit the character and has always planned further modifications such as a decent kitchen. The house will always have character but in no way now represents the original house, therefor is not a true representation of heritage of the original architect's design. Heritage listing would end up making the home unlivable. 66 Gillies Ave is a home, not a house, and the family has always planned this as the future for the property. Could also use has been in ownership of members of 1 family for about the last 75 years.

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

| 93.1

Submission date: 7 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David John Sullivan

Organisation name:

Agent's full name: Sully

Email address: david@movetoimprove.com

Contact phone number: 021558819

Postal address:
30 Sherbourne Rd
Mt Eden
Auckland 1024

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

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

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

| 94.1

Submission date: 7 February 2018

Attend a hearing

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

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

Declaration

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

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

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

No

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

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

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



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

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

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Rosalind Emily MAY

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

Address for service of Submitter

143A Arran Rd, Browns Bay, Auckland 0630

Telephone:

09 4784415

Fax/Email:

rosmay@kineet.co.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)

02796 Goldsbro' Residence

Or

Property Address

66 - 68 Gillies Ave Epsom Auckland 1023

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are: The same family has lived here for 75+ years and have modified it for their needs - it is not as originally built 100+ years ago. The house is in a RUST for the next generation - who appreciate their family and care for it.

(continue on a separate sheet if necessary)

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 | 95.1
- if the proposed plan change / variation is not declined, then amend it as outlined below. | 95.2

Exclude the property 66-68 Gillies Ave Epsom

- wish to be heard in support of my submission
- 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

LeMay

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

7. Feb 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.

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

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

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

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Max Gimblett

Organisation name:

Agent's full name:

Email address: gimblett@maxgimblett.com

Contact phone number:

Postal address:
231A Bowery #3 NY
NY USA 10002

New York

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
the submitter supports the inclusion of St David's Presbyterian Church, 70 Khyber Pass Road, Grafton, on the Council Schedule of Historic Heritage Places as a Category A heritage place

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

| 96.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Meredith Macky

Organisation name:

Agent's full name:

Email address: macsaxattack@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

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

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

| 97.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Teresa Munro

Organisation name:

Agent's full name:

Email address: teresa@caahstudio.com

Contact phone number:

Postal address:
P.O box 56662
Dominion Rd
Auckland 1446

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

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

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

| 98.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brien Golding

Organisation name: Franklin Historical Society Inc New Zealand

Agent's full name: nil

Email address: chowman@orcon.net.nz

Contact phone number:

Postal address:
3 Phillip Street
Pukekohe
Auckland 2120

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:
Removal of Pukekohe rail station from present site

Property address: Station road Pukekohe

Map or maps:

Other provisions:

We as a society strongly support the Heritage forum in turning the station on its present site into a museum and info site for the preservation of our history for future generations. The station is of great significance to me as a 3rd generation resident and have 3 generations to follow me in the Pukekohe area. to relocate it to distant would lose the caricature of the said building and once it is lost it is gone forever. As Pukekohe does not have a museum it is a great chance to use this wonderful building on its present site. I meet many residents who ask why is it that Pukekohe has not got a museum, with the rapidly expanding population and center of the Franklin District this is our chance to achieve that goal. As a representative of the F. H. S. I hope we can come to an arrangement. Thanks Brien Golding

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

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

| 99.2

The reason for my or our views are:
TO PRESERVE OUR HISTORY.

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

| 99.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ted Manson

Organisation name: Mansons TCLM

Agent's full name:

Email address: Ted@manson.co.nz

Contact phone number: 021911911

Postal address:
72 St Georges Bay Road
Parnell
Auckland 1052

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

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

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

| 100.1

Submission date: 8 February 2018

Attend a hearing

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

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Samantha Colgan

Organisation name:

Agent's full name:

Email address: samc@manson.co.nz

Contact phone number:

Postal address:

Auckland

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

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

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

| 101.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sarah Mitchell

Organisation name:

Agent's full name: Sarah Mitchell

Email address: sxmitch26@gmail.com

Contact phone number:

Postal address:
41 Marsden Ave,
Mt Eden,
Auckland 1024

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Additions to Schedule 14 Historic Heritage Schedule PLAN CHANGE 7 (PC7)

Property address: 1862 Great North Road, Avondale

Map or maps:

Other provisions:

I write in support of the PROPOSED PLAN CHANGE 7 (PC7) Additions to Schedule 14 Historic Heritage Schedule. I support all buildings mentioned in this document to be added to Schedule 14 Historic Heritage with specific support for the former Avondale Post Office, ID 02799, 1862 Great North Road, Avondale" | 102.2

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified | 102.1

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

The reason for my or our views are:

Maintaining heritage buildings in Auckland

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

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: James F S Wilson and Megan J Corbett

Organisation name:

Agent's full name:

Email address: james@jmmp.co.nz

Contact phone number: 021946121

Postal address:
66 Gillies Avenue
Epsom
Auckland 1023

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:
ID:02795

Property address: 66 Gillies Avenue, Epsom, Auckland 1023

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Our preference is to have the provision removed, but in the event that the decision goes the other way, we would like the provision modified. The reasons for our objections are set out in detail in the accompanying documents.

I or we seek the following decision by council: Amend the plan modification if it is not declined | 103.1

Details of amendments: Remove the provision related to 66 Gillies Avenue, or modify as requested in the accompanying documents. | 103.2

Submission date: 8 February 2018

Supporting documents
66 Gillies Submission PC7_2.pdf
66 Gillies Avenue.pdf

Attend a hearing

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

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

Declaration

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

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

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

No

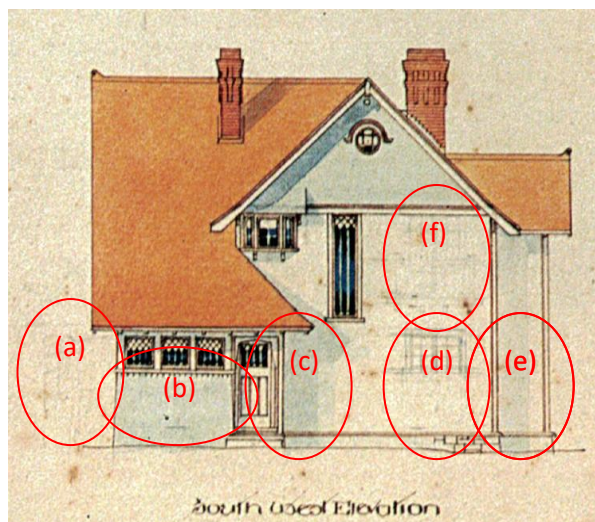
I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Submission for Proposed Change 7.

We object to the scheduling of the house at 66 Gillies Avenue (ID:02795).

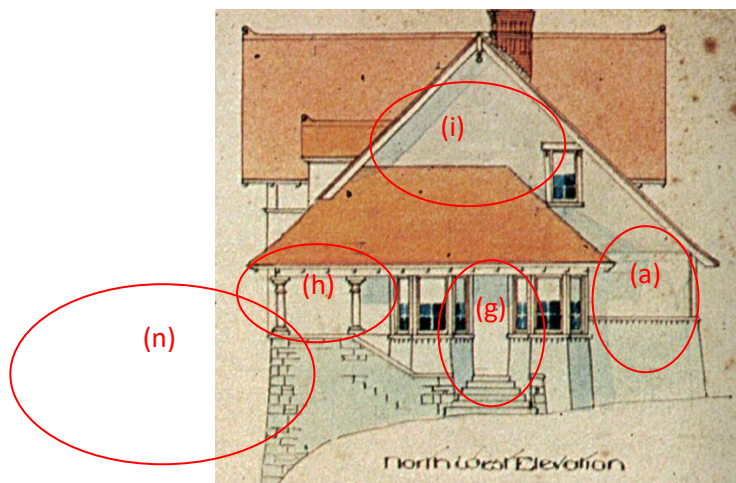
1. " ... places that have considerable or outstanding historic heritage value". We would argue that our home does not have "considerable" historic value:
 - Our house is old, but not *very old* and there are hundreds of old homes in Auckland. This house is nothing special in this regard.
 - It was designed by Goldsbro and he did live there, but we understand there are other better, more original examples of his work (eg. 74 Gillies Ave and 9 Pencarrow Ave) and after Goldsbro moved out, successive owners made many significant modifications.
 - George Baidon built the home, but we are sure he also built many other homes. The fact that he became mayor of Auckland is interesting, but seems tangential at best in the context of an assessment of the historical value of our home.
 - In the statement of significance, it notes that : " the house is a notable example of an architect-designed bungalow of its time" and "its design illustrates Queen Anne, Arts and Crafts, and American bungalow influences". Due to the amount of modification to the house, we don't believe that either statement still holds.
 - we have sought the opinion of an expert in the field to support our submission - one who has a special interest in the works of Goldsbro'. Please find attached as Appendix A, the letter of support provided to us by Jeremy Ashford, Architect and author of the 1994 book entitled "The Bungalow in New Zealand".

2. To elaborate, the interior and exterior of our house have been **significantly** modified since it was built. The interior of the building has been so extensively modified that it is almost unrecognisable, but since the "extent of place" excludes the interior, we will only highlight modifications to the *exterior*. Here is a summary derived from photos, the architect's plans and living memory. Moving around the house clockwise:



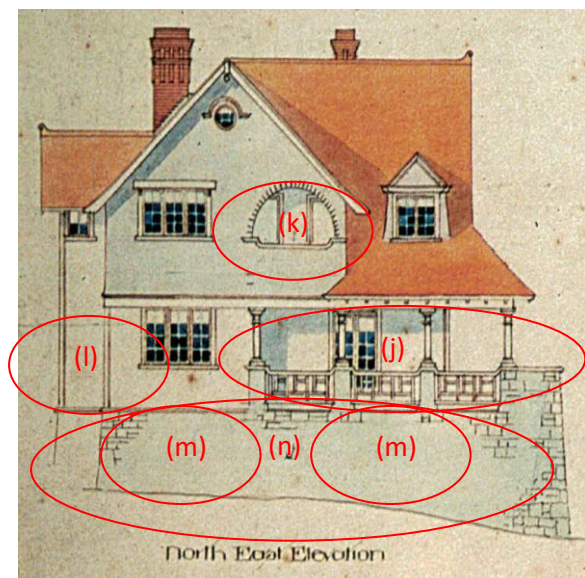
Front (facing street):

- a. Extension on northern corner with flat lead covered roof and high stained glass windows. This feature was not included on the architect's plans, but was added at an early stage.
- b. High 6-pane casement windows replaced with 10 pane casement windows. It would appear that the stained glass windows showing in the architect's drawings were never built.
- c. Front door and porch - area enclosed for toilet and hand basin with new high stained glass windows.
- d. Kitchen high 6 pane casement windows – replaced with French doors to give access to outside.
- e. Corner extended for storage area with flat lead covered roof and external access on south east.
- f. Bedroom – three eight pane casement windows added.



Northerly Aspect (facing towards 62 Gillies Ave):

- g. Den and drawing room – entrance deleted and replaced with extended wall and large picture window.
- h. Verandah enclosed by extending existing wall to rock wall with insertion of front door. Further pillar inserted (supports roof).
- i. Roof over bay windows cut back to allow insertion of two eight pane casement windows in each of upstairs bedroom and work room.



Easterly Aspect (facing Mt Hobson)

- j. Verandah enclosed and internal wall and doors removed with insertion of outer wall containing casement and picture windows.
- k. Upstairs verandah enclosed with windows.
- l. Kitchen - small six pane casement window inserted.
- m. Basement – nine pane casement and four pane casement windows inserted in rock wall.
- n. Modern, shingle roofed, one bedroom apartment (68 Gillies Ave) built immediately adjacent, at basement level obscuring the foundation rock wall with deck built above at ground floor level of 66 Gillies Ave home with 6 bi-fold doors (each 12 pane).

Southerly Aspect (facing 74 Gillies Ave)

- o. Kitchen – door from scullery and window to store removed and replaced with three six pane casement windows.
 - p. Corner extended for storage area with flat lead covered roof and door for external access.
3. We would be forced to replace "like for like". This takes away our freedom of choice and increases costs. We object to this.
4. "Council's heritage team provides free pre-application advice and for some works, there is a discount in the cost of the application fee". We strongly object to being forced to pay any additional fees when we are not requesting and do not agree with the scheduling of our house, and where we do not benefit from the scheduling.
5. Additional Costs and lost Opportunities:
- a. Should we wish to sell our house, this scheduling reduces the market to a handful of buyers willing to suffer the additional costs and limitations of a scheduled house;
 - b. It is most likely that the property's value will be negatively affected by the scheduling;
 - c. As noted elsewhere we will be required to apply for resource consents to make changes to the home. We will incur additional costs;
 - d. The requirement to replace like for like will add cost relative to lowest cost alternatives. We are not sure how we would afford to replace the roof - the current tiles are from France;
 - e. We will lose some degree of control over our home. Council will dictate what we can and can't do.

We are not aware that Council plans to compensate us for these losses - both economic and in terms of freedom

6. Our family has owned this house since the 1940's. We plan to hold it in our family for generations to come. We have made significant modifications in this time and we think it is fair to say that the house's provenance comes just as much from the Allen / Wilson families as from the architect. In addition, if we have looked after the house adequately for the last 75 years (as if we had not, then presumably Council would not be seeking to schedule it today), then we would contend that there is no need to schedule it at all.
7. The "summary of scheduling" is a 2 page document. We doubt that Council would make a decision (nor should it) based on such a brief assessment. Surely there must be a more comprehensive assessment document. We searched for such a document on the Council web site, but were not able to find one. Why has a more detailed, full assessment document not been made available to us for comment?
8. Our family has planned since the 1980's to enlarge the kitchen by adding a conservatory-style room onto the kitchen at the front of the property (this will change the building envelope). While we understand that we may be able to get planning consent for this alteration (even if it gets scheduled), there is a much higher chance that we will be turned down and it is almost certain that we will bear increased costs related to build and additional compliance.

9. In the very recent past, Council proposed to change the zoning of this (and adjoining) properties to a "Terrace Housing" zoning. This change was objected to by some neighbours and the original zoning was retained. Now Council has turned a full 360 degrees and wants to schedule our home. This "about face" is hard to understand. One minute Council proposes to allow demolishing the homes and building new high density terrace homes and the next, it proposes to schedule our home for heritage value. Clearly Council's own assessment of the heritage value was low, just few years ago. This places the current assessment in doubt.

10. Please note that in principle, we are not averse to the scheduling of historic places - even our own home. However, we strongly object to Council singling us out to preserve an historic home for the benefit of the public, but at our cost, increasing compliance and limiting our freedom to live our lives as we choose. If we were compensated for the scheduling - or at least were not disadvantaged - then we could better understand. However, the clear beneficiary of the scheduling of our home is the public. In essence, the view of our house from the road, will become a public visual amenity. We live in a user pays society, if the public wants to enjoy the benefit, then the public should pay for the privilege.

11. In the event that Council decides to proceed with the proposal to schedule our home - despite this being against our wishes as owners of the property - we would request that:

a. The scheduling should not affect us as the current owners. We should not be negatively affected by the change. It should only come into affect for new owners of the property, should we choose to sell it. They would buy in full knowledge of the restrictions; 103.3

b. The outside area should be excluded. The "extent of place" covers the entire property but excludes the interior, double carport and the rear basement-level dwelling unit. None of the area outside the house should be scheduled - it has been extensively modified, has nothing to do with the house and in my opinion, has absolutely no heritage value at all. 103.4

12. We are already struggling to find the money to: a) re-wire the house, b) re-plumb, c) re-pile, d) re-line and e) re-roof. All these items have been requested by our insurer. We do not need to add any further costs or complications to this list.

Mr James Wilson and Dr Megan Corbett

Trustees of The Corbett Wilson Family Trust (Owner of 66 Gillies Avenue)

To Whom it may concern,

About ten days ago James Wilson of 66 Gillies Avenue telephoned me to ask for assistance, to offer an opinion as to whether I thought it would be appropriate for Auckland City to place his family property in its schedule of historic buildings.

My immediate response to James was to say that, in principal at least, I am inclined to place public good ahead of private interest in such matters, and further to that, that I have an ongoing interest in the work of the building's designer, architect George Selwyn Goldsbro'.

I did however promise to visit James at home on my next visit to Auckland, which I did last weekend, on the morning of January 29.

I had previously been to the house a number of times in the 1990s at which time James's mother, Briar Wilson, was in residence in the main body of the house.

Those earlier visits resulted from my discovery, during post-graduate research at Auckland School of Architecture, that the house had originally been the residence of GS Goldsbro' (the second home he had designed for his wife, formerly Miss Aitken), and later the chosen home of Sarah Currie, widow of the architect John Currie. At the same time it came to my attention that the adjacent house "Hounslow" was also designed by Goldsbro' as residence for sometime Auckland Mayor Alfred Kidd. Hounslow has recently been owned by architectural historian Paul Waite.

On my last visit to Mrs Wilson I left with her a copy of the original house plan, which has since been published in Peter Macky' and Paul Waite's book "Coolangatta A Homage".

At this point in time I think it is still correct to say that over the years I have been the greatest public advocate of the work of a GS Goldsbro' and his teacher and sometime partner RM Fripp.

I first brought their work to public attention in my 1994 book "The Bungalow In New Zealand", which included references in the text and photographs and drawings of the work of Fripp and Goldsbro'. I further brought their work to public attention in 2000 with an unsuccessful bid to save F&G's Bloomfield house in Parnell from demolition, and with my exhibition "Domestic Speculations" which showed at Whangarei Art Museum and Lopdell House.

Since then I included another house by Goldsbro' in my 2016 Auckland Heritage Week walk and talk in Epsom, the participants of which received handmade terracotta tiles depicting Goldsbro's Aitken house, my own handiwork.

So you may see that my interest in, feelings for, and knowledge of Goldsbro's work are not trivial.

The return visit to the Goldsbro' house last week, where I met James Wilson and his wife Dr Megan Corbett, was a great pleasure, but more significantly a reminder that the house in its current state is quite a different thing from what appears in Goldsbro's drawing.

I understand that it is the view from the street, Gillies Avenue, that Council wishes to preserve, but even that view is already seriously compromised with only the upper portion of the western facade, that part within the gable, retaining its original form, although the original appearance of even that part of the house was lost many decades ago with the

JA 12/18

painting of its timber shingles. The northern facade is still recognisable but has undergone substantial alteration on both levels.

James and Megan are the latest occupants of a house that has been in the ownership of James's family for the majority of the building's life. I can not honestly say that I am happy with what has been done to the building over the years but the fact remains that changes have been made over the last 77 years that have seriously compromised the building as a representative example of the work of its architect and occupant George Selwyn Goldsbro'.

The only work proposed by James and Megan which will affect the appearance of the building on the elevations considered of significance by Council (refer to the Wilson-Corbett submission item 8) are on a part of the west elevation which has already been subject to alteration.

Bearing in mind that until very recently it was Council policy that the whole strip of buildings that the Goldsbro'-Wilson house forms part of, that is Gillies Avenue south of the Newmarket Viaduct, was to be rezoned for multiple dwelling buildings, and that the Wilson family strenuously opposed that, it is a strange turn of events that having done their part to retain the house and its amenity to the city that they should now be placed in a position of it costing extra money, that is additional resource consent fees and other associated costs, on top of what it is already costing them to maintain the building and keep it liveable.

Something I often say to people is that if a building must come down, or be dramatically altered in its appearance, then a satisfactory alternative is that a measured drawing of the building accompanied by meaningful photographs be made available for the public record.

A copy of the original plans for 66 Gillies Avenue is now in the public domain, on top of which James and Megan are providing the city with copies of early photographs showing the building in near original condition. Listing the current structure will add little to the city's amenity.

I support James Wilson and Megan Corbett in their submission that the house at 66 Gillies Avenue not be placed on the Auckland City schedule of historic buildings.



Jeremy Ashford M.Arch (hons)
04/02/2018

11 Grey Street, Regent, Whangarei 0112
09 4388381
nzbungalow@gmail.com

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Emerge Aotearoa

Organisation name: Emerge Aotearoa

Agent's full name: John Edward Brown (Plan.Heritage Ltd.)

Email address: info@planheritage.co.nz

Contact phone number: 02102973641

Postal address:

48 Lake Road

Narrow Neck

Auckland 0624

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Additions to Schedule 14 Historic Heritage Schedule, Statements and Maps in the Auckland Unitary Plan (Operative in part) Inclusion of 103 Richardson Road 'Green Lee' as a Category 'B' Historic Heritage place (02818).

Property address: 103 Richardson Road, Owairaka Lot 2 DP 52114

Map or maps: Plan Change 7 Maps

Other provisions:

Historic Heritage Overlay

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

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

The reason for my or our views are:

Please see attached submission document dated 8th February 2018

I or we seek the following decision by council: Amend the plan modification if it is not declined

104.1

Details of amendments: Either to modify the proposed extent of place shown in PC7 planning maps, or to decline the plan modification.

Submission date: 8 February 2018

Supporting documents
submission final.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

Submission on Proposed Plan Change7 – Additions to Schedule 14 Historic Heritage

Auckland Council, Unitary Plan
Private Bay 92300
Auckland 1142
Attn: Planning Technician

By email: unitaryplan@aucklandcouncil.govt.nz

103 Richardson Road, Owairaka 'Green Lee'

Introduction

Emerge Aotearoa ("the submitter"), c/o Plan.Heritage Ltd. at the address for service set out below, makes this submission on Proposed Plan Change 7 (PPC7) as follows.

Emerge Aotearoa is the landowner for the subject site at 103 Richardson Road, Owairaka.

Emerge Aotearoa provides a wide range of community-based mental health, addiction, disability support and social housing services nationwide. We believe that everyone is capable of living full and rich lives in their communities of choice. In every aspect of our work we are committed to helping our service users be the best they can be.

Emerge Aotearoa's strategic priorities are as follows:

- **Meeting the needs of Māori Tangata Whaiora**
- Meeting the needs of Pasifika clients
- Commitment to Participation of People with Lived Experience and Peer Services
- Social Housing Provisions to People with Mental Health and Addiction Issues

The submitter could not gain an advantage in trade competition through this submission. In any event, the submitter is directly affected by the effects and outcome on the subject matter of this submission that:

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

Auckland Council Proposed Plan Change 7 (PPC7)

Under PP7, 103 Richardson Road is proposed for addition to the AUPOP Schedule 14.1 Historic as a Category B Historic Heritage Place and historic heritage extent of place (Schedule ID 02818). Criteria under which the building is proposed for Scheduling include (a) Historical, (f) Physical attributes, (g) Aesthetic value, (h) Context. The primary features of the scheduled historic heritage place are:

- The original building constructed in 1912/1913.

The places within the extent of place 'excluded' from the Schedule (ID 02818) are:

- The c.1972 extension to the rear elevation (northwest corner) of the building
- Modern prefabricated annex to rear of property
- Modern garage to rear of property
- Modern prefabricated office to rear of property
- Modern shed to rear of property

The building is not proposed for scheduling as a place of Maori interest or significance, and there are no additional archaeological controls proposed.

Relief Sought by Submitter

Emerge Aotearoa has commissioned an independent review of the heritage evaluation. Based on this review and the heritage evaluation undertaken for Auckland Council, Emerge Aotearoa accepts that overall the subject property has some merit as a place of heritage interest. However, Emerge Aotearoa does not support the proposal to include 103 Richardson Road, **'Greenlee'**, without modification. Emerge Aotearoa requests that the building at 103 Richardson Road is not included on the schedule without at least the following modifications to the schedule as notified:

1. Emerge Aotearoa requests that, in order to provide for reasonable use of the property, the **'Extent of Place'** to be reduced to allow the balance of the site that includes the majority of the non-contributing buildings to be developed freely from the historic heritage overlay (see Figure 1);
2. Emerge Aotearoa supports the exclusion of extensions and ancillary buildings as proposed;
3. Emerge Aotearoa supports the exclusion of the interior from the schedule, but may support modifications to include some surviving internal features of historical interest (for example - stairwell, ceiling treatments, fireplaces) subject to reaching agreement over point 1;
4. Emerge Aotearoa notes that the current or future intended use of the site is of wider benefit to the community because of the nature of their work, but that this planned use will potentially be affected by scheduling to the degree that it cannot be achieved;

104.2

5. Emerge Aotearoa have engaged professional valuers to demonstrate the potential effect of scheduling of the market value of the property. This will have an effect on revenue that may be realised through sale and development of the property and will impact Emerge Aotearoa ability to realise their strategic mission which is outlined above; and,
6. During the course of the heritage evaluation undertaken on behalf of Auckland Council (Burgess Treep and Knight 2017), the architect **Arthur White's own house at 17 Richardson Road, Owairaka** was identified. Emerge Aotearoa consider that this building may have significant heritage value and may warrant being added to the schedule ahead of the property at 103 Richardson Road.

