

Decision following the hearing of a Plan Modification to the Auckland Unitary Plan under the Resource Management Act 1991



Proposal: To add six historic heritage places to Schedule 14: Historic Heritage Schedule.

This plan modification is approved in part.

The following four historic heritage places are to be added to Schedule 14.1:

- Colonial Ammunitions Company Bulk Store (former), ID 02839 – subject to amended extent of place
- Riverina, ID 02840 – subject to amended list of exclusions and extent of place
- Remuera Post Office (former), ID 02838 – subject to amended list of exclusions and extent of place
- Remuera Primary School gates, ID 02837.

The following historic heritage area is to be added to Schedule 14.1 and 14.2:

- Upland Village, ID 02841.

The following place shall not be added to Schedule 14.1:

- Glenholm (37 Portland Road, Remuera)

The reasons are set out below.

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| Plan modification number: | PC31 |
| Site address: | Historic Heritage Additions to Schedule 14 |
| Hearing commenced: | Wednesday 1 July 2020, 9.30am |
| Hearing panel: | David Mead (Chairperson) Peter Reaburn Lisa Whyte |
| Appearances: | Troy Churton – Orakei Local Board <u>For the Submitters:</u> Sue Parkinson and Graham Matthews represented by: - Helen Andrews - Adam Wild GWG Trust Ltd represented by - Stephen Brownhill - David Macpherson - John Dare Kaye and Anthony Mills represented by: - Patrick Senior |

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| | <u>For Council:</u> Megan Patrick, Team Leader Jo Hart, Reporting Officer Megan Walker, Specialist Historic Heritage Emma Rush, Senior Advisor Special Projects, Plans and Places Carolyn O'Neil, consultant heritage specialist for the Heritage Unit (Heritage Studio). Felicity Wach, Legal Counsel Sidra Khan, Hearings Advisor |
| Hearing adjourned | Wednesday 1 July 2020 |
| Commissioners' site visits | Friday 26 June 2020 and Friday 10 July 2020. |
| Hearing Closed: | Monday 10 August 2020 |

The following documents are appended to this decision:

Attachment One: Amendments to AUP (OP) Schedule 14.1

Attachment Two: Amendments to AUP (OP) Schedule 14.2

Attachment Three: Amendments to AUP (OP) maps.

INTRODUCTION

1. This decision is made on behalf of the Auckland Council ("the Council") by Independent Hearing Commissioners David Mead (Chair) and Peter Reaburn and Local Board member Lisa Whyte, appointed and acting under delegated authority under sections 34 and 34A of the Resource Management Act 1991 ("the RMA").
2. The Commissioners have been given delegated authority by the Council to make a decision on Plan Change 31 ("PC31") to the Auckland Council Unitary Plan Operative in Part ("the Unitary Plan") after considering all the submissions, the section 32 evaluation, the reports prepared by the officers for the hearing and evidence presented during and after the hearing of submissions.
3. PC31 has been initiated by the Council to recognise the values of six historic heritage places (five individual places and one historic heritage area) by adding them to Schedule 14 of the Unitary Plan and the GIS viewer/planning maps, thereby making them subject to the provisions of the Historic Heritage Overlay.
4. PC31 has been prepared following the standard RMA Schedule 1 process (that is, the plan change is not the result of an alternative, 'streamlined' or 'collaborative' process as enabled under the RMA).
5. PC31 was notified by the Council on 29 August 2019. The plan change procedure set out in Schedule 1 to the Resource Management Act 1991 (RMA) was followed in notifying PC31. Notification involved a public notice as well as letters to directly affected landowners and occupiers alerting them to the plan change. The latter step was aimed at

ensuring that landowners and occupiers of properties affected by potentially significant changes to Unitary Plan provisions were made aware of the proposed changes.

6. The closing date for submissions was 26 September 2019. Eleven submissions were received, including one late submission. The one late submission did not affect the processing of PC31 and a waiver of time limits was granted by Council pursuant to section 37A of the RMA. The Council's Summary of Decisions Requested was publicly notified on 24 October 2019, with the period for making further submissions closing on 8 November 2019. Five further submissions were received. By the time of the hearing, two submissions – Guardian Retail 551 Limited and The Theosophical Society in New Zealand - had been withdrawn.