104.3

Emerge Aotearoa wish be heard with regard to the submission, and to present more detailed evidence for any hearing. This is because while Emerge Aotearoa appreciates the heritage interest of the place, they are concerned that scheduling may impact on their primary role as providers of support for disadvantaged and vulnerable members of the community.

Subject to the points raised above, Emerge Aotearoa reserves the right to submit in opposition to the scheduling in its entirety should the potential impact on property market value be so significant that they will be unable to realise their service delivery model.

DATED at Auckland this 8th day of February 2018

Emerge Aotearoa (submitter)

Signed



By their duly authorised agents

John Brown

Director

Plan.Heritage Limited

48 Lake Road

Narrow Neck

Auckland 0624

info@planheritage.co.nz

02102973641



Figure 1. Notified extent of place outlined in black hatching. Historic heritage place highlighted in purple. Exclusions highlighted in yellow. The requested revision of the extent of place is outlined in red.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Pip Mayne

Organisation name:

Agent's full name:

Email address: pipmayne@gmail.com

Contact phone number:

Postal address:

P O Box 100
Whitford
Auckland 2149

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

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

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

| 105.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

SUBMISSION ON A NOTIFIED PROPOSAL FOR PLAN CHANGE**Clause 6 of First Schedule, Resource Management Act 1991****TO: AUCKLAND COUNCIL****SUBMITTER: ST DAVID'S PRESBYTERIAN CHURCH**

This is a submission on the following proposed plan (the Proposal):

Proposed Plan Change Number 7 – Auckland Unitary Plan Operative in Part.

INTRODUCTION

1. Number 70 Khyber Pass Grafton ("**the Site**") contains a Presbyterian Church ("**Church Building**") and associated buildings on an adjoining site. The complex is known as St David's Presbyterian Church. The Church Building was completed in 1927. The Church Building has been vacant for several years due to a low seismic rating. It is therefore not used for any church or public functions.
2. The Site is zoned Mixed Use in the Proposed Unitary Plan and is subject to the following controls:
 - (a) Natural Heritage – Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay (rcp/dp) – E10 Mount Eden Viewshafts;
 - (b) Built Heritage and Character: Special Character Areas Overlay Residential and Business Upper – Residential and Business – Business Upper Symonds Street. The Special Character Area Overlay identifies the site as one containing a character defining building;
 - (c) Height Variation Control – Newton of 21 metres;
 - (d) Centre Fringe Office Control;
 - (e) Macroinvertebrate Community Index – Urban.
3. In preparing this submission the Submitter had the various heritage assessments on the Church Building reviewed by B Con Building

Conservation Consultants Ltd (BCon Consultants Ltd) (hereafter referred to as the "**BCon Report**") .¹

SCOPE OF SUBMISSION

4. This submission is on Plan Change 7 to the Auckland Unitary Plan in relation to the Church Building and extent of place, listed in Plan Change 7 as follows:
 - (a) ID 02804 St David's Presbyterian Church, 70 Khyber Pass Road, Grafton (Pt Allot 7) Section 3 Suburbs of Auckland;
 - (b) Category A;
 - (c) Primary Feature Church;
 - (d) Heritage Value: A,B,D,E,F,G,H
 - A. Historical
 - B. Social
 - D. Knowledge
 - E. Technological
 - F. Physical attributes
 - G. Aesthetic
 - H. Context
 - (e) Extent of place notation.
5. The Submitter opposes the Category A Scheduling as proposed in Plan Change 7 as the Church Building does not meet the necessary thresholds required for a Category A Scheduling.
6. Further, a Category A scheduling would significantly affect the Church's ability to develop / re-develop the site in terms of the zoning applying to the site. This is addressed below.

REASONS FOR SUBMISSION - FAILURE TO MEET THE EVALUATION THRESHOLDS

7. The Church Building does not meet the necessary thresholds in the Council's evaluation methodology for scheduling as a Category A Building/site in the following ways:

¹ In this submission, reference is also made to a report prepared by Salmon Reed Architects for Auckland Council Ref 2017-010 (April 2017) (hereafter "**the Salmon Reed Report**")

Unsatisfactory evaluative and evidentiary basis for listing

- (a) The listing is based on incomplete heritage and architectural assessments.

Historical Significance

- (b) The historic significance of the Church Building is overrated given its age and level of alteration.
- (c) The BCon Report considers the place to have “predominantly considerable local historical significance”.

Social Significance

- (d) The social significance of the Church Building is similar to other Presbyterian churches in Auckland. Accordingly the Church Building does not have exceptional social value.
- (e) The BCon Report considers the place to have “considerable local and regional social significance”.

Knowledge

- (f) The Church Building, given its Presbyterian associations, has limited potential to provide knowledge through scientific or scholarly study and contribute to the understanding of the cultural history of the region or the locality.
- (g) The BCon Report considers “the place to have minor local knowledge value”.

Technology

- (h) The Church Building's technological values are considerable but not exceptional, noting that the building has been significantly altered.
- (i) The Salmon Reed Report considers the values to be moderate.

Physical Attributes

- (j) The Church Building is not a unique example of a masonry church. The BCon Report considers that there are other equally good or better examples in the Auckland area of such a construction (i.e. St Benedict's and St Michael's in Remuera).
- (k) The original architect is better known for his non church buildings.

Aesthetic Values

- (l) The BCon Report considers weight has been given to aesthetic values in relation to features that are no longer present in the building.

Context

- (m) More recent developments and building demolitions adjacent to the site and in the immediate area and significant trees in the front yard limit the view of the Church Building from Khyber Pass Road. As a result the Site and Church Building makes a limited contribution to the wider historical and cultural context, streetscape, townscape and landscape.

Practical Considerations Arising from Proposed Scheduling

8. Seismic issues mean that millions of dollars will be needed to be spent on bringing the Church Building up to current earthquake standards.
9. A Category A listing severely limits how the Site and Church Building can be used.
10. The Church Building is already protected by the Special Character Overlay in the PAUP.
11. A Category B listing coupled with the Special Character Overlay is adequate protection for the building/site and allows the Church Building, subject to a resource consent, to be altered / modified thereby allowing viable activities to be found for it.
12. Consultation with the Church authorities has been limited or non-existent.

Assessment of local and regional significance

13. The BCon Report considers that based on the current status the building is primarily of local importance with some attributes of regional significance. This finding supports a B listing.
14. The Church Building is considered to have elements of considerable local and regional significance however is not considered to be of national significance.
15. The requested relief of a Category B listing is consistent with B5 of the RPS - Built Heritage and Character - in that it will identify the building while allowing for it to be appropriately used, subject to resource consent.

SECTION 6 – NATIONAL IMPORTANCE

- 16. A Category A listing and the consent processes associated with it will discourage appropriate development, subdivision, and use.
- 17. The Category B provisions allow more flexibility in terms of these matters, and therefore a Category B listing is supported.

CONCLUSION

- 18. The Submitter seeks the following decision on the Plan Change:
 - (a) Deletion of the Category A listing of the Church Building including the extent of place notation; and | 106.1
 - (b) A Category B listing (ID 02804). | 106.2
- 19. The Submitter could not gain an advantage in trade competition through this submission.
- 20. The Submitter wishes to be heard in support of its submission.



DATE: 8 February 2018

Helen Atkins / Nicole Buxeda
 on behalf of **ST DAVID'S PRESBYTERIAN CHURCH**

Address for service of submitter: C/- Helen Atkins / Nicole Buxeda
 Atkins Holm Majurey Ltd
 Level 19, 48 Emily Place
 PO Box 1585, Shortland Street
 Auckland 1140

Telephone: (09) 304 0294

Facsimile: (09) 309 1821

Email: nicole.buxeda@ahmlaw.nz

Contact person: Nicole Buxeda
 Solicitor

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Christopher Alan Cherry

Organisation name: RCM Clothing Mfg. Co. Ltd.

Agent's full name:

Email address: chris@rcm.co.nz

Contact phone number:

Postal address:
P.O. Box 7250 Wellesley St
Akld 1141
Eden Terrace
Auckland 1021

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The Submitter supports the inclusion of St David's Presbyterian Church, 70 Khyber pass Road, on the Council Schedule of Historic Places as a Category A heritage place because of it unique heritage, history & cultural value.

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

| 107.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

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

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



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

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

For office use only	
Submission No:	
Receipt Date:	Auckland Council NOT TRANSFERABLE - 8 FEB 2018
Waiuku Service Centre	

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

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

COVER SHEET - letter attached :

Address for service of Submitter

Telephone: Fax/Email:

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/Variation Name

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or
Property Address

Or
Map

Or
Other (specify)

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

- 8 FEB 2018

Waiuku Service Centre

12:40pm SCS

I write in support of the Heritage buildings sited on the Tamakae Reserve, namely

108.1

Hartmann House, Pollok Cottage, The Old Goal and The Maioro School, being listed as Heritage buildings within the designated area of Waiuku Town Centre Historic Heritage Area.

108.2

These buildings, owned and maintained by the Waiuku Museum Soc. Inc have been relocated onto the Reserve as part of the History of this District. It is envisioned for the future to include a Historic Church within this area also.

These buildings, while being owned by the above Museum Society are situated on this public space availing public viewing 24 hours daily. By appointment or during Waiuku Museum Society Inc opening hours, closer inspection maybe possible.

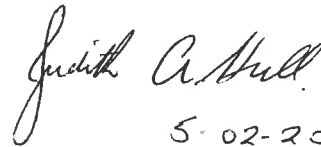
Judith A. Hull. Q.S.M.

18 Millbrook Drive,

Waiuku 2683

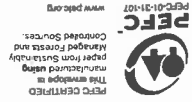
e-mail ; judithhull@ps.gen.nz

Phone 09 235 8566 a/ph



5-02-2017

Relevant to part of schedule 14 of Plan change 7
of Auckland Council Unitary Plan.



Auckland Council
NOT TRANSFERABLE
- 8 FEB 2018
Waiuku Service Centre



Submission re part of Schedule 14
of Plan change 7.

Auckland Council Unitary Plan.

Produced by Fastway Post New Zealand Limited
www.fastwaypost.co.nz

- Postage paid within New Zealand
- Envelope can only be posted once
- Deposit in any Fastway Post or NZ Post mailbox
- Sorted and delivered by NZ Post

Please remember:

Waiuku Museum
13 King Street
Waiuku

Sender:

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bev Langdon

Organisation name:

Agent's full name:

Email address: blvaanal44@gmail.com

Contact phone number:

Postal address:
3/82a King George Ave
Epsom
Auckland 1023

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: St David's Church, Khyber Pass

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
It's a memorial church

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

| 109.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Peter Warwick Macky

Organisation name:

Agent's full name: Peter Macky

Email address: pwmacky@gmail.com

Contact phone number:

Postal address:
P O Box 25141
St Heliers
Auckland 1740

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

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

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

| 110.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

GETT FONG YEE by her agent KEN YEE

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

Address for service of Submitter

10 SANDALWOOD PLACE, HOWICK, AUCKLAND, 2014

Telephone:

09/5355385

Fax/Email:

kyee@extra.co.nz (0213 707819)

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)

Decline proposed plan change/variation

Or

Property Address

149 - 153 Point Chevalier Road, Point Chevalier, owned by GETT FONG YEE

Or

Map

Or

Other (specify)

Exclude 149 - 153 Point Chevalier Road, Point Chevalier, from the list of properties in the proposed plan change/variation.

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: My properties at 149-153 Pt Chevalier Rd, Pt Chevalier are decaying and are in urgent need of a major repair and refurbishment/renovation if not total demolition. Council's seismic performance report (18/10/16) gave the buildings 17% NBS. We attach Council's reports, QBE Risk Management Report (20/7/17), and (continue on a separate sheet if necessary) Designport Consulting Engineers Ltd seismic report (30/10/17).

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 111.1
- If the proposed plan change / variation is not declined, then amend it as outlined below. 111.2
- Exclude 149-153 Point Chevalier Road, Point Chevalier from the list of properties in the proposed plan change/variation 111.3

- 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

GETT FONG YEE
by her agent

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

8/2/2018
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.

Risk Management Report

20170322 #07543

Mrs G F Yee
149-153 Pt Chevalier Road Point Chevalier Auckland



Report prepared by

Specialist Risk Consultant
Peter Birch

QBE Insurance
AMP Centre
29 Customs Street West
PO Box 44, Auckland 1140
New Zealand
www.qbe.co.nz

Date Issued: 20 July 2017

In consultation with

Various tenants

Mrs G F Yee
149-153 Pt Chevalier Road
Point Chevalier
Auckland



General disclaimer

The purpose of the Risk Management options contained within this report is to assist you in minimising potential loss from exposures which need prompt consideration. This Risk Management Report does not imply that all other exposures were under control at the time of inspection.

The options contained in this Report are not intended to be a substitute for appropriate professional advice in relation to any matter. In achieving compliance with these items, fire protection equipment and systems should be installed to comply with the requirements of the relevant local, and/or Government authority. Any equipment installed should also comply with the requirements of the relevant New Zealand Standards and Codes.

No responsibility is accepted by QBE Insurance for use of this report or for the information contained herein by any third party.

Should you require clarification, information or further advice in relation to this report, the options, or advice in general related to risk management issues, QBE Insurance is available to assist upon request.

Introduction

This report is based on a site visit and discussions held between QBE Insurance (QBE) and several tenants of this building that was undertaken on 11 July 2017. This was completed after consultation with Murray Yee who was not actually present during the survey.

The purpose of the visit was (primarily) to collate Property, Security and Business Interruption insurance underwriting information prior to the next renewal of your insurance programme. The site visit and discussions also permitted QBE to obtain a good understanding of the tenants Risk Management processes, and the general building condition. During the site visit a number of conditions and procedures were identified where improvements are necessary. This also includes the general condition of the building.

QBE looks forward to your response to this report in due course, through your insurance broker. To facilitate response, a brief 'Risk Improvement Acknowledgement' form is attached to this report.

In the meantime, please do not hesitate to contact the writer should further explanation or assistance be required.

Attachments:

- Electrical Installation Periodic Verification – Risk Management Advice Note
- Commercial Kitchen Operations & Exhaust Systems – Risk Management Advice Note
- Grease Lock System

Risk improvement options

Note

A measure of priority has been attached to each option in order to assist you in setting priorities for action:

A – Critical (completion within 45 days of report issue)

B – High (completion within 90 days of report issue)

C – Best Management Practice (recommended action)

Priority B

17.1 Section 4 Electrical Reticulation

Electrical installations that are older or poorly maintained are a significant contributor to losses caused by fire. By observation we are not comfortable that the electrical reticulation in the building is in an acceptable condition.



Action

The most cost-effective and yet comprehensive inspection that can be undertaken is a full system inspection covering the power supply as well as distribution and cabling. A New Zealand and Australian standard has been drawn up and is a clear guideline for electrical inspections – AS/NZS 3019:2010 Electrical Installations – Periodic Verification.

In order to effectively manage this risk, the electrical installation should be inspected and tested in accordance with Section 4 – Verification by Visual Inspection and Limited Testing. This is a comprehensive system-wide inspection that takes into account the need to limit or avoid impacting on processing and operational requirements of buildings and premises, whilst ensuring that critical areas are checked and clearly reported on.

An inspection of this nature should be carried out by a member of the Electrical Safety Organisation (www.esoinc.org.nz) or a registered electrical inspector (www.dbh.govt.nz/publicregister/search.aspx). Both of these web sites will provide contact details for suitably qualified persons and organisations located throughout the country.

On completion, a "Certificate of Periodic Verification" will be issued, within which there will be comment on items that require attention. Obviously these should be attended to, and appropriate documentation be maintained to confirm actions taken.

17.2 General Untidiness in the Rear Yard

Good housekeeping is a basic element of prudent Risk Management practice.

During our review it was observed that some areas of the premises could be managed more effectively from this perspective. Some of the more common issues we find are waste accumulation, bins stored against buildings, poor internal clean up regimes, poor storage of flammables, lack of fire equipment servicing, no designated smoking areas, etc, to name a few.



Action

The rear yard area is not secure and contains an accumulation of "junk", waste bins etc that are a real arson risk. Should any of this material be ignited, either accidentally or deliberately, major fire damage can be expected. This entire area should be tidied up and all unnecessary storage be removed.

17.3 General Building Condition

The photographs below indicate several areas of the building where it is in very poor repair ie rotten fascia on the canopy and weeds growing from the brickwork.



**Action**

We require that a Qualified Builder be engaged to assess the general building condition and to prepare a report with his findings and recommendations for remedial work

Clearly any identified remedial work should be undertaken within a reasonable timeframe .

Commented [PB1]:**17.4 Commercial Kitchens & Associated Extraction Systems – Best Practice**

Commercial kitchens are where many fire losses occur. Any cooking operation, especially where deep frying is used, is a hazardous operation and needs to be managed carefully. Staff training is fundamental to this, but also good house-keeping practices around kitchen management and related equipment. Procedures need to be in place which are followed and reviewed regularly.

Action

An appropriate house-keeping regime needs to be in place for the both restaurant operations. This needs to identify kitchen hazards to staff, emergency procedures, removal of oil, cleaning of filters and ducting systems, as well as correct use of fire-fighting equipment.

(Please refer to the attached QBE Risk Management Advice Note regarding Commercial Kitchens and Commercial Kitchen Exhaust Systems).

This advice note should be forwarded to the two tenants in the building for their attention.

Peter Birch

Specialist Risk Consultant
QBE Insurance
pbirch@qbe.co.nz
telephone: +64 21 637 707
direct dial: +64 9 980 3302

Electrical Installation Periodic Verification

Risk Management Advice Note

The New Zealand Fire Service statistics suggest that approximately ten per cent (10%) of fires are of an electrical origin. When considering that the fire service are called upon seventy-five thousand (75,000) times per year, this would indicate that a staggering number of commercial businesses have fire losses caused by faulty electrical systems. The risk of arc or electrical fires in commercial buildings is approximately twice as likely as heat initiated fires.

Causes of electrical fires

One of the main causes of an electrical fire is a faulty or substandard electrical installation within the premises. This could originate from either the electrical distribution boards or from electrical light fittings, electric motors, battery chargers etc, and overloaded cabling. Unfortunately many of these defects can be latent, and only manifest themselves when a combination of circumstances occurs. In most cases this is when the systems, and therefore the premises, are at their busiest and when the systems are heavily loaded.

Electrical fires can be caused by faulty workmanship at time of installation as well as during changes or alterations to the systems resulting in overloaded components or circuits. In addition to the above there is also aging and degradation of systems and components which can be a major contributor.

Failure to maintain electrical systems adequately may lead to fire injury or loss of life, and possible prosecution for business owners and or landlords. Statistics show us that even those customers with adequate insurance will suffer significant stress and disruption in a major event.

What options are available?

There are three significant proactive actions that can be taken to reduce the ever present risk of destruction by fire.

Test and tag

The first is to ensure that there is a 'test and tag' regime in place. This will need to be done in accordance with the relevant standard that applies to the particular situation or industry. Test and tag inspections are designed to verify the safety for use of portable electrical appliances by ensuring that extension leads and multi plugs as well as all appliance plugs and trailing cables are in good condition and are safe to use.

Thermal imaging

The second option is to have a thermal infrared imaging regime undertaken. This is particularly good for factories where there are also rotating machinery present. (Please refer to the separate QBE Risk Management Advice Note - Thermal Imaging.)

Electrical system inspection and testing

The most cost-effective and yet comprehensive inspection that can be undertaken is a full system inspection covering the power supply as well as distribution and cabling. A New Zealand and Australian standard has been drawn up and is a clear guideline for electrical inspections - AS/NZS 3019:2007 Electrical Installations - Periodic Verification.

In order to effectively manage this risk, the electrical installation should be inspected and tested in accordance with Section 4 - Verification by Visual Inspection and Limited Testing. This is a comprehensive system-wide inspection that takes into account the need to limit or avoid impacting on processing and operational requirements of buildings and premises, whilst ensuring that critical areas are checked and clearly reported on.

An inspection of this nature should be carried out by a member of the Electrical Safety Organisation (www.esoinc.org.nz) or a registered electrical inspector (www.dbh.govt.nz/publicregister/search.aspx). Both of these web sites will provide contact details for suitably qualified persons and organisations located throughout the country.

On completion, a 'Certificate of Periodic Verification' will be issued, within which there will be comment on items that require attention. Obviously these should be attended to, and appropriate documentation be maintained to confirm actions taken.

Disclaimer

The purpose of this Risk Management Advice Note is to assist you in minimising potential loss from exposures which need prompt consideration.

The Advice Note does not imply that all other exposures were under control at the time of inspection.

The options contained in this Advice Note are not intended to be a substitute for appropriate professional advice in relation to any matter. In achieving compliance with these items, fire protection equipment and systems should be installed to comply with the requirements of the relevant local, and/or Government authority. Any equipment installed should also comply with the requirements of the relevant New Zealand Standards and Codes.

No responsibility is accepted by QBE Insurance (Australia) Limited for use of this Advice Note or for the information contained herein by any third party.

Should you require clarification, information or further advice in relation to this Advice Note, the options, or advice in general related to risk management issues, QBE Insurance (Australia) Limited is available to assist upon request.



QBE Insurance (Australia) Limited
ABN 78 003 191 035 - Incorporated in Australia
PO Box 44, Auckland 1140
Phone 64 9 366 9920 | Fax 64 9 366 9930 | www.qbe.co.nz

01 of 01
EIPV AN 0412

© 2016 All rights reserved.

Commercial Kitchen Operations & Exhaust Systems Risk Management Advice Note

Fires occur all too frequently in restaurant and hotel kitchens. However, by the implementation of the following basic controls:

- the risk of fire can be reduced; and
- the impact of fire can be minimised.

Fire Prevention

1. Filter Cleaning

Regular cleaning of the filters will reduce the build-up of fat and grease, which can contribute to fire, and will also help with the removal of cooking smells. Filters over cooking ranges should be removed and cleaned thoroughly on a very regular basis.

2. Changing of Oil

Regular changing of cooking oil is important, especially if crumbed food is often cooked, as residue will build up in the base of the fryer and can readily burn.

3. Extraction System Flue Cleaning

Even with regular filter cleaning, oily or fatty deposits will build up in the ducting system over a period of time and, if a fire occurs in the cooking range or deep fryer, it could spread through the flue and cause major damage. The flues and associated fans should be cleaned down thoroughly - at least annually, but more frequently with heavy use of cooking appliances.

(Refer QBE Advice Note - Commercial Kitchen Exhaust Systems)

4. Maintenance

All cut-outs, thermostats, heating elements and associated controls or cooking equipment should comply with the relevant New Zealand Standard/Code of Practice and be maintained in a safe and efficient working condition at all times. All units must comply with the electrical/gas regulations, as applicable.

5. Equipment Isolation

Staff should know where all gas shut-off valves are located so that, in case of a fire, they can isolate the gas supply and prevent any further fuel being added to the fire.

6. High Temperature Cut-Outs (Deep Fryers)

Separate externally non-adjustable and manually reset cut-out mechanisms should be fitted to each deep fryer to isolate the heating elements when the cooking oil temperature exceeds 220°C.

This will provide protection in the event of a thermostat failure by preventing the over-heating of oil, which may otherwise reach its auto-ignition temperature and ignite.

Control

1. Fire Extinguishers

Most commercial kitchens utilise some form of deep frying. This is an area where many fires occur. If kitchens have the appropriate fire protection, a small fire can easily be controlled by staff who have basic fire prevention training.

Each kitchen should have a 'Wet Chemical' fire extinguisher for use on an oil fire. This should be located in an easily accessible position near the deep fryer, and staff should be trained in its use (see below).

2. Fire Blanket

These are useful as a back-up to a fire extinguisher or if the kitchen only has a small bench top fryer (domestic style). However, staff must be trained in how to use the unit safely (see below).

3. Automatic Fire Suppression

For larger fryer installations it is worthwhile considering installing an automatic fire suppression system. These can be either automatically and/or manually triggered.

There are several systems that are available utilising agents such as CO₂ and special powders. A recognised fire engineering company, such as Wormald or Chubb, should be consulted for further advice. (Refer to QBE for further information on these systems.)

4. Staff Training

Overall, this could be one of the most important areas of fire prevention and fire control. If staff do not have the appropriate training a fire can start easily and spread quickly.

At the start of their employment, each staff member should be given adequate training in fire prevention and the use of extinguishers. Refresher training should also be given on an annual basis.

Training programmes in the use of fire extinguishers and fire blankets are run by fire protection companies such as Chubb and Wormald.



QBE Insurance (Australia) Limited
ABN 78 003 191 035 - Incorporated in Australia
PO Box 44, Auckland 1140
Phone 64 9 366 9920 | Fax 64 9 366 9930 | www.qbe.co.nz



01 of 05
CKES AN 0114



Figure 1 - Wet chemical extinguisher.