SUMMARY OF PLAN CHANGE 31

7. The proposed plan change is described in detail in the Council's hearing report and associated background reports, including a s32 assessment and Historic Heritage Evaluation for each proposed new entry in Schedule 14, prepared by or on behalf of the Council.
8. The purpose of PC31 is to recognise the values of six historic heritage places (five individual historic heritage places and one historic heritage area) by adding them to Schedule 14 in the Unitary Plan. A Historic Heritage Overlay "extent of place" is defined spatially on the Unitary Plan maps (shown in purple cross-hatching) for each Place included in Schedule 14. Buildings and structures in these areas are then subject to the policies and rules of the Unitary Plan Historic Heritage Overlay.
9. The six places are:
 - Glenholm
 - Colonial Ammunitions Company Bulk Store (former)
 - Riverina
 - Remuera Post Office (former)
 - Remuera Primary School gates
 - Upland Village.
10. The places were identified as having potentially significant historic heritage values by:
 - a. heritage evaluations funded by the Ōrākei Local Board,
 - b. recommendations and outcomes from other planning processes (council-led heritage surveys and evaluations),
 - c. the heritage topic report for the Warkworth Structure Plan.
11. Evaluations of the heritage values of these places were then undertaken following Council's methodology. All places were found to have heritage values worthy of inclusion in Schedule 14, based primarily on their built heritage values.

12. PC31 does not seek to alter the objectives and policies of the AUP. Neither does it seek to introduce any new objectives, policies, rules, zoning or other methods, or new maps or schedules, from that which is already included in the AUP.

HEARING PROCESS

13. On 5 May 2020, we issued a direction, setting out a timetable for the circulation of Council's section 42A report, expert evidence of submitters, and the opportunity for the Council to provide an addendum to the section 42A report, based on evidence provided.
14. The hearing commenced Wednesday 1 July 2020 and was adjourned that afternoon.
15. Prior to the hearing, all the Commissioners visited the properties to be added to the schedule, except for Riverina (located in Warkworth).
16. Council's section 42A hearing report (including addendum) and three statements of evidence were pre circulated. Council staff provided a short introduction to the plan change. The Orakei Local Board spoke briefly to their comments on the plan change. Submitters then spoke to their submissions.
17. The hearing was adjourned to allow for:
 - a. The Commissioners to undertake further site visits
 - b. Submitters to provide additional information in relation to ID 02836 - Glenholm
 - c. Council staff to report on a number of matters, being:
 - i. A further submission from Remuera Heritage Incorporated that was not addressed in the section 42A report;
 - ii. The wording of recommended exclusions for ID 02838 – former Remuera Post Office; and
 - iii. Details of the public notice for PC31
18. The additional information from submitters for Glenholm was received on 9 July 2020.
19. The Commissioners undertook the additional site visits on 10 July 2020.
20. On 10 July 2020, Council staff provided four memoranda, covering:
 - a. Recommendations concerning the further submission received from Remuera Heritage Incorporated, and the process that should be followed to address this further submission;
 - b. Proposed amended wording for the 'exclusion' to be listed for Remuera Post Office, including comments from the submitter on proposed amendments;
 - c. Details of the public notice for PC31; and

- d. Proposed amendments to the listed values for Riverina (ID 02840) following a minor error for the historic heritage values for the place that was identified after the hearing.
21. As detailed below, we issued a Minute on 15 July 2020 setting out a process to address the further submission from Remuera Heritage. Submitters were given the opportunity to comment on Council's advice by Friday 1 August 2020. No submitters took up this opportunity. As a result, the hearing was closed on 10 August 2020.