Figure 2 - Fire blanket.



Figure 3 - Example of large fryer with poor cleanliness procedures



Figure 4 - Oven Temperature safety cut-out switch

Commercial Kitchen Exhaust Systems

Risk Management Advice Note

Kitchen exhaust/fume extract systems are common in restaurants, fast food outlets and within the commercial kitchens of establishments such as hospitals, schools, hotels, large factories and catering facilities.

Fires are very common in such areas and are usually triggered in one of two ways.

1. A flame flares up on the cooking range or oil is overheated in a deep fryer. Fire contacts the filters above the stove and is then drawn up into the duct beyond the filters. If significant grease residue exists either on the filters or within the duct, it acts as a fuel and fire can easily spread through the duct and break out into the roof space.
2. An extract fan fails or a restriction occurs in the duct, causing a drop in airflow. The drop in airflow contributes to a build up of grease residue, as it is not being picked up and vented into the atmosphere. Again, if significant grease residue exists in the hood plenum or duct interior, this can act as a fuel and fire spreads up the duct.

Current Building Controls

- The New Zealand Building Code provides no direct instructions on maintenance for kitchen extract systems.
- There are rules around the building of kitchen extract systems (NZ/AS 1668).
- Maintenance of systems is a 'grey area'. There is debate as to whether extract systems fall under the annual building WOF regime as part of 'Mechanical Maintenance' (air conditioning). However, proper cleaning and maintenance is essential as recommended below.

The schematic on page 5, reproduced courtesy of Clean Air Management Ltd, provides an overview of a well-designed kitchen exhaust system.

How Can The Risks Be Reduced?

- Regular hood and filter cleaning by kitchen staff or a specialist cleaning company.
- Mechanical and electrical maintenance if applicable (e.g. fan motors, drives, etc).
- Regular duct cleaning and inspections by a specialist cleaning company.
- Regular fan cleaning by a specialist cleaning company.
- Detailed duct design to minimise turns, dips etc.
- Fitting of airflow sensors so that, if the flow drops to below pre-set levels, an alarm is raised and/or cooking ranges are automatically isolated.

Frequency of Cleaning

How often an extract system needs to be cleaned will depend on the usage level of the cooking equipment, and the types and quantity of cooking, etc.

Typical cleaning intervals are indicated below. (Note: these relate to the extract system – the filters and canopy/extract plenum is an area of higher fire risk and should be cleaned more frequently.)

Usage	Running Hours	Frequency of Cleaning
Heavy	12 - 16 per day	3 monthly
Moderate	6 - 12 per day	6 monthly
Light	2 - 6 per day	12 monthly

Professional Cleaning

There are a growing number of companies and franchised operators throughout New Zealand. It is recommended that you consult your local 'Yellow Pages'.

The following are known to QBE Insurance:

Clean Air Management, Auckland
09 836 9262
www.caml.co.nz

Filter Cleaning Contractors Limited
09 376 6004
www.filtercleaning.co.nz

Post-Clean Verification Report

Upon completion, a report should be provided that includes the following information.

- Description of the system cleaned.
- Pre-clean measurements (deposit depths).
- Post-clean measurements.

- Photographic records.
- Additional work completed (if any).
- Data on any chemicals used.
- Recommendations for future cleaning.
- Observations on duct work condition.
- Sketch/schematic of the system showing general layout, access panels, etc.

Disclaimer

The purpose of this Risk Management Advice Note is to assist you in minimising potential loss from exposures which need prompt consideration. The Advice Note does not imply that all other exposures were under control at the time of inspection.

The options contained in this Advice Note are not intended to be a substitute for appropriate professional advice in relation to any matter. In achieving compliance with these items, fire protection equipment and systems should be installed to comply with the requirements of the relevant local, and/or Government authority. Any equipment installed should also comply with the requirements of the relevant New Zealand Standards and Codes.

No responsibility is accepted by QBE Insurance (Australia) Limited for use of this Advice Note or for the information contained herein by any third party.

Should you require clarification, information or further advice in relation to this Advice Note, the options, or advice in general related to risk management issues, QBE Insurance (Australia) Limited is available to assist upon request.



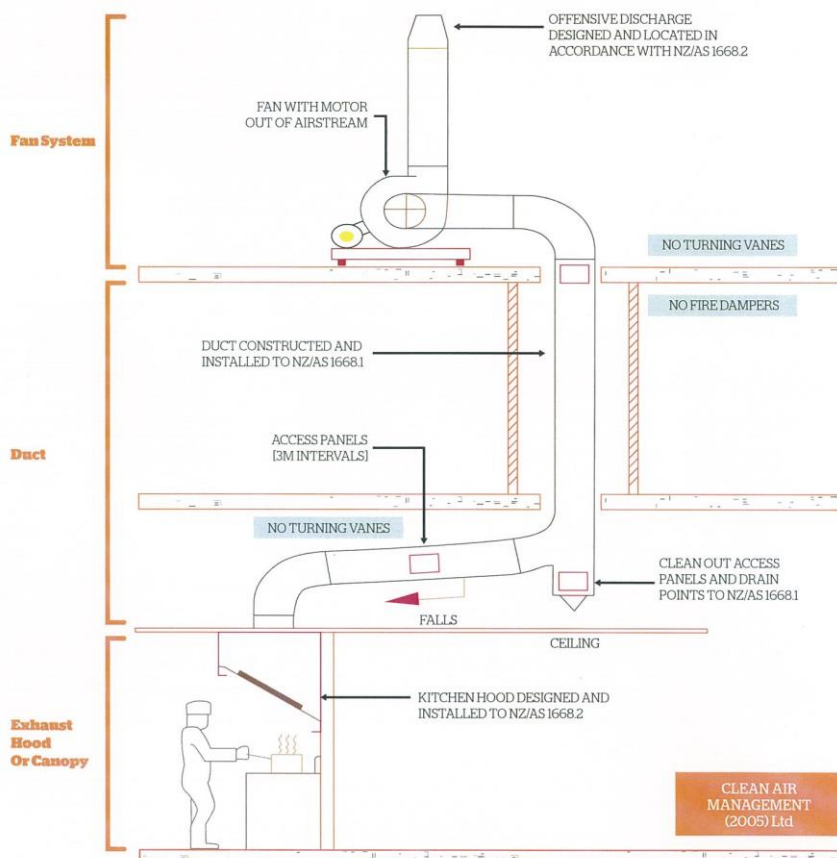
Figure 4 - Grease oozing out of a ducting outlet.



Figure 5 - Exhaust ducting from kitchen with service hatches.



Figure 6 - Grease build up in filter exhaust.



Typical Kitchen Exhaust System



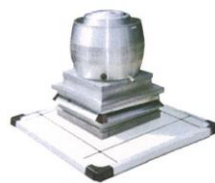
Facility Protection



Grease Lock System **VS.**

- **Up to 99% of Grease stopped at the filter.**
"Roof Protection" becomes "Facility Protection"
- Increases fire safety (*priceless*)
- Reduces the need for kitchen exhaust cleaning!
- Roof life is extended
- Saves you money!
- Low initial cost
- Reduces water usage
- Reduces nightly cleaning procedures
- **US Patent # 8277530**

3 Months **with** Grease Lock System



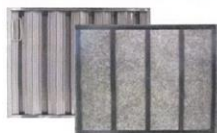
Roof Top Containment System

- High initial install cost (approx. \$1,100 per fan)
- Containment system maintenance cost
- Insufficient roof coverage
 - Additional roof cleaning costs
- Roof life is decreased (roof repair=*expensive*)
- Grease still collects on other roof top equipment
 - Ex: AC units, MUA Units, etc.
- Grease collection on the roof is a fire waiting to happen.

3 Months **without** Grease Lock System



To see how the Grease Lock System™ can help keep the grease out of your filters, hood, duct system and off your roof, visit us at www.proactivegrease.co.nz or Ph (0508)868251



Risk improvement acknowledgement

The company confirms in writing its intention to implement the following risk improvements within the timeframes (if any) specified:

Planned risk improvement	Timeframe Required(days)	Action taken	Date actioned
17.1 Section 4 Periodic Verification	23 October 2017		
17.2 General Untidiness in the Rear Yard	23 October 2017		
17.3 General Building Condition	23 October 2017		
17.4 Commercial Kitchens & Associated Extraction Systems – Best Practice	23 October 2017		

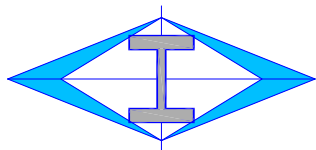
Name of company Mrs G F Yee

Location 149-153 Pt Chevalier Road Point Chevalier Auckland

Policy number P000138316SPK

Company representative Murray Yee Owner

Signature _____ Date _____



DESIGNPORT CONSULTING ENGINEERS LTD

PO Box 82-382 Highland Park, Auckland 2143, NZ

Office: 22G Torrens Rd, East Tamaki, AK

e-mail: designport@gmail.com

Tel: 09-273 9634

Ken Yee for Gett Fong Yee

t/a Yee Properties

30-10-2017

Dear Ken

Initial Seismic Assessment of Building at 151-153 Pt Chevalier Rd, Pt Chevalier, Auckland

We have now completed an Initial Seismic Assessment (ISA) of the building at 151-153 Pt Chevalier Rd using the Initial Evaluation Procedure (IEP) as described in Part B of the guideline document, *The Seismic Assessment of Existing Buildings-Technical Guidelines for Engineering Assessments*, dated July 2017. The assessment was carried out after completing a site visit and reviewing the existing building plans. The assessment report is attached.

Executive Summary

This assessment report provides the final **potential** earthquake rating and building grade. Note the Importance Level (in accordance with NZS 1170.5:2004) that was assumed to apply as this will define the new building standard that the building is rated against. The %NBS (percentage of new building standard) of the building gives the potential status of the building in relation to 34%NBS (Building Act requirements) and the earthquake risk (67%NBS) criteria.

The ISA is considered to provide a relatively quick, high-level and qualitative measure of the building's performance.

A more reliable result will be obtained from a Detailed Seismic Assessment (DSA) and is recommended for this building. A DSA could find structural weaknesses not identified from the IEP, or it could find that identified potential CSWs (Critical Structural Weakness) have been addressed in the design of the building.

Background to the IEP and its Limitations

The IEP procedure was developed in 2006 by the New Zealand Society for Earthquake Engineering (NZSEE) and updated in 2017 to reflect experience with its application and also as a result of experience from the Canterbury earthquakes of 2010/11. It is a tool to assign a

percentage of New Building Standard (%NBS) rating and associated grade to a building as part of an Initial Seismic Assessment of existing buildings.

The IEP enables building owners and managers to review their building stock as part of an overall risk management process.

Characteristics and limitations of the IEP include:

- An IEP assessment is primarily concerned with life safety. It does not consider the susceptibility of the building to damage, and therefore to economic losses.
- It tends to be somewhat conservative, identifying some buildings as earthquake prone, or having a lower %NBS score, which subsequent detailed investigation may indicate is less than actual performance. However, there will be exceptions, particularly when potential critical structural weaknesses (CSWs) are present that have not been recognised from the level of investigation employed.
- An IEP can be undertaken with variable levels of available information: e.g. exterior only inspection, structural drawings available or not, interior inspection, etc. The more information available, the more representative the IEP result is likely to be. The IEP records the information that has formed the basis of the assessment and consideration of this is important when determining the likely reliability of the result.
- It is an initial, first-stage review. Buildings or specific issues which the IEP process flags as being problematic or as potentially critical structural weaknesses need further detailed investigation and evaluation. A Detailed Seismic Assessment is recommended if the seismic status of a building is critical to any decision making.
- The IEP assumes that buildings have been designed and built in accordance with the building standard and good practice current at the time. In some instances, a building may include design features ahead of its time, leading to better than predicted performance. Conversely, some unidentified design or construction issues not picked up by the IEP process may result in the building performing not as well as predicted.
- It is a largely qualitative process, and should be undertaken or overseen by an experienced engineer. It involves considerable knowledge of the earthquake behaviour of buildings, and judgement as to key attributes and their effect on building performance. Consequently, it is possible that the %NBS derived for a building by independent experienced engineers may differ.
- An IEP may over-penalise some apparently critical features which could have been satisfactorily taken into account in the design.
- An IEP does not take into account the seismic performance of non-structural items such as ceilings, plant, services or general glazing that are not considered to present a significant life safety hazard.

Experience to date is that the IEP is a useful tool to identify potential issues and expected overall performance of a building in an earthquake. However, the process and the associated

%NBS rating and grade should be considered as only providing an indicative indication of the building's compliance with current code requirements. A detailed investigation and analysis of the building will typically be required to provide a definitive assessment.

The IEP has been based on a review of drawings and an inspection of both the interior and exterior of the building and can be considered to be a comprehensive assessment at the ISA level. The rating determined is less than or equal to 34%NBS and therefore, if ratified by the TA, the building should be considered as earthquake prone. The building would need a detailed analysis and upgrade if it is to be remained.

Basis for the Assessment

The information we have used for our IEP assessment includes:

- Limited existing building plans and details from council's property file;
- Site visit and measurement, visual check on the existing wall and floor materials;
- Available geotechnical/geological information in the area.

Building Description

The building located at 151-153 Pt Chevalier Road is a two- storey structure designed in 1926. It is currently used as retail shop and takeaway. The building is at approximately 12m long by 11m wide. Both floors are masonry brick walls with a brick chimney at the rear roof and parapet on street sides. The mid-floor is timber floor. A rear timber deck on posts is behind the upper floor.

The brickwalls are considered to take seismic loads in both directions. The front side of the building on ground floor is for doors which may have less seismic resistance capacity and forms a structural weakness. In addition, the roof chimney and parapet are considered a risk in a moderate earthquake.

IEP Assessment Results

Our IEP assessment of this building indicates the building can achieve 30%NBS in the longitudinal direction and 20%NBS in the transverse direction. The IEP assessment of this building therefore indicates an overall earthquake rating of 20%NBS corresponding to a 'Grade **D**' building as defined by the NZSEE building grading scheme. This is below 34%NBS (one of the tests the TA will apply to determine the buildings earthquake-prone building status), but below the threshold for earthquake risk buildings (67%NBS) as recommended by the NZSEE.

The key assumptions made during our assessment are shown in Table 1 below. Refer also to the attached IEP assessment and engineering assessment technical summary report.

Table 1: IEP Assessment Results

IEP Item	Assumption	Justification
Date of Building Design	1926	Building plans and characters
Subsoil Type	Waitemata soil	From Auckland Geological Map

Page

IEP Item	Assumption	Justification
Building Importance Level	2	Retail shops with limited occupants (not large crowds)
Ductility of Structure	1.25	For brittle brick walls in general
Plan Irregularity Factor, A	regular	Rectangular in shape both levels
Vertical Irregularity Factor, B	irregular	Ground floor front side with doors and no walls Whereas upper floor with walls
Short Columns Factor, C	NO	
Pounding Factor, D	Yes	In the transverse direction
Site Characteristics	Normal clay	To AK geological map
Factor F	yes	Allowing for cantilever chimney and some parapet

IEP Grades and Relative Risk

Table 2 taken from the Technical Guidelines referred to earlier provides the basis for a proposed grading system for existing buildings, as one way of interpreting the %NBS earthquake rating.

Building Grade	Percentage of New Building Standard (%NBS)	Approx. Risk Relative to a New Building	Life-safety Risk Description
A+	>100	<1	low risk
A	80 to 100	1 to 2 times	low risk
B	67 to 79	2 to 5 times	low or medium risk
C	34 to 66	5 to 10 times	medium risk
D	20 to 33	10 to 25 times	high risk
E	<20	more than 25 times	very high risk

This building has been classified by the IEP as a Grade D building and is therefore considered to be earthquake prone that may pose a high life-safety risk.

The NZSEE (which provides authoritative advice to the legislation makers, and should be considered to represent the consensus view of New Zealand structural engineers) classifies a building achieving greater than 67%NBS as “low or medium risk”, and having “acceptable (improvement may be desirable)” building structural performance.

Seismic Restraint of Non-Structural Items

During an earthquake, the safety of people can be put at risk due to non-structural items falling on them. These items should be adequately seismically restrained, where possible, as specified by NZS 4219:2009 "The Seismic Performance of Engineering Systems in Buildings".

An assessment has not been made of the bracing of the ceilings, in-ceiling ducting, services and plant or contents. We have also not checked whether or not tall or heavy furniture has been seismically restrained. These issues are outside the scope of this initial assessment but could be the subject of another investigation.

Conclusion

Our ISA assessment for this building, carried out using the IEP, indicates an overall score of **20%NBS** which corresponds to a Grade **D** building, as defined by the NZSEE building grading scheme. This is below the threshold for earthquake-prone buildings (34%NBS), and below the threshold for earthquake -risk buildings (67%NBS) as defined by the NZSEE.

The ISA is considered to provide a relatively quick, high-level and qualitative measure of the building's performance. In order to confirm the seismic performance of this building with more reliability you may wish to request a DSA or upgrade design. A DSA is likely to focus on the following issues:

- Structural weakness for front side opening on the ground floor;
- Chimney and parapet restraints
- Flexible timber floor diaphragm connection with the perimeter walls.

A DSA would also investigate other potential structural weaknesses that may not have been considered in the Initial Seismic Assessment.

We trust this letter and Initial Seismic Assessment meets your current requirements. We would be pleased to discuss further with you any issues raised in this report.

Please do not hesitate to contact me if you would like clarification of any aspect of this letter.

Yours Sincerely

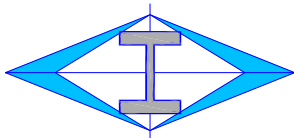


Philip Ouyang

**Experienced, Competent and Appropriately Trained Structural
Engineer CPEng, BE(Civil)**

Attachment

- Engineering Technical Summary Report
- IEP Report



DESIGNPORT CONSULTING ENGINEERS LTD

PO Box 82-382 Highland Park, Auckland 2143, NZ
Office: 22G Torrens Rd, East Tamaki, AK
e-mail: designport@gmail.com
Tel: 09-273 9634

Engineering Assessment Summary Report for Initial Seismic Assessment

Overview

The following table provides an *Assessment Summary Report* for seismic assessments undertaken using *The Technical Guidelines for Engineering Assessments* – as referred to in Section A8.5 of the Guidelines.

For engineering assessments being undertaken for potentially earthquake-prone buildings, this summary meets the requirements of Section 2.5 of the EPB methodology.

This report contains a summary of the following information:

1. Building information

- Address etc., No. of storeys, year of design, structural system, previous retrofit

2. Assessment information

- Person responsible for the assessment, when inspected, what information reviewed, geotechnical info, previous reports referred to

3. Summary of engineering methodology and key parameters

- Assessment methodology used, and how these Guidelines were applied

4. Assessment outcomes

- %NBS rating, seismic grade and qualitative risk classification, governing Critical Structural Weakness; mode of failure and physical consequence statement

1. Building Information	
Building Name/ Description	Two levels of non-reinforced masonry building: Downstairs shop No 151 for dairy shop, No 153 for takeaway shop. Upstairs for residential living.
Street Address	151-153 Pt Chevalier Road, Pt Chevalier
Territorial Authority	Auckland Council
No. of Storeys	2
Area of Typical Floor (approx.)	136m ²
Year of Design (approx.)	1926
NZ Standards designed to	NA
Structural System including Foundations	Unreinforced brick masonry walls as shear walls and low bearing walls; Concrete footing and slab; Timber mid-floor and timber framed partition walls; Light corrugated roof on rafters; 2m high brick chimney at the back of roof, front and side parapet up to 1m high.
Does the building comprise a shared structural form or shares structural elements with any other adjacent titles?	The dairy shop is adjacent to the unit at 149 Pt Chevalier Road (separate walls).
Key features of ground profile and identified geohazards	With reference to Auckland Geology Map by Institute of Geological and Nuclear Sciences Ltd 1992, it is on Waitema soils over Sandstone or Mudstone at shallow.
Previous strengthening and/ or significant alteration	No major alterations were recorded.
Heritage Issues/ Status	NA
Other Relevant Information	

2. Assessment Information	
Consulting Practice	Designport Consulting Engineers Ltd
CPEng Responsible, including: <ul style="list-style-type: none"> • Name • CPEng number • A statement of suitable skills and experience in the seismic assessment of existing buildings¹ 	Philip Ouyang, CPEng No 195384, experienced in structural engineering and geotechnical engineering assessment, design and construction observations.
Documentation reviewed, including: <ul style="list-style-type: none"> • date/ version of drawings/ calculations² • previous seismic assessments 	Existing building floor plans dated 1926; Designport's site measurement layout plan S100 dated 25-10-17 IEP (Initial Evaluation Procedure) assessment on 11-09-2013 by GHD on behalf of Auckland Council
Geotechnical Report(s)	NA
Date(s) Building Inspected and extent of inspection	Philip Ouyang structural engineer carried out inspection on 10-10-2107, covering measurement, building system identification, visual check on structural materials and conditions.
Description of any structural testing undertaken and results summary	NA
Previous Assessment Reports	IEP (Initial Evaluation Procedure) assessment on 11-09-2013 by GHD on behalf of Auckland Council
Other Relevant Information	

¹ This should include reference to the engineer's Practice Field being in Structural Engineering, and commentary on experience in seismic assessment and recent relevant training

² Or justification of assumptions if no drawings were able to be obtained

3. Summary of Engineering Assessment Methodology and Key Parameters Used	
Occupancy Type(s) and Importance Level	Retail shops downstairs and living upstairs. Importance Level=2
Site Subsoil Class	C
For an ISA:	
Summary of how Part B was applied, including: <ul style="list-style-type: none"> • Key parameters such as μ, S_p and F factors • Any supplementary specific calculations 	In general $\mu = 1.25$ for standard brick masonry walls without continuous concrete tied beams or floor; $S_p = 0.93$ as a result from Cl.4.42, NZS1170.5
=For a DSA:	
Summary of how Part C was applied, including: <ul style="list-style-type: none"> • the analysis methodology(s) used from C2 • other sections of Part C applied 	NA
Other Relevant Information	

4. Assessment Outcomes		
Assessment Status (Draft or Final)	Final	
Assessed %NBS Rating	20%	
Seismic Grade and Relative Risk (from Table A3.1)	D	
For an ISA:		
Describe the Potential Critical Structural Weaknesses	<ol style="list-style-type: none"> 1. Ground floor large open front doors- weak in transverse direction in seismic resistance; 2. Rear roof chimney and front parapet without sufficient roof restraints, affecting both longitudinal and transverse directions 	
Does the result reflect the building's expected behaviour, or is more information/ analysis required?	Yes – the ISA is considered sufficient. DSA may be required together with upgrade options	
If the results of this ISA are being used for earthquake prone decision purposes, <u>and</u> elements rating <34%NBS have been identified:	Engineering Statement of Structural Weaknesses and Location -weak ground floor transverse in front wall - high chimney /parapet without sufficient restraint.	Mode of Failure and Physical Consequence Statement(s) - Large front wall transverse deformation and front brick column fails - Chimney falls.
For a DSA:		
Comment on the nature of Secondary Structural and Non-structural elements/ parts identified and assessed		
Describe the Governing Critical Structural Weakness		
If the results of this DSA are being used for earthquake prone decision purposes, <u>and</u> elements rating <34%NBS have been identified (including Parts) ³ :	Engineering Statement of Structural Weaknesses and Location	Mode of Failure and Physical Consequence Statement(s)
Recommendations (optional for EPB purposes)	Upgrade the building by removing the above weaknesses identified.	

³ If a building comprises a shared structural form or shares structural elements with other adjacent titles, information about the extent to which the low scoring elements affect, or do not affect the structure.

Initial Evaluation Procedure (IEP) Assessment - Completed for Ken Yee **Page 1**

WARNING!! This initial evaluation has been carried out solely as an initial seismic assessment of the building following the procedure set out in the "The Seismic Assessment of Existing Buildings" Technical Guidelines for Engineering Assessments, July 2017. This spreadsheet must be read in conjunction with the limitations set out in the accompanying report, and should not be relied on by any party for any other purpose. Detailed inspections and engineering calculations, or engineering judgements based on them, have not been undertaken, and these may lead to a different result or seismic grade.

Street Number & Name:	151-153 Pt Chevalier Road	Job No.:	2381
AKA:	Pt Chevalier	By:	PO
Name of building:		Date:	25/10/2017
City:	Auckland	Revision No.:	

Table IEP-1 Initial Evaluation Procedure Step 1

Step 1 - General Information

1.1 Photos (attach sufficient to describe building)



NOTE: THERE ARE MORE PHOTOS ON PAGE 1a ATTACHED

1.2 Sketches (plans etc, show items of interest)



NOTE: THERE ARE MORE SKETCHES ON PAGE 1a ATTACHED

1.3 List relevant features (Note: only 10 lines of text will print in this box. If further text required use Page 1a)

- two level unreinforced masonry brick wall of 290mm thick on perimeter walls and one internal wall for stairs
- glazing wall or door in shop front on ground floor
- brick parapet on roof up to 1m high on found sides
- brick chimney at the rear wall above roof by approx.2m
- rear timber deck on 2nd floor (old deck)
- attached to single floor restaurant building on 149 Pt Chevalier Rd in the south
- single floor storage room attached in the east backyard

1.4 Note information sources

Tick as appropriate

Visual Inspection of Exterior
 Visual Inspection of Interior
 Drawings (note type)

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

Specifications
 Geotechnical Reports
 Other (list)

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Some plans and drawings from Auckland council property files are found for the existing building. The plan dimension doesn't match the existing.

Initial Evaluation Procedure (IEP) Assessment - Completed for Ken Yee

Street Number & Name:	151-153 Pt Chevalier Road	Job No.:	2381
AKA:	Pt Chevalier	By:	PO
Name of building:		Date:	25/10/2017
City:	Auckland	Revision No.:	

Table IEP-2 Initial Evaluation Procedure Step 2

Step 2 - Determination of (%NBS)_b

(Baseline (%NBS) for particular building - refer Section B5)

2.1 Determine nominal (%NBS) = (%NBS)_{nom}

	<u>Longitudinal</u>	<u>Transverse</u>
a) Building Strengthening Data		
Tick if building is known to have been strengthened in this direction	<input type="checkbox"/>	<input type="checkbox"/>
If strengthened, enter percentage of code the building has been strengthened to	N/A	N/A
b) Year of Design/Strengthening, Building Type and Seismic Zone		
	Pre 1935 ● 1935-1965 ○ 1965-1976 ○ 1976-1984 ○ 1984-1992 ○ 1992-2004 ○ 2004-2011 ○ Post Aug 2011 ○	Pre 1935 ● 1935-1965 ○ 1965-1976 ○ 1976-1984 ○ 1984-1992 ○ 1992-2004 ○ 2004-2011 ○ Post Aug 2011 ○
Building Type:	Public Buildings	Public Buildings
Seismic Zone:	Not applicable	Not applicable
c) Soil Type		
From NZS1170.5:2004, Cl 3.1.3 :	C Shallow Soil	C Shallow Soil
From NZS4203:1992, Cl 4.6.2.2 : (for 1992 to 2004 and only if known)	Not applicable	Not applicable
d) Estimate Period, T		
Comment:	h _n = 7	7 m
	A _c = 1.00	1.00 m ²
Moment Resisting Concrete Frames:	$T = \max(0.09h_n^{0.75}, 0.4)$ ○	○
Moment Resisting Steel Frames:	$T = \max(0.14h_n^{0.75}, 0.4)$ ○	○
Eccentrically Braced Steel Frames:	$T = \max(0.08h_n^{0.75}, 0.4)$ ○	○
All Other Frame Structures:	$T = \max(0.06h_n^{0.75}, 0.4)$ ○	○
Concrete Shear Walls	$T = \max(0.09h_n^{0.75}/A_c^{0.5}, 0.4)$ ○	○
Masonry Shear Walls:	$T \leq 0.4\text{sec}$ ●	●
User Defined (input Period):	○	○
Where h _n = height in metres from the base of the structure to the uppermost seismic weight or mass.	T: 0.40	0.40
e) Factor A: Strengthening factor determined using result from (a) above (set to 1.0 if not strengthened)		
	Factor A: 1.00	1.00
f) Factor B: Determined from NZSEE Guidelines Figure 3A.1 using results (a) to (e) above		
	Factor B: 0.04	0.04
g) Factor C: For reinforced concrete buildings designed between 1976-84 Factor C = 1.2, otherwise take as 1.0.		
	Factor C: 1.00	1.00
h) Factor D: For buildings designed prior to 1935 Factor D = 0.8 except for Wellington and Napier (1931-1935) where Factor D may be taken as 1.0, otherwise take as 1.0.		
	Factor D: 0.80	0.80
(%NBS)_{nom} = AxBxCxD		
	(%NBS) _{nom} 3%	3%

WARNING!! This initial evaluation has been carried out solely as an initial seismic assessment of the building following the procedure set out in "The Seismic Assessment of Existing Buildings" Technical Guidelines for Engineering Assessments, July 2017. This spreadsheet must be read in conjunction with the limitations set out in the accompanying report, and should not be relied on by any party for any other purpose. Detailed inspections and engineering calculations, or engineering judgements based on them, have not been undertaken, and these may lead to a different result or seismic grade.

Initial Evaluation Procedure (IEP) Assessment - Completed for Ken Yee

Street Number & Name:	151-153 Pt Chevalier Road	Job No.:	2381
AKA:	Pt Chevalier	By:	PO
Name of building:		Date:	25/10/2017
City:	Auckland	Revision No.:	

Table IEP-2 Initial Evaluation Procedure Step 2 continued

2.2 Near Fault Scaling Factor, Factor E

If $T \leq 1.5\text{sec}$, Factor E = 1

	Longitudinal	Transverse
a) Near Fault Factor, $N(T,D)$ <small>(from NZS1170.5:2004, Cl 3.1.6)</small>	N(T,D): 1	1
b) Factor E = $1/N(T,D)$	Factor E: 1.00	1.00

2.3 Hazard Scaling Factor, Factor F

a) Hazard Factor, Z, for site

Location: Auckland

Z =	0.13	(from NZS1170.5:2004, Table 3.3)
Z_{1992} =	0.6	(NZS4203:1992 Zone Factor from accompanying Figure 3.5(b))
Z_{2004} =	0.13	(from NZS1170.5:2004, Table 3.3)

b) Factor F

For pre 1992	=	$1/Z$
For 1992-2011	=	Z_{1992}/Z
For post 2011	=	Z_{2004}/Z

Factor F:	7.69	7.69
-----------	------	------

2.4 Return Period Scaling Factor, Factor G

a) Design Importance Level, I

(Set to 1 if not known. For buildings designed prior to 1965 and known to be designed as a public building set to 1.25. For buildings designed 1965-1976 and known to be designed as a public building set to 1.33 for Zone A or 1.2 for Zone B. For 1976-1984 set I value.)

I =	1.25	1.25
-----	------	------

b) Design Risk Factor, R_o

(set to 1.0 if other than 1976-2004, or not known)

R_o =	1	1
---------	---	---

c) Return Period Factor, R

(from NZS1170.0:2004 Building Importance Level)

Choose Importance Level

1 2 3 4

R =	1.0	1.0
-----	-----	-----

d) Factor G

= IR_o/R

Factor G:	1.25	1.25
-----------	------	------

2.5 Ductility Scaling Factor, Factor H

a) Available Displacement Ductility Within Existing Structure

Comment:

unreinforced masonry brick walls

μ =	1.25	1.25
---------	------	------

b) Factor H

For pre 1976 (maximum of 2)	=	k_{μ}
For 1976 onwards	=	1

k_{μ}	1.14	1.14
Factor H:	1.14	1.14

(where k_{μ} is NZS1170.5:2004 Inelastic Spectrum Scaling Factor, from accompanying Table 3.3)

2.6 Structural Performance Scaling Factor, Factor I

a) Structural Performance Factor, S_p

(from accompanying Figure 3.4)

Tick if light timber-framed construction in this direction

S_p =	0.93	0.93
---------	------	------

b) Structural Performance Scaling Factor

= $1/S_p$

Factor I:	1.08	1.08
-----------	------	------

Note Factor B values for 1992 to 2004 have been multiplied by 0.67 to account for S_p in this period

2.7 Baseline %NBS for Building, (%NBS)_b

(equals (%NBS)_{nom} x E x F x G x H x I)

34%

34%

WARNING!! This initial evaluation has been carried out solely as an initial seismic assessment of the building following the procedure set out in "The Seismic Assessment of Existing Buildings" Technical Guidelines for Engineering Assessments, July 2017. This spreadsheet must be read in conjunction with the limitations set out in the accompanying report, and should not be relied on by any party for any other purpose. Detailed inspections and engineering calculations, or engineering judgements based on them, have not been undertaken, and these may lead to a different result or seismic grade.

Initial Evaluation Procedure (IEP) Assessment - Completed for Ken Yee Page 4

Street Number & Name:	151-153 Pt Chevalier Road	Job No.:	2381
AKA:	Pt Chevalier	By:	PO
Name of building:		Date:	25/10/2017
City:	Auckland	Revision No.:	

Table IEP-3 Initial Evaluation Procedure Step 3

Step 3 - Assessment of Performance Achievement Ratio (PAR)

(Refer Appendix B - Section B3.2)

a) Longitudinal Direction

potential CSWs **Effect on Structural Performance** **Factors**
(Choose a value - Do not interpolate)

3.1 Plan Irregularity
Effect on Structural Performance Severe Significant Insignificant **Factor A** 1.0

Comment

3.2 Vertical Irregularity
Effect on Structural Performance Severe Significant Insignificant **Factor B** 1.0

Comment

3.3 Short Columns
Effect on Structural Performance Severe Significant Insignificant **Factor C** 1.0

Comment

3.4 Pounding Potential
(Estimate D1 and D2 and set D = the lower of the two, or 1.0 if no potential for pounding, or consequences are considered to be minimal)

a) Factor D1: - Pounding Effect

Note:
Values given assume the building has a frame structure. For stiff buildings (eg shear walls), the effect of pounding may be reduced by taking the coefficient to the right of the value applicable to frame buildings.

Factor D1 For Longitudinal Direction: 1.0

Table for Selection of Factor D1	Severe	Significant	Insignificant
	0<Sep<.005H	.005<Sep<.01H	Sep>.01H
Alignment of Floors within 20% of Storey Height	<input type="radio"/> 1	<input type="radio"/> 1	<input checked="" type="radio"/> 1
Alignment of Floors not within 20% of Storey Height	<input type="radio"/> 0.4	<input type="radio"/> 0.7	<input type="radio"/> 0.8

Comment

b) Factor D2: - Height Difference Effect

Factor D2 For Longitudinal Direction: 1.0

Table for Selection of Factor D2	Severe	Significant	Insignificant
	0<Sep<.005H	.005<Sep<.01H	Sep>.01H
Height Difference > 4 Storeys	<input type="radio"/> 0.4	<input type="radio"/> 0.7	<input type="radio"/> 1
Height Difference 2 to 4 Storeys	<input type="radio"/> 0.7	<input type="radio"/> 0.9	<input type="radio"/> 1
Height Difference < 2 Storeys	<input type="radio"/> 1	<input type="radio"/> 1	<input checked="" type="radio"/> 1

Comment

Factor D 1.0

3.5 Site Characteristics - Stability, landslide threat, liquefaction etc as it affects the structural performance from a life-safety perspective

Effect on Structural Performance Severe Significant Insignificant **Factor E** 1.0

Comment

3.6 Other Factors - for allowance of all other relevant characteristics of the building For ≤ 3 storeys - Maximum value 2.5 **Factor F** 0.9
Record rationale for choice of Factor F: otherwise - Maximum value 1.5.
No minimum.

Comment- a chimney at the back of 2m high, and front, side parapet of 1m high

3.7 Performance Achievement Ratio (PAR) **PAR**
(equals A x B x C x D x E x F) **Longitudinal** 0.90

WARNING!! This initial evaluation has been carried out solely as an initial seismic assessment of the building following the procedure set out in "The Seismic Assessment of Existing Buildings" Technical Guidelines for Engineering Assessments, July 2017. This spreadsheet must be read in conjunction with the limitations set out in the accompanying report, and should not be relied on by any party for any other purpose. Detailed inspections and engineering calculations, or engineering judgements based on them, have not been undertaken, and these may lead to a different result or seismic grade.

Initial Evaluation Procedure (IEP) Assessment - Completed for Ken Yee Page 5

Street Number & Name:	151-153 Pt Chevalier Road	Job No.:	2381
AKA:	Pt Chevalier	By:	PO
Name of building:		Date:	25/10/2017
City:	Auckland	Revision No.:	

Table IEP-3 Initial Evaluation Procedure Step 3

Step 3 - Assessment of Performance Achievement Ratio (PAR)

(Refer Appendix B - Section B3.2)

b) Transverse Direction

potential CSWs	Effect on Structural Performance (Choose a value - Do not interpolate)	Factors
3.1 Plan Irregularity	Effect on Structural Performance <input type="radio"/> Severe <input type="radio"/> Significant <input checked="" type="radio"/> Insignificant	Factor A <input type="text" value="1.0"/>
Comment		
3.2 Vertical Irregularity	Effect on Structural Performance <input type="radio"/> Severe <input checked="" type="radio"/> Significant <input type="radio"/> Insignificant	Factor B <input type="text" value="0.7"/>
Comment-No wall at front on ground floor and some walls upper floor		
3.3 Short Columns	Effect on Structural Performance <input type="radio"/> Severe <input type="radio"/> Significant <input checked="" type="radio"/> Insignificant	Factor C <input type="text" value="1.0"/>
Comment		
3.4 Pounding Potential	(Estimate D1 and D2 and set D = the lower of the two, or 1.0 if no potential for pounding, or consequences are considered to be minimal)	

a) Factor D1: - Pounding Effect

Note:
Values given assume the building has a frame structure. For stiff buildings (eg shear walls), the effect of pounding may be reduced by taking the coefficient to the right of the value applicable to frame buildings.

Factor D1 For Transverse Direction:

Table for Selection of Factor D1		Severe	Significant	Insignificant
Separation		0<Sep<.005H	.005<Sep<.01H	Sep>.01H
Alignment of Floors within 20% of Storey Height		<input checked="" type="radio"/> 1	<input type="radio"/> 1	<input type="radio"/> 1
Alignment of Floors not within 20% of Storey Height		<input type="radio"/> 0.4	<input type="radio"/> 0.7	<input type="radio"/> 0.8
Comment				

b) Factor D2: - Height Difference Effect

Factor D2 For Transverse Direction:

Table for Selection of Factor D2		Severe	Significant	Insignificant
Separation		0<Sep<.005H	.005<Sep<.01H	Sep>.01H
Height Difference > 4 Storeys		<input type="radio"/> 0.4	<input type="radio"/> 0.7	<input type="radio"/> 1
Height Difference 2 to 4 Storeys		<input type="radio"/> 0.7	<input type="radio"/> 0.9	<input type="radio"/> 1
Height Difference < 2 Storeys		<input checked="" type="radio"/> 1	<input type="radio"/> 1	<input type="radio"/> 1
Comment				

Factor D

3.5 Site Characteristics - Stability, landslide threat, liquefaction etc as it affects the structural performance from a life-safety perspective

Effect on Structural Performance <input type="radio"/> Severe <input type="radio"/> Significant <input checked="" type="radio"/> Insignificant	Factor E <input type="text" value="1.0"/>
Comment	

3.6 Other Factors - for allowance of all other relevant characteristics of the building

For ≤ 3 storeys - Maximum value 2.5
otherwise - Maximum value 1.5.
No minimum. Factor F

Record rationale for choice of Factor F:
Comment- chimney at the back on roof to 2m high and front, side parapet to 1m high

3.7 Performance Achievement Ratio (PAR)
(equals A x B x C x D x E x F)

PAR
Transverse

WARNING!! This initial evaluation has been carried out solely as an initial seismic assessment of the building following the procedure set out in "The Seismic Assessment of Existing Buildings" Technical Guidelines for Engineering Assessments, July 2017. This spreadsheet must be read in conjunction with the limitations set out in the accompanying report, and should not be relied on by any party for any other purpose. Detailed inspections and engineering calculations, or engineering judgements based on them, have not been undertaken, and these may lead to a different result or seismic grade.

Initial Evaluation Procedure (IEP) Assessment - Completed for Ken Yee Page 6

Street Number & Name:	151-153 Pt Chevalier Road	Job No.:	2381
AKA:	Pt Chevalier	By:	PO
Name of building:		Date:	25/10/2017
City:	Auckland	Revision No.:	

Table IEP-4 Initial Evaluation Procedure Steps 4, 5, 6 and 7

Step 4 - Percentage of New Building Standard (%NBS)

	Longitudinal	Transverse
4.1 Assessed Baseline %NBS (%NBS) _b (from Table IEP - 1)	34%	34%
4.2 Performance Achievement Ratio (PAR) (from Table IEP - 2)	0.90	0.63
4.3 PAR x Baseline (%NBS) _b	30%	20%
4.4 Percentage New Building Standard (%NBS) - Seismic Rating (Use lower of two values from Step 4.3)		20%

Step 5 - Is %NBS < 34? YES

Step 6 - Potentially Earthquake Risk (is %NBS < 67)? YES

Step 7 - Provisional Grading for Seismic Risk based on IEP Seismic Grade **D**

Additional Comments (items of note affecting IEP based seismic rating)

The above initial seismic assessment presents a %NBS less than 34%. The reasons can be explained as follows:
 1. High chimney at the back has not been fixed to the roof
 2. Front parapet has not been fixed to the roof
 3. The soft ground floor at front (no front brick walls or portals)

Relationship between Grade and %NBS:

Grade:	A+	A	B	C	D	E
%NBS:	> 100	100 to 80	79 to 67	66 to 34	< 34 to 20	< 20

WARNING!! This initial evaluation has been carried out solely as an initial seismic assessment of the building following the procedure set out in "The Seismic Assessment of Existing Buildings" Technical Guidelines for Engineering Assessments, July 2017. This spreadsheet must be read in conjunction with the limitations set out in the accompanying report, and should not be relied on by any party for any other purpose. Detailed inspections and engineering calculations, or engineering judgements based on them, have not been undertaken, and these may lead to a different result or seismic grade.

Initial Evaluation Procedure (IEP) Assessment - Completed for Ken Yee Page 7

Street Number & Name:	151-153 Pt Chevalier Road	Job No.:	2381
AKA:	Pt Chevalier	By:	PO
Name of building:		Date:	25/10/2017
City:	Auckland	Revision No.:	

Table IEP-5 Initial Evaluation Procedure Step 8

Step 8 - Identification of potential Severe Structural Weaknesses (SSWs) that could result in significant risk to a significant number of occupants

- 8.1 Number of storeys above ground level 2
- 8.2 Presence of heavy concrete floors and/or concrete roof? (Y/N) N

Potential Severe Structural Weaknesses (SSWs):


Note: Options that are greyed out are not applicable and need not be considered.

Occupancy not considered to be significant - no further consideration required

Risk not considered to be significant - no further consideration required

The following potential Severe Structural Weaknesses (SSWs) have been identified in the building that could result in significant risk to a significant number of occupants:

1. None identified
2. Weak or soft storey (except top storey)
3. Brittle columns and/or beam-column joints the deformations of which are not constrained by other structural elements
4. Flat slab buildings with lateral capacity reliant on low ductility slab-to-column connections
5. No identifiable connection between primary structure and diaphragms
6. Ledge and gap stairs

IEP Assessment Confirmed by  Signature
Philip Ouyang Name
195384 CPEng. No

WARNING!! This initial evaluation has been carried out solely as an initial seismic assessment of the building following the procedure set out in "The Seismic Assessment of Existing Buildings" Technical Guidelines for Engineering Assessments, July 2017. This spreadsheet must be read in conjunction with the limitations set out in the accompanying report, and should not be relied on by any party for any other purpose. Detailed inspections and engineering calculations, or engineering judgements based on them, have not been undertaken, and these may lead to a different result or seismic grade.

--

Initial Evaluation Procedure (IEP) Assessment - Completed for Ken Yee

Street Number & Name:	151-153 Pt Chevalier Road	Job No.:	2381
AKA:	Pt Chevalier	By:	PO
Name of building:		Date:	25/10/2017
City:	Auckland	Revision No.:	

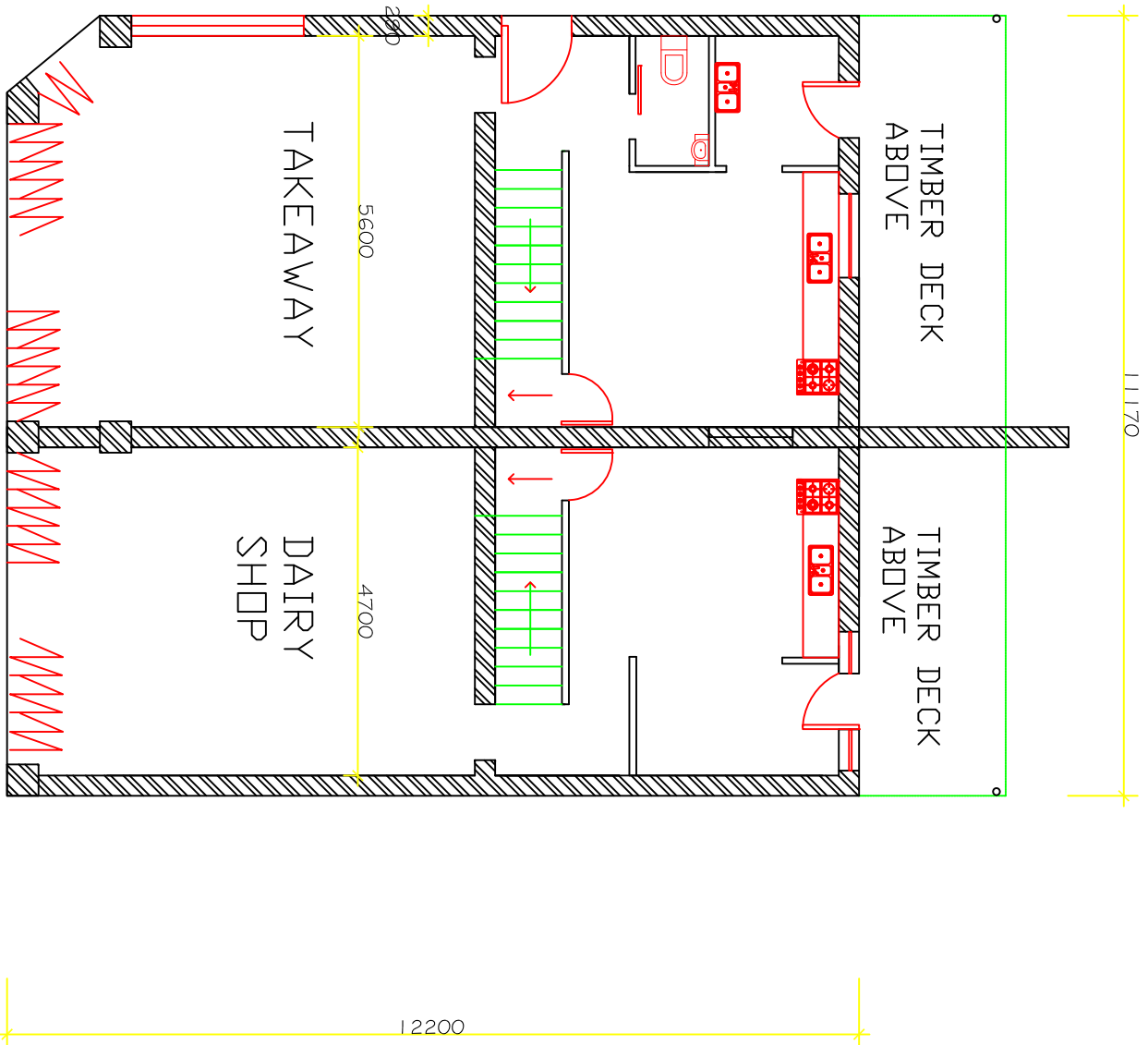
Table IEP-1a Additional Photos and Sketches

Add any additional photographs, notes or sketches required below:

Note: print this page separately

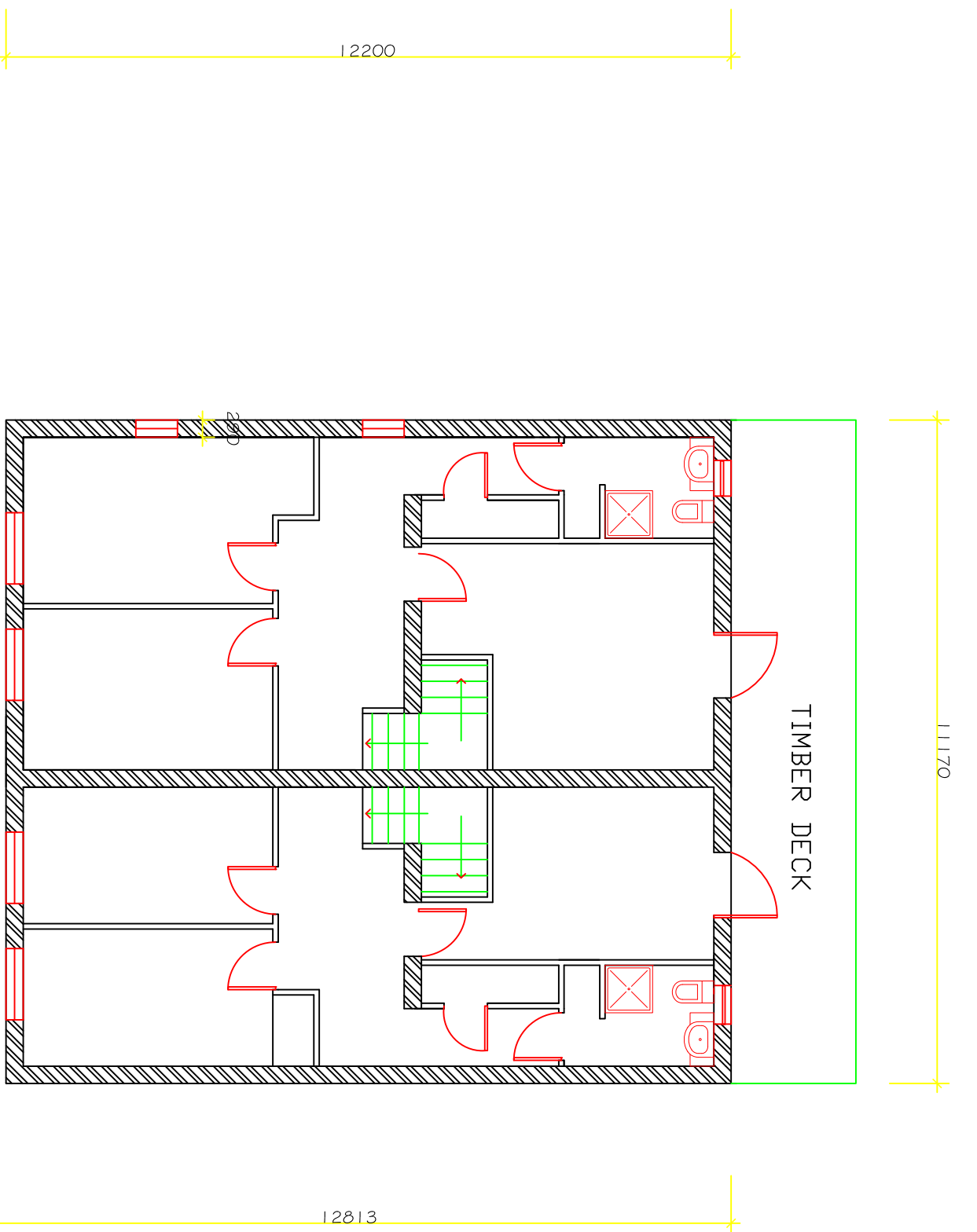


WARNING!! This initial evaluation has been carried out solely as an initial seismic assessment of the building following the procedure set out "The Seismic Assessment of Existing Buildings" Technical Guidelines for Engineering Assessments, July 2017. This spreadsheet must be read in conjunction with the limitations set out in the accompanying report, and should not be relied on by any party for any other purpose. Detailed inspections and engineering calculations, or engineering judgements based on them, have not been undertaken, and these may lead to a different result or seismic grade.