PROCEDURAL MATTERS

Further Submission

22. During the hearing, we were advised that a further submission had been received from Remuera Heritage Incorporated that had not been considered in the Council's hearing report due to an 'IT' error.
23. Council staff provided a memo dated 10 July 2020 that outlined the matters covered in the further submission and recommended a process to address the submission points raised. The memo stated that the consideration of the further submission of Remuera Heritage Incorporated did not result in any change to the recommendations of the Council's hearing report. Each of the historic heritage places which the further submission related to had already been identified and discussed in the primary submission of Remuera Heritage Incorporated and there were no new matters raised in the further submissions.
24. We issued a Minute on the 15 July 2020, directing that:
- a. a copy of the further submission be sent to submitters on the relevant properties and whole of plan submissions to which the Remuera Heritage Incorporated further submission related to;
 - b. submitters be invited to comment in writing on the points raised in the further submission and Council's assessment that no amendment to its recommendations was required;
 - c. once we had received any comments, we would determine whether we needed to reconvene the hearing to address the matters raised.
25. No party raised any issues with the way that the further submission had been addressed by the Council, and as a result, the hearing did not need to be re-convened. We record that we have taken into account the further submission in our deliberations.

Local Board Input

26. Prior to the hearing, legal counsel for one submitter (GWA Trustees) questioned the Council whether the Orakei Local Board had the right to present their views at the hearing, as they were not a submitter.

27. Council responded by pointing out that Section 12(3) of the Local Government (Auckland Council) Act 2009 (“LGACA”) states that local boards do not have separate legal standing from Council. This prevents a local board from formally submitting through a public process on a Governing Body decision, or the decision of another local board, or commencing legal proceedings/participating in an appeal.
28. However, the LGACA also requires that before making any regulatory decision, the Governing Body must consider the views and preferences expressed by a local board. This is required if the decision does, or may, affect the responsibilities or operation of the local board, or the well-being of communities within its area. To satisfy this requirement, a local board has the opportunity to comment on plan changes and to speak to their comments at a hearing.
29. Mr Churton presented the board’s comments at the hearing. We have taken these views into account, to the extent that they provide further background to the plan change.

RELEVANT STATUTORY PROVISIONS CONSIDERED

30. The RMA sets out an extensive set of requirements for the formulation of plans and changes to them. These requirements are set out in the hearing report and the section 32 assessment that forms part of the plan change and we do not need to repeat these again in detail. Of importance, any change to a district plan must give effect to a regional policy statement. In turn, the Regional Policy Statement helps implement section 6 of the RMA. Section 6(f) the RMA identifies the protection of historic heritage from inappropriate subdivision, use, and development as a matter of national importance.
31. The Auckland Unitary Plan contains a schedule of heritage items and heritage areas (Schedule 14.1 and 14.2 respectively). Items or areas listed in these schedules are subject to a range of policies, standards and resource consent requirements that seek to protect the heritage values of the items and places listed from inappropriate use and development including inappropriate modification, relocation, demolition or destruction.
32. The Regional Policy Statement of the Unitary Plan sets out the criteria against which possible additions to the Schedule are to be assessed. Policy B5.2.2.3 stipulates:

Include a place with historic heritage value in Schedule 14.1 Schedule of Historic Heritage if:
 - (a) *the place has considerable or outstanding value in relation to one or more of the evaluation criteria in Policy B5.2.2 (1); and*
 - (b) *the place has considerable or outstanding overall significance to the locality or greater geographic area.*
33. The policy requires a two-step process to be followed. The first is an assessment against listed criteria to determine whether any apply, with the second step being an overall assessment as to significance. Meeting one of the criteria for listing in the schedule does not automatically mean that the place should be listed.
34. The criteria under Policy B5.2.2(1) are:

- (a) *historical: the place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people, or with an idea or early period of settlement within New Zealand, the region or locality;*
- (b) *social: the place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value;*
- (c) *Mana Whenua: the place has a strong or special association with, or is held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value;*
- (d) *knowledge: the place has potential to provide knowledge through archaeological or other scientific or scholarly study, or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality;*
- (e) *technology: the place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials;*
- (f) *physical attributes: the place is a notable or representative example of:*
 - (i) *a type, design or style;*
 - (ii) *a method of construction, craftsmanship or use of materials; or*
 - (iii) *the work of a notable architect, designer, engineer or builder;*
- (g) *aesthetic: the place is notable or distinctive for its aesthetic, visual, or landmark qualities;*
- (h) *context: the place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.*