GROUND FLOOR FOR 153

GROUND FLOOR PLAN 151




FIRST FLOOR FOR 153

FIRST FLOOR FOR 151

KEY:

 BRICKWALL 290MM THICK DR

 BRICK COLUMN

 TIMBER PARTITION WALL

NOTE:

1. THE MEASUREMENT SHOWN IS APPROXIMATELY ONLY.
2. THE BUILDING STRUCTURE AND MATERIAL DESCRIPTIONS ARE BASED ON VISUAL CHECK, NOT ON INVASIVE TESTING OR SAMPLING. CONCEALED STRUCTURE WAS INFERRED ONLY.
3. SUPPLEMENTARY BUILDINGS ARE NOT SHOWN. IE SEPARATE STORAGE OR SHEDS.



DESIGNPORT CONSULTING ENGINEERS LTD

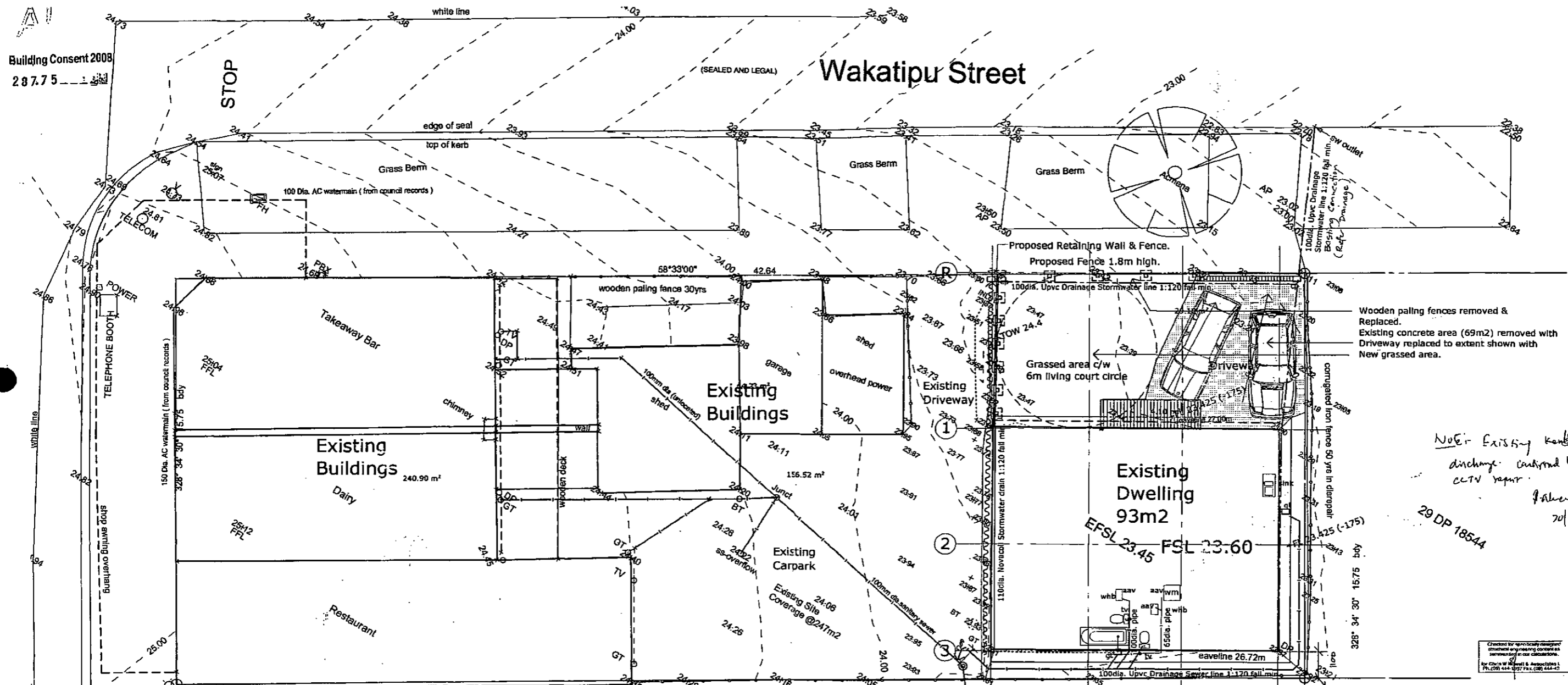
22G Torrens Road, East Tamaki, Auckland | PO Box 82382 Highland Park, Auckland, NZ
 P 09 273 9634 | E designport@gmail.com

151-153 PT CHEVALIER ROAD, PT CHEVALIER, AUCKLAND
EXISTING BUILDING PLANS

THIS DESIGN AND DRAWING ARE COPYRIGHT OF DESIGNPORT CONSULTING ENGINEERS LTD AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN AUTHORITY

ARCHITECT	DESIGNED	PO	REVISION	DATE	SHEET
PO	Rev. A-				S100
DRAWN	Rev. B-				
CHECKED	PO	1st ISSUE	25-10-17	SCALE	SERIES
APPROVED				1:100(A3)	REF
CAD FILE DWG					2381

ORIGINAL SIZE A3



Wooden piling fences removed & Replaced.
Existing concrete area (69m²) removed with Driveway replaced to extent shown with New grassed area.

No Existing kerb discharge confirmed by CCTV report. *Palmer* 20/1/2008

Planning Controls:		Zone: B1 (Note: Has Existing Use Rights as per ACC records 1985)
Site Area:	= 670m ²	
Maximum Building Coverage:	= 35% = 234m ²	
Existing Building Coverage:	Existing Buildings & Carport: = 241+64+93m ² Total Existing: = 398m ² = 59%	
Proposed Building Coverage:	Existing Buildings & Carport: = 398m ² Proposed Veranda roof: = 4m ² +398m ² Total Proposed: = 402m ² = 60%	
Existing Site Coverage:	Existing Buildings: = 398m ² Existing Driveway: = 156+69=225m ² Total Existing: = 623m ² = 93%	
Proposed Site Coverage:	Existing Buildings & Proposed Veranda: = 398m ² Proposed Driveway: = 156+29=185m ² Total Proposed: = 587=88% = 12% landscaping (5% increase in permeable area)	
Proposed Cut & Fill:	Area (m ³) of Fill shown hatched = 0m ³	

Legal Description:
3 Wakatipu St.
Pt Chevalier.
Lot : 12
DP : 18544
Area : 670m²

SITE PLAN:



LEGEND	
PBX	POWER BOX
TELECOM	TELECOM LID
BT	BUCHAN TRAP
GT	GULLY TRAP (Existing removed)
TV	TERMINAL VENT
V	VALVE
PP	POWER POLE
—	WATER COURSE
—	FENCE
⊗	TREE

Notes:
Contractor shall check and verify all dimensions on site before commencement of new work.
Figured dimensions take precedence over scaled. If in doubt please contact the Designer.

pm architecture ltd
70 Stillwater Cres.
Silverdale 0993,
Auckland,
New Zealand.
Tel: 0964 9 428 0503
Fax:

scale: 1:100
design: pm
drawn: pm
Issue: BC, Construction Date: 27.10.2008
THIS DRAWING IS SUBJECT TO COPYRIGHT: PM ARCHITECTURE LTD.

job: Murray Yee
3 Whakatipu St.
Pt Chevalier.
Akd City.

drawing: **SITE PLAN. L01**
drawing no: **L01**



Seismic performance report

Action sheet

Application number: SPR 2014 564

ASSESSMENT:

Assessment type:

Initial Evaluation Procedure Detailed Engineering Evaluation Retrofit

Source:

Auckland Council Building Owner

Engineer:

Hamid Rahmanian

CPEng No:

250547

Company:

GHD

THE BUILDING:

Street address of building:

151-153 Point Chevalier Road, Point Chevalier

LOT 12 DP 18544

Building name:

Location of building within site/block number:

DETAILS:

Seismic Grade:

E

%NBS:

17

Status:

Potential earthquake prone

Does this report supersede a previously accepted report:

Yes No

Date of original report:

Additional notes:

Constructed in 1926

CONSULTATION:

Provisional notification sent:

Date: 13/02/2014

Response received:

Yes No

Note: If the report has been received directly from the building owner then no provisional notification is required.

Response provided:

Additional information Peer review Improved assessment

OFFICE USE ONLY:

Report Processing:

Resend Report:

Yes No

Superseding Report:

Yes No

ACTION REQUIRED:

Further action required by Council:

Yes No

Name: Jose Paul

Role: Policy Advisor

Signature:



Date: 18/10/2016

Time: am / pm

Table I Initial Evaluation Procedure Step 1

(Refer Table IEP - 2 for Step 2; Table IEP - 3 for Step 3, Table IEP - 4 for Steps 4, 5 and 6)

Building Name		Ref	5131629
Location	151-153 Point Chevalier Road, Point Chevalier	By	SH
Year Constructed	1926	Date	11/09/2013

Step 1 - General Information

1.1 Photos (attach sufficient to describe building)



(See Page 7 for additional photographs)

1.2 Sketch of building plan



1.3 List relevant features

- 1 2 storey building with approx 7m height.
- 2 Drawing showing the construction date : 1926.
- 3 Construction Type: appears to be Un-reinforced Brick Masonry.
- 4 Longitudinal : Un-reinforced Brick Masonry.
- 5 Transverse : Un-reinforced Brick Masonry.
- 6 Building has the brick chimney height 1.2m approx.

1.4 Note information sources

- Visual Inspection of Exterior
- Visual Inspection of Interior
- Drawings (note type)
- Specifications
- Geotechnical Reports
- Other (list)

tick as appropriate

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

[Redacted area]

Table IEP-2 Initial Evaluation Procedure Step 2

(Refer Table IEP - 1 for Step 1; Table IEP - 3 for Step 3, Table IEP - 4 for Steps 4, 5 and 6)

Building Name	0	Ref	5131629
Location	151-153 Point Chevalier Road,	By	SH
Year Constructed	1926	Date	11/09/2013
Direction Considered	a) Longitudinal b) Transverse		

Step 2 - Determination of (%NBS)_b

2.1 Determine nominal (%NBS) = (%NBS)_{nom}

a) Date of Design and Seismic Zone

Pre 1935	<input checked="" type="checkbox"/>	tick as appropriate
1935-1965	<input type="checkbox"/>	See also notes 1,3
1965-1976	<input type="checkbox"/>	
Seismic Zone; A	<input type="checkbox"/>	
B	<input type="checkbox"/>	
C	<input type="checkbox"/>	
Designed as a Public Building in accordance with code	<input type="checkbox"/>	
1976-1992	<input type="checkbox"/>	See also note 2
Seismic Zone; A	<input type="checkbox"/>	
B	<input type="checkbox"/>	
C	<input type="checkbox"/>	
1992-2004	<input type="checkbox"/>	

b) Soil Type

From NZS1170.5:2004, CI 3.1.3	A or B Rock	<input type="checkbox"/>
	C Shallow Soil	<input checked="" type="checkbox"/>
	D Soft Soil	<input type="checkbox"/>
	E Very Soft Soil	<input type="checkbox"/>
From NZS4203:1992, CI 4.6.2.2	a) Rigid	<input type="checkbox"/>
(for 1992 to 2004 only and only if known)	b) Intermediate	<input type="checkbox"/>

c) Estimate Period, T

Can use following:

- T = 0.09h_n^{0.75} for moment-resisting concrete frames
- T = 0.14h_n^{0.75} for moment-resisting steel frames
- T = 0.08h_n^{0.75} for eccentrically braced steel frames
- T = 0.06h_n^{0.75} for all other frame structures
- T = 0.09h_n^{0.75}/A_c for concrete shear walls
- T < 0.4sec for masonry shear walls

Where h_n = height in m from the base of the structure to the uppermost seismic weight or mass.

$$A_c = SA_i (0.2 + L_w / h_n)^2$$

A_i = cross-sectional shear area of shear wall i in the first storey of the building, in m²

l_{wi} = length of shear wall i in the first storey in the direction parallel to the applied forces, in m

with the restriction that l_{wi} / h_n shall not exceed 0.9

with the restriction that l_{wi} / h_n shall not exceed 0.9

	a) Longitudinal	b) Transverse	
	0.26	0.26	seconds
Building height, h_n (m)	7	7	
A_c (m²)	1	1	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

d) (%NBS)_{nom} determined from Figure 3.3

3.63	3.63	(%NBS)_{nom}
-------------	-------------	-----------------------------

Note 1: For buildings designed prior to 1965 and known to be designed as public buildings in accordance with the code of the time, multiply (%NBS)_{nom} by 1.25. For buildings designed between 1965-1976 and known to be designed as public buildings, multiply (%NBS)_{nom} by 1.33 for Zone A, or by 1.2 for Zone B

1

Note 2: For reinforced concrete buildings designed between 1976-1984 multiply (%NBS)_{nom} by 1.2

1

Note 3: For buildings designed prior to 1935 multiply (%NBS)_{nom} by 0.8 except for Wellington where the factor may be taken as 1

0.8

Note 4: If the building is known to have been strengthened, enter the percentage of the code selected in 2.1 a) that the building has been strengthened to for each direction.

	Longitudinal
	Transverse

2.90	2.90	(%NBS)_{nom}
-------------	-------------	-----------------------------

Continued over page

Table IEP-2 Initial Evaluation Procedure Step 2 continued

2.2 Near Fault Scaling Factor, Factor A

If $T \leq 1.5\text{sec}$, Factor A = 1

a) Near Fault Factor, $N(T,D)$
(from NZS1170.5:2004, Cl 3.1.6)

1

b) Near Fault Scaling Factor = $1/N(T,D)$

Factor A 1.00

2.3 Hazard Scaling Factor, Factor B

a) Hazard Factor, Z, for site
(from NZS1170.5:2004, Table 3.3)

Location Auckland

0.13

b) Hazard Scaling Factor

For pre 1992 = $1/Z$
For 1992 onwards = Z_{1992}/Z
(where Z_{1992} is the NZS4203:1992 Zone Factor from accompanying Figure 3.5 (b))
 $Z_{1992} =$

Factor B 7.69

2.4 Return Period Scaling Factor, Factor C

a) Building Importance Level
(from NZS1170.0:2004, Table 3.1 and 3.2)

1 2 3 4 5

b) Return Period Scaling Factor from accompanying Table 3.1

Factor C 1.00

2.5 Ductility Scaling Factor, Factor D

a) Assessed Ductility of Existing Structure, μ
(shall be less than the maximum given in accompanying Table 3.2)

Maximum 2
Longitudinal 1.25
Transverse 1.25

b) Ductility Scaling Factor

For pre 1976 = k_μ

Transverse, k_μ 1.14
1.14

For 1976 onwards = 1

(where k_m is NZS1170.5:2004 Ductility Factor, from accompanying Table 3.3)

Factor D, Longitudinal 1.14
Factor D, Transverse 1.14

2.6 Structural Performance Scaling Factor, Factor E

a) Structural Performance Factor, S_p
from accompanying Figure 3.4

Longitudinal 0.925
Transverse 0.925

b) Structural Performance Scaling Factor

= $1/S_p$

Factor E, Longitudinal 1.08
Factor E, Transverse 1.08

2.7 Baseline %NBS fir Building, $(\%NBS)_b$
(equals $(\%NBS)_{nom} \times A \times B \times C \times D \times E$)

Longitudinal Transverse
28 28 $(\%NBS)_b$

Table IEP- 3 Initial Evaluation Procedure Step 3

(Refer Table IEP - 1 for Step 1; Table IEP - 2 for Step 2, Table IEP - 4 for Steps 4, 5 and 6)

Building Name	0	Ref	5131629
Location	151-153 Point Chevalier Road,	By	SH
Year Constructed	1926	Date	11/09/2013
Direction Considered	a) Longitudinal		

Step 3 - Assessment of Performance Achievement Ratio (PAR)

(Refer Appendix B - Section B3.2)

Critical Structural Weakness	Building Score	Effect on Structural Performance (Choose a value - Do not interpolate)		
		Severe 0.4 max	Significant 0.7	Insignificant 1
3.1 Plan Irregularity <i>Effect on Structural Performance</i>	Factor A <input style="width: 40px; text-align: center;" type="text" value="1"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Comments				
3.2 Vertical Irregularity <i>Effect on Structural Performance</i>	Factor B <input style="width: 40px; text-align: center;" type="text" value="1"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Comments				
3.3 Short Columns <i>Effect on Structural Performance</i>	Factor C <input style="width: 40px; text-align: center;" type="text" value="1"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Comments				

3.4 Pounding Potential
(Estimate D1 and D2 and set D = the lower of the two, or =1.0 if no potential for pounding)

a) Factor D1: - Pounding Effect
Select appropriate value from Table

Note:
Values given assume the building has a frame structure. For stiff buildings (eg with shear walls), the effect of pounding may be reduced by taking the coefficient to the right of the value applicable to frame buildings.

		Factor D1	Severe 0.4 max	Significant 0.7	Insignificant 1
Table for Selection of Factor D1					
	Separation		0 < Sep < .005H	.005 < Sep < .01H	Sep > .01H
	Alignment of Floors within 20% of Storey Height	<input type="radio"/>	0.7	<input type="radio"/>	0.8
	Alignment of Floors not within 20% of Storey Height	<input type="radio"/>	0.4	<input type="radio"/>	0.7

b) Factor D2: - Height Difference Effect
Select appropriate value from Table

		Factor D2	Severe 0.4 max	Significant 0.7	Insignificant 1
Table for Selection of Factor D2					
	Separation		0 < Sep < .005H	.005 < Sep < .01H	Sep > .01H
	Height Difference > 4 Storeys	<input type="radio"/>	0.4	<input type="radio"/>	0.7
	Height Difference 2 to 4 Storeys	<input type="radio"/>	0.7	<input type="radio"/>	0.9
	Height Difference < 2 Storeys	<input type="radio"/>	1	<input type="radio"/>	1

Factor D (Set D=lesser of D1 and D2 or.. Set D=1.0 if no prospect of pounding)

3.5 Site Characteristics (Stability, landslide threat, liquefaction etc)	Factor E <input style="width: 40px; text-align: center;" type="text" value="1"/>	Severe 0.5 max	Significant 0.7	Insignificant 1
Comments				

3.5 Other Factors
Factor F For ≤ 3 storeys - Maximum value 2.5, otherwise - Maximum value 1.5, No minimum

Record rationale for choice of Factor F:

3.7 Performance Achievement Ratio (PAR)
(equals A x B x C x D x E x F) **PAR - Longitudinal**

Table IEP- 3 Initial Evaluation Procedure Step 3

(Refer Table IEP - 1 for Step 1; Table IEP - 2 for Step 2, Table IEP - 4 for Steps 4, 5 and 6)

Building Name	0	Ref	5131629
Location	151-153 Point Chevalier Road,	By	SH
Year Constructed	1926	Date	11/09/2013
Direction Considered	b) Transverse		

Step 3 - Assessment of Performance Achievement Ratio (PAR)

(Refer Appendix B - Section B3.2)

Critical Structural Weakness	Building Score	Effect on Structural Performance (Choose a value - Do not interpolate)		
		Severe 0.4 max	Significant 0.7	Insignificant 1
3.1 Plan Irregularity <i>Effect on Structural Performance</i>	Factor A <input type="text" value="1"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Comments	<hr/>			
3.2 Vertical Irregularity <i>Effect on Structural Performance</i>	Factor B <input type="text" value="1"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Comments	<hr/>			
3.3 Short Columns <i>Effect on Structural Performance</i>	Factor C <input type="text" value="1"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Comments	<hr/>			

3.4 Pounding Potential
(Estimate D1 and D2 and set D = the lower of the two, or =1.0 if no potential for pounding)

a) Factor D1: - Pounding Effect
Select appropriate value from Table

Note:
Values given assume the building has a frame structure. For stiff buildings (eg with shear walls), the effect of pounding may be reduced by taking the coefficient to the right of the value applicable to frame buildings.

Factor D1

	Severe 0<Sep<.005H	Significant .005<Sep<0.01H	Insignificant Sep>0.01H
Separation Alignment of Floors within 20% of Storey Height	<input checked="" type="radio"/> 0.7	<input type="radio"/> 0.8	<input type="radio"/> 1
Alignment of Floors not within 20% of Storey Height	<input type="radio"/> 0.4	<input type="radio"/> 0.7	<input type="radio"/> 0.8

b) Factor D2: - Height Difference Effect
Select appropriate value from Table

Factor D2

	Severe 0<Sep<.005H	Significant .005<Sep<0.01H	Insignificant Sep>0.01H
Separation Height Difference > 4 Storeys	<input type="radio"/> 0.4	<input type="radio"/> 0.7	<input type="radio"/> 1
Height Difference 2 to 4 Storeys	<input type="radio"/> 0.7	<input type="radio"/> 0.9	<input type="radio"/> 1
Height Difference < 2 Storeys	<input type="radio"/> 1	<input type="radio"/> 1	<input checked="" type="radio"/> 1

Factor D (Set D=lesser of D1 and D2 or.. Set D=1.0 if no prospect of pounding)

3.5 Site Characteristics (Stability, landslide threat, liquefaction etc)

	Severe 0.5 max	Significant 0.7	Insignificant 1
Factor E <input type="text" value="1"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Comments	<hr/>		

3.5 Other Factors

Factor F For ≤ 3 storeys - Maximum value 2.5, otherwise - Maximum value 1.5, No minimum

Record rationale for choice of Factor F:

Chimney risk falling over

3.7 Performance Achievement Ratio (PAR) (equals A x B x C x D x E x F)	PAR - Transverse <input type="text" value="0.63"/>
--	---

Table IEP- 4 Initial Evaluation Procedure Steps 4, 5, and 6

(Refer Table IEP - 1 for Step 1; Table IEP - 2 for Step 2, Table IEP - 3 for Step 3)

Building Name	0	Ref	5131629
Location	151-153 Point Chevalier Road,	By	SH
Year Constructed	1926	Date	11/09/2013

Step 4 - Percentage of New Building Standard (%NBS)

	Longitudinal	Transverse
4.1 Assessed Baseline (%NBS) _b (from Table IEP-1)	28	28
4.2 Performance Achievement Ratio (from Table IEP-2)	1.00	0.63
4.3 PAR x Baseline (%NBS) _b	28	17
4.4 Percentage New Building Standard (%NBS) (Use lower of two values from Step 3.3)		17

Step 5 - Potentially Earthquake Prone ?