35. Clause 10 of Schedule 1 requires that this decision must include the reasons for accepting or rejecting submissions. The decision must include a further evaluation of any proposed changes to the plan change arising from submission; with that evaluation to be undertaken in accordance with section 32AA. With regard to Section 32AA, we note that the evidence presented by submitters and Council effectively represents this assessment, and that that material should be read in conjunction with this decision, where we have determined that a change to PC31 should be made.

SUMMARY OF EVIDENCE

36. The Council planning officer's report was circulated prior to the hearing and taken as read. Three statements of evidence were pre-circulated.

37. The evidence presented by the submitters at the hearing is summarised below.

Glenholm

38. Ms Andrews presented legal submissions on behalf of the owners of Glenholm, Sue Parkinson and Graham Matthews. The owners have lodged a further submission in opposition to two primary submissions that supported the inclusion of Glenholm in Schedule 14.
39. The further submissions sought that Glenholm not be incorporated into Schedule 14, on the basis that the heritage values of the property had not been adequately investigated and did not meet the tests for scheduling set out in the Auckland Unitary Plan.
40. Ms Andrews submitted that PC31 is neither necessary nor appropriate, to ensure Glenholm is sufficiently protected in accordance with section 6(f) of the RMA. The current owners had clearly demonstrated a strong desire to retain and improve the home. Further, the assessment provided by the Council was subject to such constraints and limitations that it did not provide a sufficiently robust or comprehensive basis for the Commissioners to be satisfied that the scheduling of Glenholm is warranted, as proposed.
41. In particular there had been numerous changes to the exterior of the home over time, the nature of additions and alterations significantly varied from the original structure and Council's assessment did not appear to take account of the extensive damage by a significant fire in 2004.
42. As a 'fall back', Ms Andrews submitted that, should Glenholm be scheduled in accordance with PC31, this scheduling should exclude the interior, pool and garage (as currently proposed), as well as the roof, verandahs, conservatory, utility rooms (laundry and pantry/larder), link passageway, first floor terrace and other decks.
43. In response to our questioning in relation to what decision was open to us given that we were considering a further submission, not a primary submission, Ms Andrews saw no issues of scope if a decision was made to support the further submission and not include Glenholm in Schedule 14. The two relevant primary submission that the further submission opposed sought that the plan change be approved. If we agreed with the further submission, we would first have to reject the primary submissions. We sought confirmation of that scope from Council's legal advisor, whose advice was that it was within our scope to reject the primary submissions.
44. Adam Wild, an experienced Conservation Architect, provided a summary of his pre-circulated evidence.
45. Mr Wild noted that the historic heritage evaluation for Glenholm was based on the research undertaken and information available at the time of its preparation and that lack of access onto the site was identified as a constraint. In his opinion, the assessments undertaken to date (particularly the Heritage Studio Historic Heritage Evaluation) lacked sufficient rigour and detail to demonstrate that Glenholm meets the criteria for inclusion in Schedule 14.1 of the AUP. This was in large part due to the constraints within which the assessment had been prepared. For example, in Mr Wild's opinion there had been a

lack of consultation with the owners of Glenholm, which Mr Wild did not accept as being best practice.

46. From his current knowledge and understanding of Glenholm (including the extent to which it has been modified and rebuilt, particularly since 1980), Mr Wild considered that a comprehensive and robust heritage assessment would not conclude that Glenholm is worthy of scheduling.
47. Ms Parkinson presented various plans and photos that demonstrated the range of exterior modifications and additions made to the building over the years.
48. Following the hearing, we visited the site on Friday 10 July 2020. We were shown the exterior of the building by Ms Parkinson, who referenced the various plans and photos provided in evidence.