(Mark as appropriate)

%NBS ≤ 33 YES

Step 6 - Potentially Earthquake Risk ?

(Mark as appropriate)

%NBS < 67 YES

Step 7 - Provisional Grading for Seismic Risk based on IEP

Seismic Grade E

Evaluation Confirmed by: _____ GHD _____ Signature

_____ On behalf of Auckland Council _____ Name

_____ CPEng. No

Relationship between Seismic Grade and %NBS:

Grade:	A+	A	B	C	D	E
%NBS:	>100	100 to 80	80 to 67	67 to 33	33 to 20	< 20

Note: *This high level and qualitative assessment is based on available as built and building consent information provided by Auckland Council. In line with Auckland Council earthquake prone building policy a more detailed assessment must be carried out by building owner in order to more accurately assess their buildings seismic performance.*

Table IEP-1a Additional Photographs and Information

(Refer Table IEP - 1 for Step 1, Table IEP - 2 for Step 2; Table IEP - 3 for Step 3, Table IEP - 4 for Steps 4, 5 and 6)

Building Name	0	Ref	5131629
Location	151-153 Point Chevalier Road,	By	SH
Year Constructed	1926	Date	11/09/2013

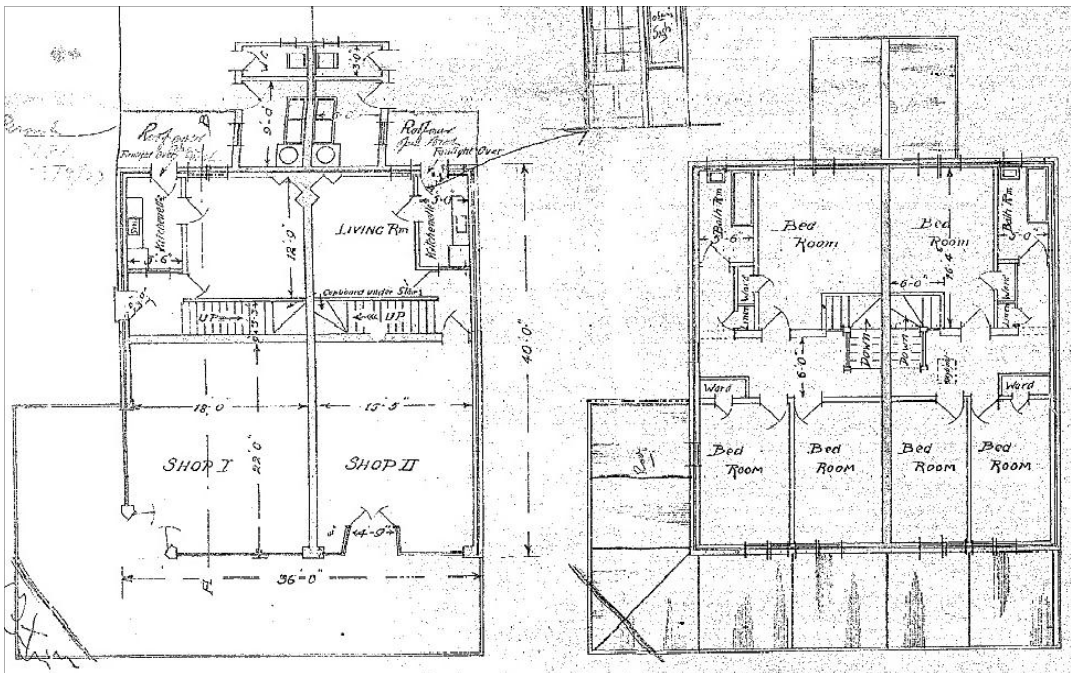
Additional photographs, notes and information



Building has chimney height 1.2m approx.



No seismic gap at transverse direction



Drawing showing the plans of Un-reinforced Brick Masonry. Dated: 1926

Seismic performance report

Action sheet

Application number: O/SPR/2013/3576

ASSESSMENT:

Assessment type:	<input checked="" type="checkbox"/> Initial Evaluation Procedure	<input type="checkbox"/> Detailed Engineering Evaluation	<input type="checkbox"/> Retrofit
Source:	<input checked="" type="checkbox"/> Auckland Council	<input type="checkbox"/> Building Owner	
Engineer:	Hamid Rahmanian	CPEng No:	250547
Company:	GHD		

THE BUILDING:

Street address of building:	149 Point Chevalier Road, Point Chevalier
Legal description of land where building is located:	Lot 12 DP 18544
Building name:	
Location of building within site/block number:	

DETAILS:

Seismic Grade:	C	%NBS:	34	Status:	Potential Earthquake Risk
Does this report supersede a previously accepted report:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of original report:	26/09/2013		
Additional notes:	<div style="border: 1px solid black; height: 40px;"></div>				

CONSULTATION:

Provisional notification sent:	Date: 13/02/2014	Response received:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>Note: If the report has been received directly from the building owner then no provisional notification is required.</i>			
Response provided:	<input type="checkbox"/> Additional information <input type="checkbox"/> Peer review <input type="checkbox"/> Improved assessment		

OFFICE USE ONLY:

Report Processing:	<input type="checkbox"/>	Resend Report:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Superseding Report:	<input type="checkbox"/> Yes <input type="checkbox"/> No
--------------------	--------------------------	----------------	--	---------------------	--

ACTION REQUIRED:

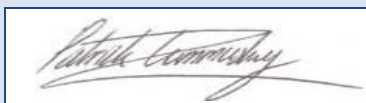
Further action required by Council:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<div style="border: 1px solid black; height: 40px;"></div>					
Name:	Patrick Cummiskey	Role:	Special Projects Policy Advisor		
Signature:		Date:	<input type="text"/>	Time:	am / pm

Table I Initial Evaluation Procedure Step 1

(Refer Table IEP - 2 for Step 2; Table IEP - 3 for Step 3, Table IEP - 4 for Steps 4, 5 and 6)

Building Name		Ref	5131629
Location	149 Point Chevalier Road, Point Chevalier	By	SH
Year Constructed	1975	Date	26/09/2013

Step 1 - General Information

1.1 Photos (attach sufficient to describe building)



(See Page 7 for additional photographs)

1.2 Sketch of building plan



1.3 List relevant features

- 1 Single storey building with approx 3m height.
- 2 Drawing showing the construction date : 1975.
- 3 Construction Type: appears to be Reinforced Concrete Frame and Masonry Shear Wall.
- 4 Longitudinal : Masonry Shear Wall.
- 5 Transverse : Reinforced Concrete Frame.
- 6 No seismic gap at transverse direction
- 7 Plan irregularity : Building too long.

1.4 Note information sources

- Visual Inspection of Exterior
- Visual Inspection of Interior
- Drawings (note type)
- Specifications
- Geotechnical Reports
- Other (list)

tick as appropriate

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

[Redacted area]

Table IEP-2 Initial Evaluation Procedure Step 2

(Refer Table IEP - 1 for Step 1; Table IEP - 3 for Step 3, Table IEP - 4 for Steps 4, 5 and 6)

Building Name	0	Ref	5131629
Location	149 Point Chevalier Road,	By	SH
Year Constructed	1975	Date	26/09/2013
Direction Considered	a) Longitudinal b) Transverse		

Step 2 - Determination of (%NBS)_b

2.1 Determine nominal (%NBS) = (%NBS)_{nom}

a) Date of Design and Seismic Zone

Pre 1935
1935-1965
1965-1976

Seismic Zone; A
B
C

tick as appropriate
See also notes 1,3

Designed as a Public Building in accordance with code

1976-1992

Seismic Zone; A
B
C

See also note 2

1992-2004

b) Soil Type

From NZS1170.5:2004, CI 3.1.3

From NZS4203:1992, CI 4.6.2.2
(for 1992 to 2004 only and only if known)

A or B Rock
C Shallow Soil
D Soft Soil
E Very Soft Soil
a) Rigid
b) Intermediate

c) Estimate Period, T

Can use following:

- T = 0.09h_n^{0.75} for moment-resisting concrete frames
- T = 0.14h_n^{0.75} for moment-resisting steel frames
- T = 0.08h_n^{0.75} for eccentrically braced steel frames
- T = 0.06h_n^{0.75} for all other frame structures
- T = 0.09h_n^{0.75}/A_c for concrete shear walls
- T < 0.4sec for masonry shear walls

Where h_n = height in m from the base of the structure to the uppermost seismic weight or mass.

$$A_c = SA_i (0.2 + L_w / h_n)^2$$

A_i = cross-sectional shear area of shear wall i in the first storey of the building, in m²

l_{wi} = length of shear wall i in the first storey in the direction parallel to the applied forces, in m

with the restriction that l_{wi} / h_n shall not exceed 0.9

with the restriction that l_{wi} / h_n shall not exceed 0.9

a) Longitudinal b) Transverse

0.40 0.21 seconds

Building height, h_n (m) **3 3**

A_c (m²) **1 1**

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) (%NBS)_{nom} determined from Figure 3.3

5.08 5.08 (%NBS)_{nom}

Note 1: For buildings designed prior to 1965 and known to be designed as public buildings in accordance with the code of the time, multiply (%NBS)_{nom} by 1.25. For buildings designed between 1965-1976 and known to be designed as public buildings, multiply (%NBS)_{nom} by 1.33 for Zone A, or by 1.2 for Zone B

1

Note 2: For reinforced concrete buildings designed between 1976-1984 multiply (%NBS)_{nom} by 1.2

1

Note 3: For buildings designed prior to 1935 multiply (%NBS)_{nom} by 0.8 except for Wellington where the factor may be taken as 1

1

Note 4: If the building is known to have been strengthened, enter the percentage of the code selected in 2.1 a) that the building has been strengthened to for each direction.

Longitudinal
Transverse

5.08 5.08 (%NBS)_{nom}

Continued over page

Table IEP-2 Initial Evaluation Procedure Step 2 continued

2.2 Near Fault Scaling Factor, Factor A

If $T \leq 1.5\text{sec}$, Factor A = 1

a) Near Fault Factor, $N(T,D)$

(from NZS1170.5:2004, Cl 3.1.6)

1

b) Near Fault Scaling Factor = $1/N(T,D)$

Factor A 1.00

2.3 Hazard Scaling Factor, Factor B

a) Hazard Factor, Z, for site

(from NZS1170.5:2004, Table 3.3)

Location Auckland

0.13

b) Hazard Scaling Factor

For pre 1992 = $1/Z$
 For 1992 onwards = Z_{1992}/Z

(where Z_{1992} is the NZS4203:1992 Zone Factor from accompanying Figure 3.5 (b))

$Z_{1992} =$ []

Factor B 7.69

2.4 Return Period Scaling Factor, Factor C

a) Building Importance Level

(from NZS1170.0:2004, Table 3.1 and 3.2)

1 2 3 4 5

b) Return Period Scaling Factor from accompanying Table 3.1

Factor C 1.00

2.5 Ductility Scaling Factor, Factor D

a) Assessed Ductility of Existing Structure, μ

(shall be less than the maximum given in accompanying Table 3.2)

Maximum	2
Longitudinal	1.25
Transverse	1.25

b) Ductility Scaling Factor

For pre 1976 = k_μ

Transverse, k_μ	1.14
	1.14

For 1976 onwards = 1

(where k_m is NZS1170.5:2004 Ductility Factor, from accompanying Table 3.3)

Factor D, Longitudinal	1.14
Factor D, Transverse	1.14

2.6 Structural Performance Scaling Factor, Factor E

a) Structural Performance Factor, S_p

from accompanying Figure 3.4

Longitudinal	0.925
Transverse	0.925

b) Structural Performance Scaling Factor

= $1/S_p$

Factor E, Longitudinal	1.08
Factor E, Transverse	1.08

2.7 Baseline %NBS fir Building, $(\%NBS)_b$

(equals $(\%NBS)_{nom} \times A \times B \times C \times D \times E$)

Longitudinal	Transverse	$(\%NBS)_b$
48	48	

Table IEP- 3 Initial Evaluation Procedure Step 3

(Refer Table IEP - 1 for Step 1; Table IEP - 2 for Step 2, Table IEP - 4 for Steps 4, 5 and 6)

Building Name	0	Ref	5131629
Location	149 Point Chevalier Road,	By	SH
Year Constructed	1975	Date	26/09/2013
Direction Considered	a) Longitudinal		

Step 3 - Assessment of Performance Achievement Ratio (PAR)

(Refer Appendix B - Section B3.2)

Critical Structural Weakness	Building Score	Effect on Structural Performance		
		<i>(Choose a value - Do not interpolate)</i>		
3.1 Plan Irregularity	Factor A	Severe	Significant	Insignificant
<i>Effect on Structural Performance</i>	<input type="text" value="0.7"/>	<input type="radio"/> 0.4 max	<input checked="" type="radio"/> 0.7	<input type="radio"/> 1
<i>Comments</i>	Plan irregularity			
3.2 Vertical Irregularity	Factor B	Severe	Significant	Insignificant
<i>Effect on Structural Performance</i>	<input type="text" value="1"/>	<input type="radio"/> 0.4 max	<input type="radio"/> 0.7	<input checked="" type="radio"/> 1
<i>Comments</i>				
3.3 Short Columns	Factor C	Severe	Significant	Insignificant
<i>Effect on Structural Performance</i>	<input type="text" value="1"/>	<input type="radio"/> 0.4 max	<input type="radio"/> 0.7	<input checked="" type="radio"/> 1
<i>Comments</i>				

3.4 Pounding Potential
(Estimate D1 and D2 and set D = the lower of the two, or =1.0 if no potential for pounding)

a) Factor D1: - Pounding Effect
Select appropriate value from Table

Note:
Values given assume the building has a frame structure. For stiff buildings (eg with shear walls), the effect of pounding may be reduced by taking the coefficient to the right of the value applicable to frame buildings.

Factor D1

Table for Selection of Factor D1		Severe	Significant	Insignificant
	Separation	0<Sep<.005H	.005<Sep<.01H	Sep>.01H
	Alignment of Floors within 20% of Storey Height	<input type="radio"/> 0.7	<input type="radio"/> 0.8	<input checked="" type="radio"/> 1
	Alignment of Floors not within 20% of Storey Height	<input type="radio"/> 0.4	<input type="radio"/> 0.7	<input type="radio"/> 0.8

b) Factor D2: - Height Difference Effect
Select appropriate value from Table

Factor D2

Table for Selection of Factor D2		Severe	Significant	Insignificant
	Separation	0<Sep<.005H	.005<Sep<.01H	Sep>.01H
	Height Difference > 4 Storeys	<input type="radio"/> 0.4	<input type="radio"/> 0.7	<input type="radio"/> 1
	Height Difference 2 to 4 Storeys	<input type="radio"/> 0.7	<input type="radio"/> 0.9	<input type="radio"/> 1
	Height Difference < 2 Storeys	<input type="radio"/> 1	<input type="radio"/> 1	<input checked="" type="radio"/> 1

Factor D (Set D=lesser of D1 and D2 or.. Set D=1.0 if no prospect of pounding)

3.5 Site Characteristics (Stability, landslide threat, liquefaction etc)

	Factor E	Severe	Significant	Insignificant
	<input type="text" value="1"/>	<input type="radio"/> 0.5 max	<input type="radio"/> 0.7	<input checked="" type="radio"/> 1
<i>Comments</i>				

3.5 Other Factors

Factor F For ≤ 3 storeys - Maximum value 2.5, otherwise - Maximum value 1.5, No minimum

Record rationale for choice of Factor F:

3.7 Performance Achievement Ratio (PAR)
(equals A x B x C x D x E x F) **PAR - Longitudinal**

Table IEP- 3 Initial Evaluation Procedure Step 3

(Refer Table IEP - 1 for Step 1; Table IEP - 2 for Step 2, Table IEP - 4 for Steps 4, 5 and 6)

Building Name	0	Ref	5131629
Location	149 Point Chevalier Road,	By	SH
Year Constructed	1975	Date	26/09/2013
Direction Considered	b) Transverse		

Step 3 - Assessment of Performance Achievement Ratio (PAR)

(Refer Appendix B - Section B3.2)

Critical Structural Weakness	Building Score	Effect on Structural Performance		
		(Choose a value - Do not interpolate)		
3.1 Plan Irregularity <i>Effect on Structural Performance</i>	Factor A <input style="width: 50px;" type="text" value="1"/>	Severe <input type="radio"/> 0.4 max	Significant <input type="radio"/> 0.7	Insignificant <input checked="" type="radio"/> 1
Comments				
3.2 Vertical Irregularity <i>Effect on Structural Performance</i>	Factor B <input style="width: 50px;" type="text" value="1"/>	Severe <input type="radio"/> 0.4 max	Significant <input type="radio"/> 0.7	Insignificant <input checked="" type="radio"/> 1
Comments				
3.3 Short Columns <i>Effect on Structural Performance</i>	Factor C <input style="width: 50px;" type="text" value="1"/>	Severe <input type="radio"/> 0.4 max	Significant <input type="radio"/> 0.7	Insignificant <input checked="" type="radio"/> 1
Comments				

3.4 Pounding Potential

(Estimate D1 and D2 and set D = the lower of the two, or =1.0 if no potential for pounding)

a) Factor D1: - Pounding Effect

Select appropriate value from Table

Note:
Values given assume the building has a frame structure. For stiff buildings (eg with shear walls), the effect of pounding may be reduced by taking the coefficient to the right of the value applicable to frame buildings.

Factor D1

	Severe 0<Sep<.005H	Significant .005<Sep<0.01H	Insignificant Sep>0.01H
Separation			
Alignment of Floors within 20% of Storey Height	<input checked="" type="radio"/> 0.7	<input type="radio"/> 0.8	<input type="radio"/> 1
Alignment of Floors not within 20% of Storey Height	<input type="radio"/> 0.4	<input type="radio"/> 0.7	<input type="radio"/> 0.8

b) Factor D2: - Height Difference Effect

Select appropriate value from Table

Factor D2

	Severe 0<Sep<.005H	Significant .005<Sep<0.01H	Insignificant Sep>0.01H
Separation			
Height Difference > 4 Storeys	<input type="radio"/> 0.4	<input type="radio"/> 0.7	<input type="radio"/> 1
Height Difference 2 to 4 Storeys	<input type="radio"/> 0.7	<input type="radio"/> 0.9	<input type="radio"/> 1
Height Difference < 2 Storeys	<input type="radio"/> 1	<input type="radio"/> 1	<input checked="" type="radio"/> 1

Factor D

(Set D=lesser of D1 and D2 or.. Set D=1.0 if no prospect of pounding)

3.5 Site Characteristics (Stability, landslide threat, liquefaction etc)

Factor E <input style="width: 50px;" type="text" value="1"/>	Severe <input type="radio"/> 0.5 max	Significant <input type="radio"/> 0.7	Insignificant <input checked="" type="radio"/> 1
Comments			

3.5 Other Factors

Factor F For ≤ 3 storeys - Maximum value 2.5,
otherwise - Maximum value 1.5, No minimum

Record rationale for choice of Factor F:

3.7 Performance Achievement Ratio (PAR)
(equals A x B x C x D x E x F)

PAR - Transverse

Table IEP- 4 Initial Evaluation Procedure Steps 4, 5, and 6

(Refer Table IEP - 1 for Step 1; Table IEP - 2 for Step 2, Table IEP - 3 for Step 3)

Building Name	0	Ref	5131629
Location	149 Point Chevalier Road,	By	SH
Year Constructed	1975	Date	26/09/2013

Step 4 - Percentage of New Building Standard (%NBS)

	Longitudinal	Transverse
4.1 Assessed Baseline (%NBS) _b (from Table IEP-1)	48	48
4.2 Performance Achievement Ratio (from Table IEP-2)	0.70	0.70
4.3 PAR x Baseline (%NBS) _b	34	34
4.4 Percentage New Building Standard (%NBS) (Use lower of two values from Step 3.3)		34

Step 5 - Potentially Earthquake Prone ?

(Mark as appropriate)

%NBS ≤ 33 NO

Step 6 - Potentially Earthquake Risk ?

(Mark as appropriate)

%NBS < 67 YES

Step 7 - Provisional Grading for Seismic Risk based on IEP

Seismic Grade C

Evaluation Confirmed by: _____ GHD _____ Signature

_____ On behalf of Auckland Council _____ Name

_____ CPEng. No

Relationship between Seismic Grade and %NBS:

Grade:	A+	A	B	C	D	E
%NBS:	>100	100 to 80	80 to 67	67 to 33	33 to 20	< 20

Note: *This high level and qualitative assessment is based on available as built and building consent information provided by Auckland Council. In line with Auckland Council earthquake prone building policy a more detailed assessment must be carried out by building owner in order to more accurately assess their buildings seismic performance.*

Table IEP-1a Additional Photographs and Information

(Refer Table IEP - 1 for Step 1, Table IEP - 2 for Step 2; Table IEP - 3 for Step 3, Table IEP - 4 for Steps 4, 5 and 6)

Building Name	0	Ref	5131629
Location	149 Point Chevalier Road,	By	SH
Year Constructed	1975	Date	26/09/2013

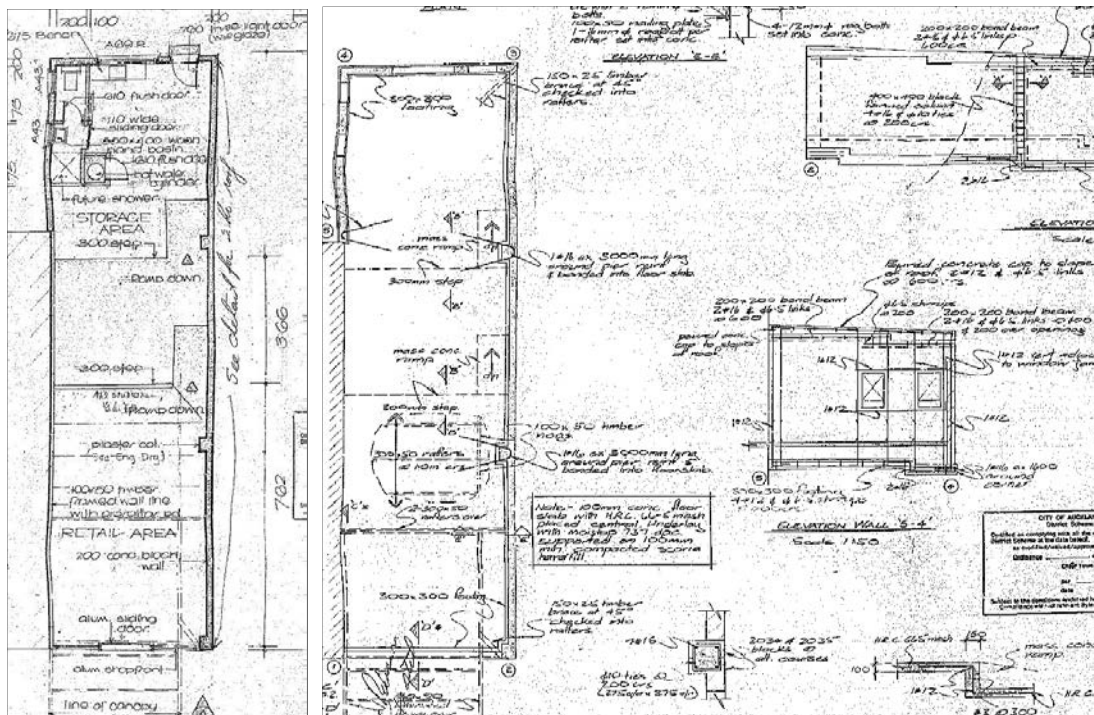
Additional photographs, notes and information



Masonry Shear Wall



No seismic gap at transverse direction



Drawing showing the plans of Reinforced Concrete Frame at transverse and Masonry Shear Wall at longitudinal direction.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David McGregor and Rebecca Macky and Peter Macky

Organisation name:

Agent's full name:

Email address: rebecca.macky@envirocounsel.co.nz

Contact phone number:

Postal address:
3C
27 George Street
Newmarket
Auckland 1023

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

We support the inclusion of St David's Presbyterian Church, 70 Khyber Pass Road, Grafton, on the Council Schedule of Historic Heritage Places as a Category A heritage place as the building has intrinsic and historic heritage values and in particular, the identified heritage values of historical significance, social relevance, and the Church's physical attributes, aesthetic and context.