Upland Road

49. Stephen Brownhill provided legal submissions on behalf of Trustees of GWG Family Trust in respect of the proposal to include part of the Upland Village shopping area in Schedule 14.2 as a Historic Heritage Area (“UVHHA”).
50. Mr Brownhill noted that the public notice of PPC31 issued on 29 August 2019 stated that PC31 was a private plan change request. In his view, this was likely to have created some confusion over the background to, and purpose of, the plan change.
51. GWG Trust is the owner of the land and buildings at 594-600 and 602-608 Remuera Road. Mr Brownhill noted that the proposed plan change has significant implications in respect of the future development options for this land, as provided for under the current rules of the Unitary Plan. He went on to say, based on the evidence to be presented, that identification of the Upland Road shops as a Historic Heritage Area is not consistent with the objectives and policies of the Regional Policy Statement, and other relevant objectives and policies of the Unitary Plan. In particular, PC31 failed to satisfy the policies under B5.2.2(3) and (4) which require that the proposed UVHHA is a place that has considerable or outstanding overall heritage significance to the locality or greater geographic area when evaluated collectively under the listed criteria.
52. Mr Brownhill submitted that the basis for the identification of Upland Village as a place that reflects an important aspect of local history or is associated with an important event is tenuous (being development associated with the Tram network). The emergence of the electric tram service in this area was an event that has also occurred in numerous other village centres in Auckland.
53. Mr Brownhill further submitted that the exclusion of the entire north–east corner block from the heritage area, without explanation in the Historic Heritage Evaluation, was a critical omission which called into question the author’s evaluation of the collective historic heritage value of the area.
54. In Mr Brownhill’s submission, Council’s evaluation under s32 and s32AA failed to have regard to necessary and important matters including:

- A failure to adequately assess and balance the enabling rules, objectives and policies in the Business – Neighbourhood Centre zone, and the aspirations of private property owners having regard to those provisions, against the more restrictive provisions in the Historic Heritage Overlay and the wider public interest in preserving heritage buildings.
 - A failure to assess the “additional constraints” to the submitter’s site and to the other affected landowners.
55. Mr Brownhill submitted that the proposed UVHHA, if allowed would render his client’s site incapable of reasonable use and place an unfair and unreasonable burden on his client, pursuant to s 85(3B) of the RMA.
56. Mr Dare is a Chartered Member of Engineering New Zealand. His evidence addressed a range of matters relating to heritage values and what he saw as a ‘siloe’d’ or one-sided assessment of those values.
57. Mr Dare outlined the physical state of the properties owned by the GWG Family Trust and identified a range of issues consistent with the maintenance, upkeep and refurbishment of older commercial buildings. In his view, the costs associated with upkeep were likely to rise and it was uncertain whether rents could cover these costs. There was the potential for neglect, or for the owners to actively pursue demolition and to use the empty lot for a different purpose (such as a car sales yard). He noted that the issues of upkeep and viability are particularly problematical for commercial buildings that are also subject to heritage protection.
58. Mr Dare outlined the potential for redevelopment of the sites in accordance with the Business zoning and provided an assessment of the foregone value that would be lost (public and private) if redevelopment could not proceed.
59. Mr MacPherson gave evidence as an experienced planner. In his view, PC31 can be expected to inhibit an increase of building height and modernization with or without additional floorspace. This would have a significant impact on the site’s development potential and on the commercial value of the land and buildings.
60. Mr MacPherson referred us to the relevant objectives and policies in Chapter B of the Unitary Plan. He noted that the objectives in B5.2.1 place emphasis on “significant historic heritage value”. In his opinion, the Upland Road shops did not meet that benchmark.
61. Mr MacPherson considered the section 32 analysis to be inadequate, especially in relation to the ‘costs’ of the proposed scheduling. He considered that there is a need to prioritise which centres should be given some form of heritage or character protection, keeping in mind the need to provide for growth and encouraging revitalization of the city.

Colonial Ammunition Company Bulk Store

62. Patrick Senior presented submissions on behalf of Kaye and Anthony Mills. The Mills are the owners the Colonial Ammunition Company Bulk Store at 26 Normanby Road, Mount Eden. The Mills partly support Plan Change 31. They recognise the heritage value of the building and support its protection. However, they do not support protecting the wider property on which the building sits.
63. PC31 intends to add the former bulk store building to Schedule 14.1 and identify an extent of place that follows the title boundaries for the site on which the building is located, as well as the adjacent footpath. The extent of place would therefore include a small area to the rear (west) of the building and a narrow outdoor seating area to the south.
64. Mr Senior submitted that the owners did not support protecting the wider property on which the building sits for a number of valid reasons:
- The area to the rear of the building could not be accessed by the public (it being within an area where access is controlled by electronic gates). Mr Senior submitted that the only remaining heritage features associated with the rear area is the doorway in the western wall. That doorway would be protected through the listing of the building's western wall. There were no other heritage features associated with the service entry. Even if there were other elements to support the rear doorway being a service entrance, those are now lost.
 - Views of the side walls of the building were adequate without extending the extent of place to the southern boundary of the site. The front wall of the building was visible from the footpath, and all of the walls can be viewed from the inside of the building (which is a restaurant and open to the public).
 - There were no other features with heritage value on the site.

PRINCIPAL ISSUES IN CONTENTION

65. Having considered the submissions and further submissions received, the hearing report, the evidence presented at the hearing and the Council officers' response to questions we have identified the following common themes as being:
1. Whether the place meets the criteria for scheduling (Glenholm and Upland Road). Associated with this issue were concerns that Council's assessments had been deficient.
 2. Whether the extent of place should be reduced (Riverina, Bulk Store).
 3. Whether exclusions have been correctly identified (Remuera Post Office and Riverina).
66. We note that Auckland Transport submitted on a number of the places proposed to be added to Schedule 14 on the basis that the extent of place covers adjacent footpaths, and as a result may inhibit some works in the footpath. We understand that Council staff

have discussed the matter with Auckland Transport, and identified a number of amendments to the extent of place. Auckland Transport did not appear at the hearing. We accept Council's recommendations on this matter, as set out in the 42A report.

FINDINGS ON THE PRINCIPAL ISSUES IN CONTENTION

Glenholm

67. Glenholm is located in Remuera, with frontage to Portland Road. The site is within a Special Character Area – Residential Overlay. This Overlay has an amenity focus. It does not seek to protect identified heritage resources. PC31 as notified proposed that the place be identified as a Category B heritage place. The primary feature to be identified is 'Principal residence (Glenholm)' and the heritage values are to be listed as A (historical), F (physical) and G (aesthetic). Exclusions identified in PC31 as notified are the garage, pool and the interior of the residence.
68. Council's investigations concluded that:
- (a) The place is of considerable historical value, both locally from its association with an early period of European settlement within the locality and for reflecting important aspects of Remuera's social history and early growth as an exclusive residential suburb during the mid to late-nineteenth century.
 - (b) The place has considerable physical attributes and value as a good representative example of a substantial colonial residence that survives in the locality. Built in 1868 in the Georgian style, the place is considered as suitably demonstrating the architecture associated with early New Zealand houses, being of particular value for its largely intact form, design and appearance.
 - (c) The place has considerable contextual value for its association with its original (albeit subdivided) site for 150 years and for forming a notable part of an important historical landscape in Remuera. Built in 1868, the place was one of a small number of important grand houses that survive as tangible reminders of Remuera's establishment and growth as an affluent colonial suburb.
69. PC31 lists the heritage values as A, F and G. Value 'G' covers aesthetic values. We note that the Council's heritage evaluation lists aesthetic values as being moderate, not considerable, and as such cannot be a reason for listing¹. Conversely, while the heritage evaluation lists contextual values as being considerable, this has not been carried forward into the plan change. The submissions in support of the plan change do not appear to provide scope to replace value "G" with "H". We have therefore confined our analysis to issues of physical and historical value.
70. A submission from Heritage New Zealand Pouhere Taonga supports the scheduling, but does not advance any additional values or reasons for scheduling. The submission also seeks scheduling of the interior of the building. Remuera Heritage Incorporated notes that recognition of the historic heritage significance and values of this well known

¹ Historic Heritage Evaluation Glenholm: Final, June 2018, page 16.

residence is appropriate. The owners of the property filed further submissions in opposition.