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

| 112.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jeffrey Malcolm Wong

Organisation name:

Agent's full name:

Email address: jeffwong3001@gmail.com

Contact phone number: 0272634734

Postal address:
30 Glover Road
St Heliers
Auckland 1071

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

That the property at 146 Coates Avenue is excluded from the AUP OP Schedule 14 and Historic Heritage Overlay.

Property address: 146 Coates Avenue

Map or maps:

Other provisions:

refer to attached submission

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

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

The reason for my or our views are:

refer to attached submission

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

| 113.1

Submission date: 8 February 2018

Supporting documents
146CoatesAve.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

Submission in Opposition to the Inclusion of 146 Coates Avenue, Orakei within the AUP OP Schedule 14 and the Historic Heritage Overlay under Plan Change 7

February 2018

Submitter

J M Wong & YY Chou (Owners of 146 Coates Avenue¹).

Subject of Submission

Submission opposing in full, the inclusion of the subject property at 146 Coates Avenue, Orakei into Schedule 14 Historic Heritage of the Auckland Unitary Plan; Operative in Part (AUP OP) and consequentially the subjection of the property owners at 146 Coates Avenue to the limitations imposed by the AUP OP Historic Heritage Overlay and associated Plan provisions.

Introduction

Plan Change 7 seeks the addition of the entire property at 146 Coates Avenue, Orakei into the Auckland Unitary Plan (Operative in Part) Schedule 14 Historic Heritage Schedule, Statements and Maps, thereby subjecting the existing dwelling, land and improvements at 146 Coates Avenue to the limitations of the Historic Heritage Overlay. The basis for the inclusion of 146 Coates Avenue into Schedule 14 is included in the report titled '*Historic Heritage Evaluation; Auckland's First State House 146 Coates Avenue, Orakei*' prepared by Auckland Council (dated July 2017).

The purpose of this opposing submission is to seek that the property at 146 Coates Avenue is excluded from the AUP OP Schedule 14 and Historic Heritage Overlay. The basis for this opposition is that the findings of Auckland Council, that the existing house and land at the subject property, 146 Coates Avenue, is Auckland's' First State House – and is of heritage significance, is intrinsically flawed; and the inclusion of the property into the heritage protection overlay is unreasonable, impractical and will unreasonably fetter the property owners' future use and development of private property.

Property Details

Address	146 Coates Avenue, Orakei 1071
Legal Description	Lot 498 DP 8384
Owners	J M Wong & YY Chou
Land Area	809m ²
Improvements	Single Detached Dwelling, Driveway and Landscaping
AUP OP Zoning	Residential – Mixed Housing Urban Zone
AUP OP Controls	Macroinvertibrate Community Index – Urban
Modification:	Plan Change 7, Historic Heritage Overlay Extent of Place [rcp/dp], View PDF, Immediate Legal Effect, 16/11/2017

¹ Refer to Certificate of Title (Attachment A)

Relief Sought

That the property at 146 Coates Avenue is excluded from the AUP OP Schedule 14 and Historic Heritage Overlay.

113.2

Reasons for Submission Opposing Auckland Council

Key reasons for this opposing submission are as follows:

- The Council's statement, "Auckland's First State House" is contrary to official documentation from Housing New Zealand² and the History Group³. Additionally, there is no known evidence to support the assertion that it has "the *reputation* as Auckland's first state house".
- 146 Coates Avenue is not unique in being un-subdivided/undeveloped nor in respect to being identifiable as typical of state housing architecture of that period. As examples (and by no means the only examples available), in close proximity to the subject site, are;
 - the property at 137 Coates Avenue which is a full un-subdivided section with a pre-1940 ex-state house in reasonably original condition.
 - the property at 154 Coates Avenue which is a full un-subdivided section with a pre-1940 ex-state house that has retained the original form of the dwelling at the road frontage.
 - the property at 15 Rautara Street, which contains a pre-1940 ex-state house with an arched opening at the front porch.
- The proposed scheduling by way of imposing the heritage overlay on the property is factually wrong in that the dwelling is not Auckland's (constructed or tenanted) first state house⁴. The available information identified by the submitter establishes a contrary view to that stated in the Council's heritage assessment, in that the house pictured in an article at the time is clearly not the house at 146 Coates Avenue. Furthermore, a record of rates valuation field sheets held in the Auckland Council Archives⁵ indicates that the property at 146 Coates Avenue was officially tenanted only by November 1938, and moreover, that other state houses at Coates Avenue were officially tenanted much earlier that year.

² <https://www.hnzcc.co.nz/about-us/state-housing-agencies/>

³ "We call it Home", Ben Schrader ISBN-0-7900-0997-8

⁴ <https://paperspast.natlib.govt.nz/newspapers/NZH19371211.2.142>

⁵ Auckland Council Archives (Central)- ACC 213 Valuation Field Sheets 1912-1997 (Item 30c), Coates Avenue 2 – 162, Range 1928 -1968,

- The Councils' heritage assessment appears to 'cherry pick and choose' somewhat ad-hoc correlated historical references associated with the subject site to justify significant heritage value overall; this paints an inaccurate and misleading view of the subject property.
- The dwelling has no special values that distinguish it from other similar state housing type dwellings in the Auckland area. Singling out the subject dwelling and site for scheduling is inequitable. Media attention at the time of construction and/or occupation does not create a valid or reasonable basis for reaching a conclusion about particular 'specialness' leading to justifiable heritage protection and thus land use limitations, beyond the generality of other similar state house type dwellings in the immediate and wider Auckland area. Publicity about the state housing development at that time was undoubtedly politically driven to create public support for the social activities of the Government of the time, and nothing more.
- Many other similar dwellings in the wider area of Auckland have (on the basis of the Council's scoring methodology) equal merit for scheduling and targeting this dwelling is unreasonable in a contextual framework.
- The fact that other similar 'state houses' have been developed at the rear of sections (and thus 'compromised') is not evidential basis on its own justifying scheduling this [non-subdivided/developed] property. We, as the owners/submitters, have been actively pursuing development scenarios and our lack of ability to progress that to date is not a reasonable de facto basis for singling the property out for scheduling simply because we have 'done nothing' to date.
- Scheduling prevents achievement of housing delivery that the Auckland Unitary Plan; Operative in Part promotes; in respect to the site being zoned 'Residential – Mixed Housing Urban' and suitable for multiple dwelling redevelopment – in line with progressed development feasibilities that are intended by the owner.
- T.E. Skinner was resident at 146 Coates for little more than a year⁶. He was honoured much later, in 1970. "symbolic of the original development", "ceremonial 'first state house'" – the Auckland Star article of 24 December⁷ states "It was just an unofficial

⁶ lease change to Wangford, in 1939, p13 Auckland City Council Historic Heritage Evaluation "Auckland's First State House 146 Coates Avenue Avenue (sic), Orakei"

⁷ <https://paperspast.natlib.govt.nz/newspapers/AS19371224.2.183>

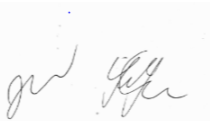
inauguration of the new residential area.” The real first tenant’s occupation was weeks earlier, and also reported in the paper⁸.

- The site has a high capital land value with little value attached to the dwelling in the Council’s valuation - scheduling prevents reasonable development of the site reflecting the high land value. This would significantly financially disadvantage us, especially as we have long term plans for the property.
- If the Council considers ex-state houses of this era to have wider public values such that they should be protected, then a heritage overlay should be applied to identifiable ‘clusters’ of such housing types rather than targeting one property in isolation basis, for spurious underlying reasons. Fettering reasonable use of land and buildings due to a perceived ‘social symbolism’ attribute is not a valid resource management basis for scheduling.

Hearing of Submissions

We ‘J M Wong & YY Chou’ (the owners of the subject property at 146 Coates Avenue), wish to be heard at a formal hearing to present our case in opposition to the inclusion of the property at 146 Coates Avenue, Orakei in Plan Change 7.

Prepared by,



J M Wong & YY CHou

8th of February 2018

⁸ <https://paperspast.natlib.govt.nz/newspapers/NZH19371211.2.142>




Reference List

- . Refer to Certificate of Title (Attachment A)
2. <https://www.hnzcc.co.nz/about-us/state-housing-agencies/>
3. "We call it Home", Ben Schrader ISBN-0-7900-0997-8
4. <https://paperspast.natlib.govt.nz/newspapers/NZH19371211.2.142>
5. Auckland Council Archives (Central)- ACC 213 Valuation Field Sheets 1912-1997 (Item 30c), Coates Avenue 2 – 162, Range 1928 -1968,
6. Lease change to Wangford, in 1939, p13 Auckland City Council Historic Heritage Evaluation "Auckland's First State House 146 Coates Avenue Avenue (sic) , Orakei"
7. <https://paperspast.natlib.govt.nz/newspapers/AS19371224.2.183>
8. <https://paperspast.natlib.govt.nz/newspapers/NZH19371211.2.142>

Attachments

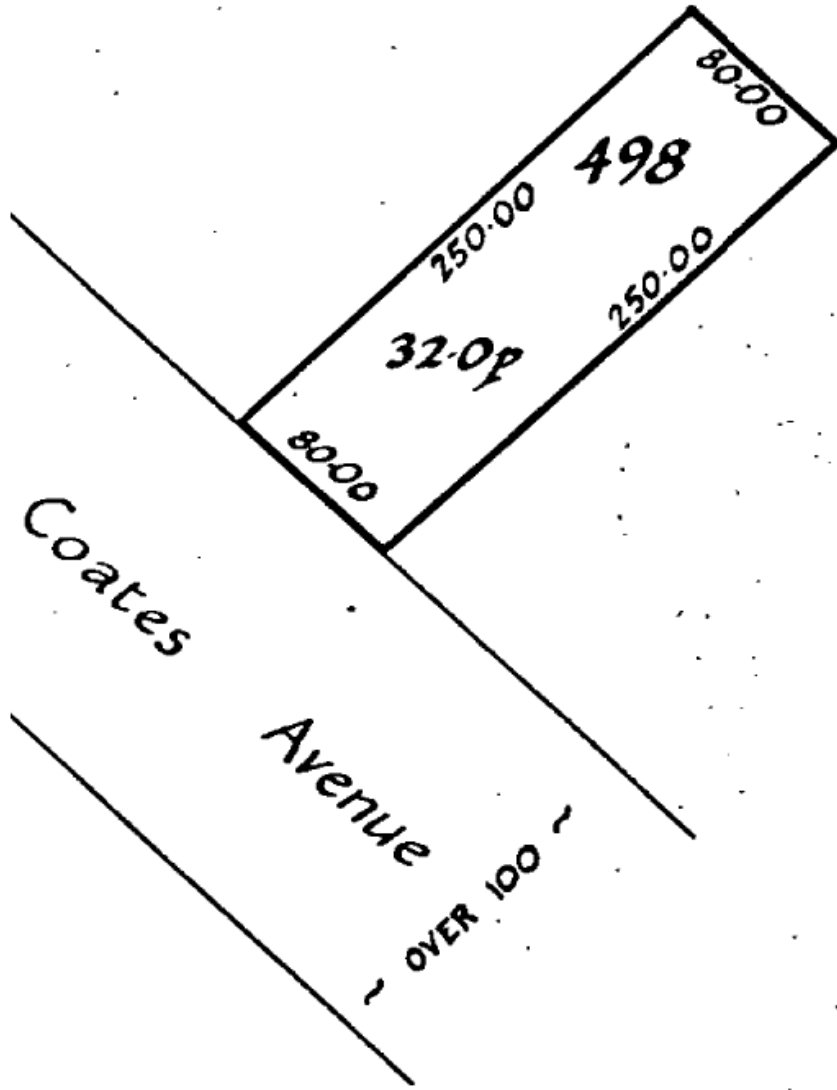
Attachment A: Certificate of Title

Attachment A: Certificate of Title

	COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952	
Guaranteed Search Copy issued under Section 172A of the Land Transfer Act 1952		
		
R. W. Muir Registrar-General of Land		
Identifier	NA22C/957	
Land Registration District	North Auckland	
Date Issued	23 December 1971	
Prior References		
NA1632/24		
<hr/>		
Estate	Fee Simple	
Area	809 square metres more or less	
Legal Description	Lot 498 Deposited Plan 38384	
Proprietors		
Jeffrey Malcolm Wong and Yu Yun Chou		
<hr/>		
Interests		
Subject to a right of way over part marked A on Plan 164621 created by Transfer C836314.1 - 27.4.1995 at 3.19 pm		
10173828.1 Mortgage to Kivibank Limited - 4.9.2015 at 2:31 pm		
<hr/>		
<i>Transaction Id</i>	<i>Guaranteed Search Copy Dated 7/02/18 2:32 pm, Page 1 of 2</i>	
<i>Client Reference</i> Quickmap	<i>Register Only</i>	

Identifier

NA22C/957



Transaction Id
Client Reference Quickmap

Guaranteed Search Copy Dated 7/02/18 2:32 pm, Page 2 of 2
Register Only

B&A Urban & Environmental • Whangarei Auckland Napier Christchurch admin@barker.co.nz barker.co.nz	Level 4 Old South British Building 3-13 Shortland Street • PO Box 1986 Shortland Street Auckland 1140 T +64 9 375 0900
--	---

Submission on Proposed Plan Change7 – Additions to Schedule 14 Historic Heritage

Auckland Council, Unitary Plan
Private Bay 92300
Auckland 1142
Attn: Planning Technician

By email: unitaryplan@aucklandcouncil.govt.nz

Introduction

1. **Wellington Street Limited** (“the submitter”), c/o Barker & Associates at the address for service set out below, makes this submission on Proposed Plan Change 7 (PPC7) as follows.
2. The submitter is the owner of the property located at 59 Wellington Street, Freemans Bay legally described as Lot 2 DP 443606 which contains the former Saint Patricks School (herein referred to as the “site”). This place (ref ID 02829) is proposed to be added to Schedule 14.1 of the Auckland Unitary Plan (AUP) as a Category B Historic Heritage Extent of the Place. The interior of the building is proposed to be excluded from this scheduling.
3. The proposed extent of place as per PPC7 is shown in Figure 1 below.



Figure 1: Proposed extent of place for 59 Wellington Street (represented by purple hatching). Extent of property boundaries around the building is represented by the yellow line.

Source: Auckland Council

B&A

4. The submitter is also the owner of 57 Wellington Street, Freemans Bay legally described as Lot 1 DP 505602 which contains a relatively substantial modern office building to the rear of the former St Patricks School. This development surrounding the site involved extensive modifications to the landform by way of excavations to form a basement carpark that required the clearing of all above ground structures and flora. The construction drawings for this development confirm that the basement carpark excavations were carried out to the very rear wall of the former St Patricks School building and the along the eastern boundary between Lot 1 and 2. In essence, the surrounds of the site has been highly modified by this development and the land has been significantly recontoured to the extent that it is not reflective of its original landform.
5. The submitter could not gain an advantage in trade competition through this submission. In any event, the submitter is directly affected by the effects and outcome on the subject matter of this submission that:
 - a. Adversely affects the environment; and
 - b. Do not relate to trade competition or the effects of trade competition.

Proposed Plan Change 7

6. The former St Patricks School building on the site is proposed to be included as a Category B scheduled heritage building and historic heritage extent of place to Schedule 14.1 of the AUP. The interiors of the building are proposed to be excluded from this scheduling.
7. As shown in Figure 1 of this submission, the proposed extent of place is proposed to extend beyond the property boundaries of 59 Wellington Street to include land forming part of 57 Wellington Street to the north and east of the site. The Council's reasoning for the proposed extent of place is given as the "*areas included in the extent of place that are additional to the legal description of the site are considered necessary to protect the heritage values of the place allowing its sense of symmetry and prominence to survive¹.*"
8. Other than the above, there are no other apparent reasons given by the Council which explains the rationale for the proposed extent of place for this site, nor does it offer a dimension for the impacted area on 57 Wellington Street.

Submitter Response to Proposed Plan Change 7

9. The submitter has commissioned Plan.Heritage Ltd to undertake an independent review of the evaluation for this site under PPC 7 and to provide a historic heritage appraisal against the historic heritage criteria. In overall summary this appraisal by Plan.Heritage Ltd reaches the same conclusion of the Council that the former St Patricks School building qualifies for heritage protection with a Category B scheduling; and the interiors of the building shall be excluded from the scheduling.
10. However, Plan.Heritage Ltd disagrees with the proposed extent of place in PPC 7 extending onto land forming part of 57 Wellington Street. In the expert opinion of Plan.Heritage Ltd

¹ Heritage Evaluation St Patrick's School (former) 59 Wellington Street, Freemans Bay prepared by Auckland Council Heritage Unit, September 2016.



the extent of place in PPC 7 is considered to be arbitrary rather than the more important consideration of being integral to the meaning and understanding of the place. Further, it is considered that development on adjacent sites in proximity to the former St Patricks School building will not prevent the nature of the building and its history from being understood, nor will it obscure principal views to the building from the west and southwest.

11. In terms of the proposed extent of place Plan.Heritage Ltd offers the following comment:

“I consider therefore that the inclusion of the extent of place outside of the legal title on which the building sits is not necessary to maintain and protect the values for which the building has been recognised. This view may be different if the building remained in its original school grounds, but subsequent development has effectively removed this historical context. Instead I consider that the legal title on which the building sits provides a sufficient extent of place to manage the values associated with 59 Wellington Street².”

12. On this basis the submitter opposes the proposed extent of place as set out in PPC 7 for the reasons that it does not promote the sustainable management purpose of the Resource Management Act. The historic heritage extent of place extending into the property boundaries of 57 Wellington Street is considered to be unnecessary will not enable the submitter to provide for their social, economic and cultural well-being.

Relief Sought by Submitter

13. The submitter seeks that the proposed extent of place associated with 59 Wellington Street is amended to follow the property boundaries of this site, and for no part of the extent of place to affect land forming part of 57 Wellington Street. | 114.1
14. It has also been identified by Plan.Heritage Ltd that the timber deck to the rear of the former former St Patricks School building is of modern construction and is therefore considered to be a latter addition of the original building which does not possess any heritage value. This external feature of the original building which straddles the boundary between 57 and 59 Wellington Street is therefore also sought to be excluded from the extent of place. | 114.2
15. Additionally, while Plan.Heritage Ltd considers the 1992 portico entrance on the western elevation has been designed to be in-keeping with the building, this is a non-original addition that can potentially be removed without any loss of values associated with the original building.
16. The submitter seeks that the historic heritage extent of place is amended to reflect that as shown in Figure 2 below. | 114.3

²Page 15 St Patrick’s School (Former) 59 Wellington Street Freemans Bay, Auckland Unitary Plan Operative in Part Plan Change 7 – Historic Heritage Submissions Appraisal prepared by Plan.Heritage Ltd dated January 2018.



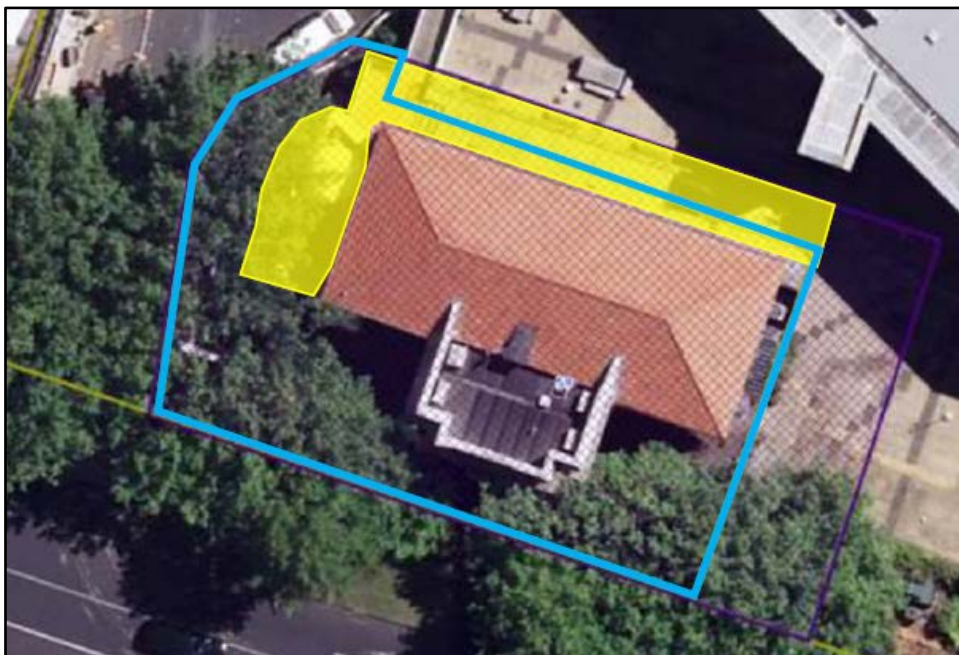


Figure 2: Proposed extent of place for 59 Wellington Street sought by submitter is outlined in blue. Modern and latter additions to the building proposed to be excluded from the extent of place are shown in yellow.

Source: Plan.Heritage Report dated January 2018.

17. The submitter wishes to be heard in support of this submission.

18. The submitter will consider presenting a joint case with any other part seeking similar relief.

DATED at Auckland this 9th day of February 2018

Wellington Street Limited

By their duly authorised agents

Barker & Associates Limited
PO Box 1986
Shortland Street
AUCKLAND 1140
Attention: Matt Norwell

B&A

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Maureen Wilton

Organisation name:

Agent's full name: Maureen Wilton

Email address: maureen.wilton@xtra.co.nz

Contact phone number:

Postal address:

4 Keys Street

Belmont

Auckland 0622

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton, Auckland

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

St David's Presbyterian Church is a memorial to those who fought in World War I and as such has been well associated with the Auckland War Memorial Museum. My family were foundation members of this church and successive generations have worshiped there. The building's heritage is very much Auckland's heritage and as such should be preserved for all those memories. Buildings such as this one, close to the city center, are all part of the history of Auckland and form living memorials to the formation of the city. They need to be kept so future generations can share those memorials too.

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

115.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Justine Harvey

Organisation name:

Agent's full name:

Email address: justine.l.harvey@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:
Grade 1 Historic Status

Property address: St David's Presbyterian Church, Kyber Pass Road, Auckland

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

To protect the church from potential demolition and to value the building's architectural, cultural and social importance.

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

| 116.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chris Snell

Organisation name:

Agent's full name:

Email address: casnell@xtra.co.nz

Contact phone number:

Postal address:
10 Warrington Road
Remuera
Auckland 1050

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Due to its cultural & heritage status, I support the inclusion of St David's Presbyterian Church, 70 Khyber Pass Road, Grafton, on the Council Schedule of Historic Heritage Places as a Category A Heritage place.

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

| 117.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lucy Miles

Organisation name:

Agent's full name:

Email address: lh_miles@yahoo.co.nz

Contact phone number:

Postal address:
8/75 Parnell Road
Parnell
Auckland 1052

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The submitter supports the inclusion of St. David's Presbyterian church, 70 Khyber Pass Grafton, on the council schedule of historic heritage places as a category A heritage place.

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

| 118.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gael Baldock

Organisation name: Citizen

Agent's full name: NA

Email address: GaelB@xtra.co.nz

Contact phone number: 02102501000

Postal address:
34 Warwick Ave
Westmere
Auckland 1022

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

I support Auckland Council's proposed change for St David's to become a Category A Historic Heritage Place so that St David's will be protected in perpetuity.

Property address: St David's address is 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

As our city grows and we have more and more density, it is more and more important to protect our historical buildings. We are a young nation with so little protected history so significant buildings like St Davids are even more important.

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

Submission date: 8 February 2018

Attend a hearing

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

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mary-Ann Judge

Organisation name:

Agent's full name: Mary-Ann Judge

Email address: mary-ann@judge.net.nz

Contact phone number:

Postal address:
29 Kiteroa Terrace
Rothesay Bay
Auckland 0630

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: St David's Church, 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

regarding the proposal to have St David's church listed as a Category A Historic Heritage Place: I support the proposal in order to protect this historically significant building

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

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

The reason for my or our views are:

I believe that the church was built in order to recognise the contribution of the soldiers and nurses who returned from war more than one hundred years ago. I believe that it would be dishonourable not to protect the building for that reason as well as because of its architectural interest. Furthermore I think that the stained glass windows themselves are worthy of protection as well as the building.