71. The submission from Heritage New Zealand Pouhere Taonga (“HNZ”) expressed concern that the interior of Glenholm was excluded from protection. We agree with Mr Wild² that this concern appears to rely on assumptions that it is possible or likely that original elements of the interior remain. The interior of Glenholm has not been assessed, but we do not see this to be an issue, and see no reason to investigate interior qualities, given the evidence presented as to the nature and extent of modifications.
72. Mr Wild considered that the Council’s investigations were not adequate enough to justify any scheduling. This is somewhat different to saying that the building does not meet the required criteria for scheduling. Council staff considered that they had sufficient information to support scheduling and the further information presented at the hearing did not suggest any different conclusion. Having heard the evidence, we find that the main point in contention relates to a judgement as to whether the building, overall, meets relevant criteria, rather than adequacy of information and assessment.
73. The main issues raised in relation to Glenholm were whether or not the place retained sufficient historical significance given the degree to which the building had been altered over time. We note that the current site is of much smaller area than the original estate. This has some relevance in respect of the context of Glenholm, however that is not an unusual feature of scheduled places. The heritage values of the building itself are the more important matter.
74. As set out in the evidence to the hearing, the building has undergone extensive renovations and changes since it was built. Mr Wild’s evidence was that Glenholm has been significantly and materially altered over the years, particularly between 1980-2007. Mr Wild’s evidence was “the extent of modifications has been such that historic heritage authenticity of the building as it stands today is more representative of a new build, albeit referenced in the idiom of the original.”³
75. As a dwelling dating from the 1860s, it is not unreasonable to expect that a series of changes will have been made. These changes may not necessarily detract from the heritage values present. In this respect we note that Glenholm is one of eight known buildings that survive as early examples of large Remuera homes built during the 1850s-1880s. As reported in Council’s evaluation report, the other homes are Ellerslie House (1853), The Tower (1855), Oaklands (c.1862), Roselle (1879), Waitaramoa (c.1882), The Whare (1886) and Woodcroft (c.1888), all of which occupy their original (albeit much reduced) sites and are (except Woodcroft) included on Auckland Council’s Schedule of Historic Heritage (Schedule). Of these examples Ellerslie House, The Whare and Woodcroft are all described in the Historic Heritage Evaluation as having “undergone

² Mr Wild’s evidence, paragraph 7.2

³ Mr Wild’s evidence, paragraph 3.12

alterations and additions during their conversion into multiple dwellings and subsequent 'restorations' into a single residence"⁴.

76. More relevant is the nature and extent of modifications. We were assisted by the evidence presented at the hearing and our own viewing of the exterior of Glenholm after the hearing. We understand modifications (relevant to the scheduling) that have occurred include⁵:
- (i) The external cladding is almost all relatively recent (since 1980);
 - (ii) The verandahs are recent and appear in a different configuration to the original layout;
 - (iii) Most (with possibly one or two exceptions) of the windows and doors are recent and some have been relocated;
 - (iv) The roof structure and roofing are recent, due in part to the fire in 2004;
 - (v) The original building has been significantly extended with new modern structures. These include the addition of the garage, utility room, verandahs, link passage and conservatory. The back-bedroom block is also an extension to the original built form of the building.
77. We find on the evidence that the building has been substantially rebuilt. The modifications are such that we find on balance that the building cannot be regarded as having considerable physical attributes and value as a good representative example of a substantial colonial residence. It certainly resembles the original building; however it is in most respects a recent structure.
78. With regard to the place's historical associations, Mr Wild's evidence acknowledged that Glenholm formed a group of grand Remuera residences set in park-like surrounds, being home to some of the most influential and prosperous individuals in the country at the time. However, the extensive renovations that have been undertaken, coupled with the subdivision of the existing estate, have also diminished the extent to which the building has historical value.
79. We note that the building and property have strong aesthetic qualities and clearly contribute to the character of the neighbourhood (as do other properties in the street). However, we do not consider that these values are unique or sufficiently distinctive such that they warrant scheduling of the place.
80. Our overall finding is that while Glenholm has considerable amenity value, and some historical value, it does not meet the threshold for historic heritage scheduling. The Place does not have *considerable or outstanding overall significance to the locality or greater geographic area*.
81. As noted in discussion of evidence heard, our finding that Glenholm should not be included in Schedule 14 means that we have to reject the two primary submissions that