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

| 120.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

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

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



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

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

For office use only Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

Luke David Renge Hindmarsh

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

Address for service of Submitter

16 Sunnyvale Road Greenlane, Auckland

Telephone:

021 089 6007

Fax/Email:

hindmarsh.luke@gmail.com

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)

[Empty box]

Or

Property Address

66-68 Gillies Avenue, Epsom, Auckland, 1023

Or

Map

[Empty box]

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes No

The reasons for my views are: There have been numerous significant modifications to the house over the last 110 years. It is no longer resembles the original Goldsbro residence

(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 | 121.1
- If the proposed plan change / variation is not declined, then amend it as outlined below. | 121.2
- exclude the property 66-68 Gillies Avenue, Epsom | 121.3

- 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

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

7, 2, 18
Date

Notes to person making submission:
 If you are making a submission to the Environmental Protection Authority, you should use Form 16B.
 Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.
 If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
 I could / could not gain an advantage in trade competition through this submission.
 If you could gain an advantage in trade competition through this submission please complete the following:
 I am / am not directly affected by an effect of the subject matter of the submission that:
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

PAMELA LILLIAN CORBETT

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

Address for service of Submitter

65A Stredwick Drive
Tombay Auckland 0630

Telephone:

027 2345202

Fax/Email:

pamela.corbett@aucklandcouncil.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)

[Empty box for plan provision(s)]

Or

Property Address

66-68 Gillies Ave Epsom Auckland

Or

Map

[Empty box for map]

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are: there have been lots of alterations to the house that have been altered the look of the building significantly, so it no longer looks like the photos of the original that I have seen

(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 122.1

If the proposed plan change / variation is not declined, then amend it as outlined below. 122.2

exclude property 66-68 Gillies Ave 122.3

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]

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

7.2.18
Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

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

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



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

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

For office use only Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Terence John Corbett

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

Address for service of Submitter

65A Stredwick Dr. Torbay
Auckland 0630

Telephone:

09 473 8688

Fax/Email:

terry.corbett@xtra.co.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)

DDPMS

Or

Property Address

66-68 Gillies Avenue, Epsom, Auckland 1033

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are:

There have been numerous significant modifications to the house over the last 110 years it no longer resembles the original Goldsbro' residence

(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 123.1
- If the proposed plan change / variation is not declined, then amend it as outlined below. 123.2

exclude the property 66-68 Gillies Avenue, Epsom 123.3

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

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

Date

7-2-2018

Notes to person making submission:

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

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

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

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

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

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

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Miss Eden Holly Carside

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

Address for service of Submitter

29 Hampton Hill Road, Tawa, Wellington

Telephone:

(04) 2325452

Fax/Email:

edengarside@gmail.com

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

66 Gillies Ave, Epsom, Auckland.

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: The amount of alterations that have been made to the house mean that this house no longer resembles the original and therefore preserving it has no further point.

(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 124.1
 - If the proposed plan change / variation is not declined, then amend it as outlined below. 124.2
- exclude property 66-68 Gillies Ave, Epsom 124.2

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

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

7/2/18
Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kirsten Locke

Organisation name:

Agent's full name: Kirsten Locke

Email address: k.locke@auckland.ac.nz

Contact phone number:

Postal address:
4/400 Mt Eden Road
Mt Eden
Auckland 1024

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:
To enable St David's become a Category A Historic Heritage Place.

Property address: 70 Khyber Pass Road, Grafton.

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
This is an historic piece of Auckland that needs to be preserved for the good of the community, the aesthetic integrity of Khyber Pass Road, the cultural lineage of honouring those who fought in the world wars and the increasing secular importance of preserving spiritual spaces for everyone to use and enjoy.

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

125.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Christine Elizabeth Madsen

Organisation name:

Agent's full name:

Email address: madsen@ps.gen.nz

Contact phone number: 092389063

Postal address:
268 Logan Road
RD2
Pukekohe
2677

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:
The Historic Railway Station Building is missing from the list of heritage places in Pukekohe.

Property address: Station Road, Pukekohe

Map or maps:

Other provisions:
I wish to add to the schedule the historic 1913 Pukekohe Railway Station Building.

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

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

The reason for my or our views are:
The Railway Station Building is a very important part of Pukekohes history. Apart from locals traveling from here to the city and south it was an important place during the World War 11 with the American troops arriving to camp and local soldiers returning home. It was also an important part of our agricultural history. It is a special Troop Era Island station and it should be protected for the Future.

I or we seek the following decision by council: Accept the plan modification with amendments | 126.1

Details of amendments: Add the Pukekohe Railway Station Building | 126.2

Submission date: 8 February 2018

Attend a hearing

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

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hugh Robinson

Organisation name:

Agent's full name:

Email address: hugh28@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Plan change 7 Schedule 14

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

It provides an inspiration to those who use it and amazing memories to those who have used it.

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

| 127.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Guy Brocklehurst and Belinda Hilton

Organisation name:

Agent's full name:

Email address: brock@maxnet.co.nz

Contact phone number: 021 703511

Postal address:

1/4 View Road
Mount Eden
Auckland 1024

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Under PP7, 4 View Road is proposed for addition to the AUPOP Schedule 14.1 Historic as a Category B Historic Heritage Place and historic heritage extent of place (Schedule ID 02828).

Property address: 4 View Road, Mt Eden

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

As outlined in our submission (attached)

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

| 128.1

Submission date: 8 February 2018

Supporting documents

4 View Road Mt Eden submission.pdf

Attend a hearing

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

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

Declaration

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

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

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

No

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

4 View Road, Mount Eden

Introduction

Auckland Council Proposed Plan Change 7 (PPC7)

Under PP7, 4 View Road is proposed for addition to the AUPOP Schedule 14.1 Historic as a Category B Historic Heritage Place and historic heritage extent of place (Schedule ID 02828). Criteria under which the building is proposed for Scheduling include (f) Physical attributes (g) Aesthetic, (h) Context. The primary features of the scheduled historic heritage place are:

- The original building constructed in 1937
- The additional flats constructed in 1946

The interior of the building is identified as an exclusion. The extent of place covers the whole of the property, the legal description of which is LOT 5 DP 20954; LOT 6 DP 20954 CT 689/196

The building is not proposed for scheduling as a place of Maori interest or significance, and there are no additional archaeological controls proposed.



Figure 10: Showing the extent of place of Mountain Court, which encompasses the CT boundary, including all stone boundary walls (Auckland Council GeoMaps).

Submission Statement

We accept that overall the subject property has some historical and architectural interest as an example of interwar apartment housing. However, we do not believe that the building is of such

significance that it should be included on the historic heritage schedule, and certainly not ahead of other, more compelling properties identified in the Mt Eden area. We also believe that there **are other examples of the Architects' works which better represent their body of work.** We raise the following points for submission:

Historic Heritage values identified in the Heritage evaluation

1. The Auckland Council Evaluation has identified the building as meriting scheduling based on the following values:

Significance Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical	Moderate	Local
B- Social	Little	Local
C- Mana Whenua	Not evaluated	Not evaluated
D- Knowledge	Little	Local
E- Technological	None	N/a
F- Physical Attributes	Considerable	Local
G- Aesthetic	Considerable	Local
H- Context	Considerable	Local and Regional

2. While we can see that the building has some architectural interest, we feel that it is not a **strong example of the 'Spanish Mission style', because it has only a few architectural features in this style, which are essentially applied decorations, and only really applied to the front building;**
3. The following is a list of the 'Spanish Mission' style features, as outlined in the Branz NZ website (<https://www.renovate.org.nz/art-deco/siting-layout-and-form/other-1930s-building-styles/>)

-
- Smooth walls
 - Painted Tiles
 - Tiled Parapets
 - Arches openings
 - Twisted columns
 - Ornamental iron work
 - Balconies
 - Half-round Spanish terracotta roof tiles
 - Timber shutters
 - Tall narrow windows
 - Hipped rooves (tiled or iron)
 - A walled garden to replace the internal courtyard
-

4. The building has only 3 or 4 of these features;

- Arched openings, only 2
 - Hipped roofs (very common)
 - Twisted columns, and possibly
 - Fake Shutters beside the windows (made of plaster rather than timber)
-
5. The front part of the building was designed by P.C. Garrett, which the evaluation acknowledges **was 'not a well-known architect' and based on the list provided this is not** strongly typical of his work. The evaluation acknowledges that comparison with other examples is not easy as they have not been identified;
 6. The building is built in two phases nine years apart, with the rear part having no **'Spanish Mission style' features and therefore** of no architectural interest. The heritage evaluation **acknowledges it is "one of the later examples of this building type constructed during a second wave of flat development following the Great Depression";**
 7. As the building was constructed in two phases much of the architectural value has been lost, **the front part with its hints of 'Spanish Mission' is very different to the addition on the back, which exhibits no 'Spanish Mission' features;**
 8. Because of this, we think the building is not an early or 'typical' **representative** of the 1930s apartments built in Mt Eden. So while the building exhibits a few of the typical features of this style, overall it is too greatly compromised to merit the proposed scheduling;
 9. We think this style could be better represented by earlier or **more 'typical'** examples which set a precedent for development of this type;
 10. The previous heritage area assessments supplied to us by Auckland Council, and the heritage evaluation undertaken on behalf of Auckland Council (Heritage Studio 2017), demonstrates several other places of interest have been identified within Mt Eden which we feel may warrant being added to the schedule ahead of the property at 4 View Road. See below for some examples taken from the Heritage Evaluation.



Valley View (c.1929)
351 Mount Eden Road, Mount Eden

Built in c.1929, the two-storey 'U' plan building contained six flats.³⁹ It is unknown who designed the building, but its use of a rendered finish, tiled roof and arched windows is indicative of Spanish Mission architectural influences.

Much more of a landmark and a better example of Spanish Mission Influences.



Marino Gardens (1935)
145 Mount Eden Road, Mount Eden

Built in c.1935 in the early modern international style, Marino Gardens was designed by well-known architect, K. W. Aimer. Comprising 18 apartments and set in a purpose-designed garden site, the building won the Institute of Architect's Gold Medal Award in 1936.⁴³

Scheduled (AUP): Category B

Scheduled for the same category but a better example and sets a higher benchmark for this type of development.

11



Windsor Hall (1938)
295 Mount Eden Road, Mount Eden

The two-storey (with garage basement) block of six flats were also designed by architect, A. C. Jeffries for R. Beazley. Constructed of brick and concrete, with a tiled hipped roof, the architectural plans indicate that the building was originally designed with deep parapets to the front elevation.⁴⁶

This is much more representative of Mt Eden apartments and also by A.C. Jeffries



Google Street View (January 2014)

Espano Flats (1927)
20 Poynton Terrace, Auckland CBD

Overlooking Myers Park, the distinctive four-storey apartment building was designed in the Spanish Mission style by noted architect, A. Sinclair O'Connor. The building was constructed with 12 self-contained flats.⁵⁶

Scheduled (AUP): Category B
Listed (HNZPT): Category 2

This is a much better example but is given the same category – sets a higher benchmark for inclusion.



Google Street View (October 2015)

A Category B Listed building, more of a 'landmark' and a superior example of interwar apartment living.

Garden Court Flats (1936)
105 Tamaki Drive, Mission Bay

Designed by S. E. Alleman, the double 'U'-plan block of flats were built of brick and concrete construction with a tile roof. They were said to incorporate new ideas about functional living and rational architecture.⁵⁰

Scheduled (AUP): Category B



Auckland Council (2006)

Better example of Spanish Mission Style flats

Ascot Apartments (1929-30)
128 Newton Road, Newton

Built by Ernest Albert Hitchings, who owned the property, the two-storey building was designed around a central courtyard. Heavily influenced by the Spanish Mission style, the apartment building has a stucco finish with tile roof and exposed brick chimneys.⁵⁰



Rachel Ford, Auckland Council (May 2014)

Better example of Spanish Mission and of Architect A.C. Jeffries' work included in assessment report

Pasadena Buildings (1930)
1041-1049 Great North Road, Point Chevalier

Designed by architect A. C. Jeffries, with a distinctive mission-style parapet, for builder C. B. Short, the Pasadena Buildings were constructed to service a number of late-1920s local residential subdivisions, in particular the Pasadena Estate.⁵⁰



Auckland Council (2012)

Mayfair Flats (1929)
75 Parnell Road, Parnell

A block of 20 flats designed by noted architectural firm, Gummer and Ford and constructed by Fletcher Construction Company.⁴⁹ The conspicuous five-storey building was constructed of brick with a Marseilles tile roof, in the Neo-classical Georgian style.

Scheduled (AUP): Category B
Listed (HNZPT): Category 2

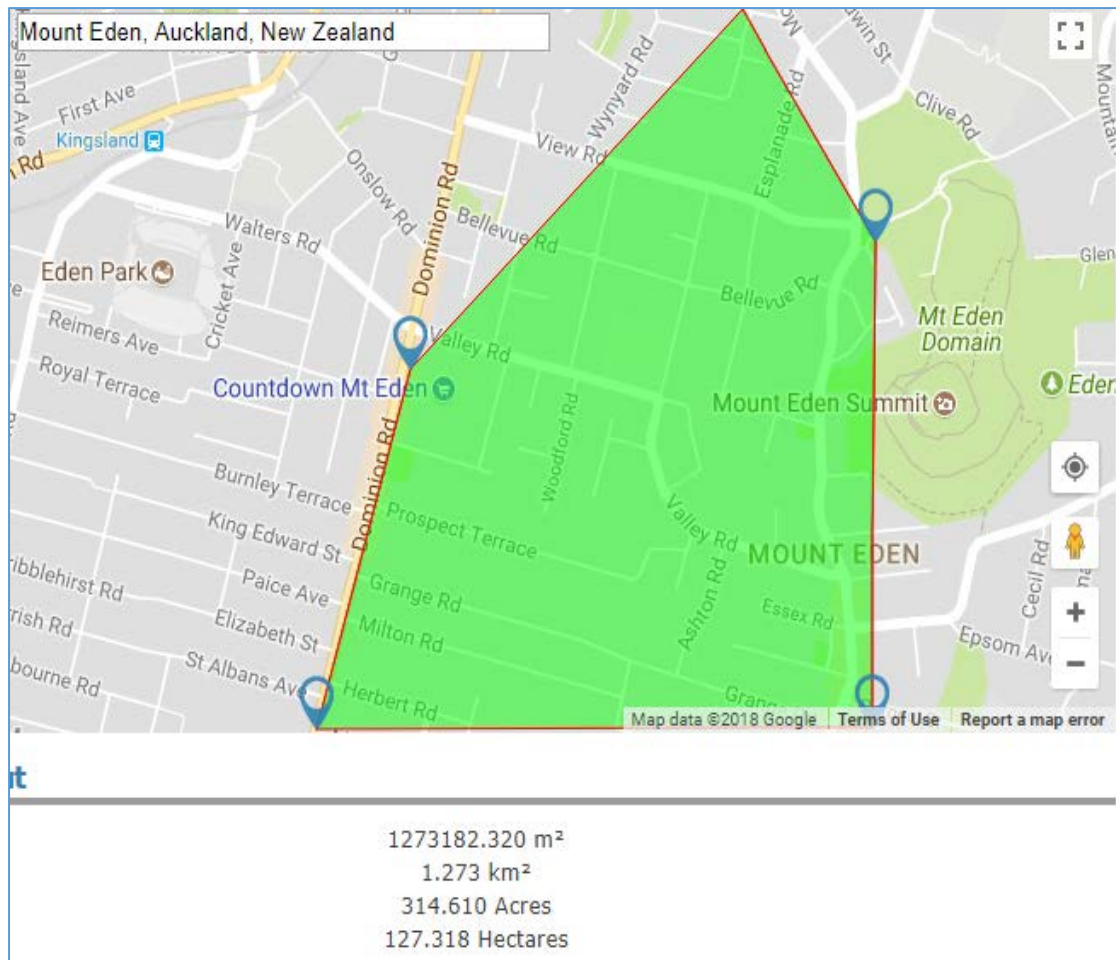
A Category B Listed building, more of a 'landmark' and a superior example of interwar apartment living.

Prominence of the building

11. The prominence of building is debatable. When approaching from the East it is completely concealed by the apartment block next door (Granada Court);
12. From the North and South there is no prominence due to houses directly in front and behind the building;
13. When approaching from the West there is some prominence but this is more due to the fact that the building is on the crest of the rise. The 6 story **1970's** apartment block 100m away on the corner of View road and Esplanade Road is much more prominent;
14. Also when approaching from the West, this is the weakest view in terms of presentation as all the drain pipes, cabling, fire escapes, tv aerials, washing lines are visible, along **with no 'Spanish Mission' style features;**
15. The building is not prominent from three directions (East, South and North) nor is it located on a street corner.

'Context' Significance Value

16. The building **is not located in a 'Special Character Area' and therefore does not have a considerable contextual value and certainly not in the 'region' as evidenced in paragraph 1;**
17. There were 14 buildings that were identified in the Council Heritage Report (Figure 27: Location of known interwar flats in the Mount Eden area, page 48) as sharing similarities in scale, being one or two storeys in height, but vary in terms of architectural styles and material finishes. They range from timber, bungalow-inspired buildings to those exhibiting Art Deco, Spanish Mission and international influences;
18. These 14 buildings are scattered over a large area (over 127 hectares or 1.2 million m²) and therefore have little inter-relationship value with each other (see map below).



'Stepped' architecture

19. Many buildings of this era especially Art Deco properties have the 'stepped' appearance, so again this architectural feature is common in buildings of this era.



Above is a Block of Art Deco Flats on the corner of Domain Drive and Parnell road with both horizontal and vertical stepping



Above is an Art Deco house in Orakei with both horizontal and vertical stepping



The picture above is of an Auckland Art Deco house as another example of common stepped architecture of this era

Implications for reasonable use of the property

20. Currently, we live in the property and also receive income from rental of the other apartments. As responsible Landlords we need flexibility to be able to maintain and adapt the apartments for modern living, the safety and security of our tenants and the building performance;
21. We have received an Engineering Report (IEP assessment) of the work that will be required to improve the building seismic performance to 70% of New Building Standard (NBS);
22. The building requires significant structural strengthening to the external walls, the ceiling systems, reinforcing the chimneys, and bracing the floor joists to the external walls as a minimum;
23. We believe that the site will potentially be affected by the imposition of scheduling to the degree that a reasonable use or future development of the site cannot be achieved. To demonstrate this we will engage a professional valuer to demonstrate the potential effect of scheduling to the market value of the property; and,
24. We also believe that scheduling will be an imposition on our ability to maintain the property in the future, so that we can meet our legal requirements to seismically upgrade the building, and our duty of care to our tenants;
25. Our insurance company has also indicated that a heritage status could also increase our insurance premiums significantly as the building **would be required to be rebuilt to 'as built' standard which is likely to incur significant extra cost compared to** our current premium;
26. Our building is of so little heritage value and merit that it would not qualify for any financial assistance from the few organisations that support heritage protection and restoration.

Since the Canterbury earthquakes, people's sensitivity to the vulnerability of heritage buildings to seismic events has grown significantly. Seismic strengthening is a real issue for **heritage buildings both in terms of building costs to achieve the city's particular** seismic strengthening requirements (in terms of the requirements in the Building Act), and insurance costs. In some cases insurance is still a significant cost even after bringing the building up to code.

In Summary

We think that our building does not warrant heritage scheduling for the reasons as listed below:

- It is **not a strong example of the 'Spanish Mission style', because it has only a few** architectural features in this style;
- The front part of the building was designed by P.C. Garrett, which the evaluation **acknowledges was 'not a well-known architect' and based on the list provided this is not** strongly typical of his work;
- The building is built in two phases nine years apart, with the rear part having no **'Spanish Mission style' features and therefore no** architectural interest;

- The previous heritage area assessments supplied to us by Auckland Council, demonstrate several other places of interest that have been identified within Mt Eden which we feel may warrant being added to the schedule ahead of the property at 4 View Road;
- The building is not visually prominent from three directions (East, South and North) nor is it located on a street corner;
- 'Context' value is low - The 14 buildings in the evaluation are scattered over a large area (over 127 hectares or 1.2 million m²) and therefore have little inter-relationship value with each other;
- **Many buildings of this era especially Art Deco properties have the 'stepped' appearance,** so again this architectural feature is common in buildings of this era.

When we compare our building to others in the Category 2 classification (as mentioned above), which are significantly more substantial in form, on very prominent sites and of more architecture importance. We therefore, dispute that our building sits within the Category 2 list of buildings, and **is of 'considerable' value to the wider public of Auckland.**

While scheduling a building is one method of conferring status and protection to a historic heritage place, it is not necessarily the best response as this might prevent ourselves as responsible owners from effectively maintaining our property, especially when we believe the place in question is of a 'moderate', rather than 'considerable', heritage value.

We accept that overall the subject property has some historical and architectural interest as an example of interwar apartment housing. However, we do not believe that the building is of such significance that it should be included on the historic heritage schedule.

Due to time frames and difficulties in procuring valuations we are not able to present our full submission at this stage. We therefore wish to be heard with regard to the submission, so that we can present more detailed evidence to the hearing.

We ask that our building be removed from the list of buildings elevated in Auckland Council Proposed Plan Change 7 (PPC7).

128.2

Signed

Guy Brocklehurst & Belinda Hilton

Date: 05 February 2018

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Angus Gregor Fletcher

Organisation name:

Agent's full name:

Email address: angus.fletcher@fletchertrust.co.nz

Contact phone number:

Postal address:
PO Box 11773
Ellerslie
Auckland 1542

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

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

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

129.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: lucy mckenzie

Organisation name:

Agent's full name: lucy mckenzie

Email address: lucyestelle@gmail.com

Contact phone number:

Postal address:

lucyestelle@gmail.com

Auckland

Auckland 0622

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber pass road Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I support the proposed plan change for St David's to become a category A listed building. It will be protected forever for our community to enjoy and treasure. A building like this will provide greater amenity for the community as it continues to grow, diversify and intensify. The protection of St David's is essential to honour what previous generations created.

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

130.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jane Blackmore

Organisation name:

Agent's full name:

Email address: janeblackmore@yahoo.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

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

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

| 131.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Catherine Anne Spencer

Organisation name:

Agent's full name:

Email address: catherine@msa.co.nz

Contact phone number: (9) 5200481

Postal address:
4/454 Remuera Road
Remuera
Auckland 1050

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
the submitter supports the inclusion of St David's Presbyterian Church, 70 Khyber Pass Road, Grafton, on the Council Schedule of Historic Heritage Places as a Category A heritage place"

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

132.1

Submission date: 8 February 2018

Attend a hearing

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

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Liz

Organisation name:

Agent's full name: Liz Style

Email address: liz@lizstyle.co.nz

Contact phone number:

Postal address:

1052

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Rd, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
the submitter supports the inclusion of St David's Presbyterian Church, 70 Khyber Pass Road, Grafton, on the Council Schedule of Historic Heritage Places as a Category A heritage place

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

| 133.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: John Walter Appleby

Organisation name:

Agent's full name: John Appleby

Email address: john@ladbrooks.co.nz

Contact phone number:

Postal address:

john@ladbrooks.co.nz

AUCKLAND

AUCKLAND 1151

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

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

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

| 134.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sue Wagener

Organisation name:

Agent's full name:

Email address: smwagener@gmail.com

Contact phone number:

Postal address:
111 Walker Road
Pt Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

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

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

| 135.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anne Nicholas

Organisation name:

Agent's full name:

Email address: anne.fotoz@gmail.com

Contact phone number:

Postal address:
P.O. Box 99045
Newmarket
Auckland 1149

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 khyber pass road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The submitter supports the inclusion of St David's Presbyterian Church, 70 Khyber pass road, Grafton, on the council schedule of historic heritage places as a Category A heritage place.

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

| 136.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Beverley Winstone

Organisation name:

Agent's full name: Beverley

Email address: b.winstone@xtra.co.nz

Contact phone number:

Postal address:

11 Helen Pl. Heliers Bay
Beverley
Winstone 1071

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

St David's Church

Property address: Kyber Pass

Map or maps:

Other provisions:

To have this church protected as a class A heritage building

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

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

The reason for my or our views are:

Saving the history & heritage of our city for all generations to enjoy

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

| 137.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Richard Alfred Eriksen

Organisation name:

Agent's full name:

Email address: eriksenr@orcon.net.nz

Contact phone number:

Postal address:
28 Buckley Road
Epsom
Auckland 1023

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

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

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

| 138.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jane Hunter

Organisation name:

Agent's full name:

Email address: janec_1@yahoo.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

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

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

| 139.1

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jennifer Ward

Organisation name:

Agent's full name: Jennifer Ward

Email address: jennifer.m.ward@me.com

Contact phone number:

Postal address:

jennifer.m.ward@me.com

Ponsonby

Auckland 1011

Submission details

This is a submission to:

Plan modification number: Plan change 7

Plan modification name: Additions to Schedule 14 Historic Heritage

My submission relates to

Rule or rules:

Property address: 70 Khyber Pass Road, Grafton

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

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

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

Submission date: 8 February 2018

Attend a hearing

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

Declaration

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

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

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

No

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