⁴ Page 11, Historic Heritage Evaluation.

⁵ See Mr Wild's evidence, paragraph 3.10

supported inclusion of the place in Schedule 14. We have been informed by legal counsel for Council and the Further Submitter, that we have scope to do so. The submissions that we reject are by Heritage New Zealand and Remuera Heritage Incorporated.

Upland Road

82. PC31 seeks to include the Upland Road shops (or Upland Village or “UV” for short) in the Historic Heritage Overlay of the Unitary Plan as a Historic Heritage Area (“HHA”). The plan change as notified identifies contributing sites and features and non-contributing sites and features and proposes to add the following information to Schedule 14.1 for the HHA:
- a. the verified location is shown in the GIS viewer/planning maps, and includes parts of Remuera Road, Upland Road and Minto Road, Remuera.
 - b. the known heritage values are A (historical), F (physical) and H (context).
 - c. the following features are identified as exclusions:
 - i. interiors of all buildings contained within the EOP unless otherwise identified in another scheduled historic heritage place
 - ii. fences and boundary walls on contributing sites built after 1938, and
 - iii. stand-alone accessory buildings or garages on contributing sites built after 1938.
83. Two submitters (Upland Road Group and GWG Trustees) opposed the plan change for the reasons that:
- there will be a significant adverse effect on future development options as these will be required to comply with the provisions of the Historic Heritage Overlay;
 - the buildings have limited historic heritage value and do not warrant addition to the overlay;
 - there will be significant financial implications for the submitters;
 - this work should have been undertaken at the time of the preparation of the proposed Unitary Plan.
84. Remuera Heritage Incorporated sought that heritage value ‘B’ be added to Schedule 14’s entry for the HHA. Value B addresses social values. Council’s section 42A report recommended that this submission be rejected, and we agree with that advice.
85. The HHA area does not include the buildings in the north-eastern corner of the village. We were informed that this area was assessed as part of the overall heritage evaluation and we were advised that the conclusion to exclude the area from the HHA was because of this area’s relative age and modest qualities. With regard to the issue raised by the submitters that by excluding the north-eastern corner of the village, the average heritage

values of the village had been artificially 'increased', we find that exclusion of the north-east corner of the village has been adequately justified in the overall assessment.

86. We have taken some time to consider the points raised as to the heritage values of the village and whether they are worthy of meeting the Unitary Plan criteria. We note Mr MacPherson's view that the heritage values need to be 'significant', rather than just being modest.
87. In our view the aesthetic values of the village are modest, but aesthetic values are not a proposed reason for scheduling.
88. With regard to physical attributes, there is sufficient evidence of a group of buildings of a similar type, design and style, and method of construction, to conclude there is collectively an important physical link to the inter war phase of Auckland's urban development.
89. Regarding contextual and historical factors we find, based on Council's assessment that the area has considerable significance to the locality. We agree with the statement in Council's evaluation that *Upland Village has considerable context value for its individual components that when taken together form a historic townscape that has value for its cohesive built form and strong associations with a key period in Remuera's history*⁶.
90. On the issue of financial implications, we understand the points made by the submitter as to the specific issues facing commercial landlords. However, we are not persuaded that these issues should outweigh scheduling. We also accept that by scheduling, the full development potential of the Local Centre zone under the Unitary Plan may not be realised. We accept that this is a potential cost in the sense of lost opportunity, but do not consider it to be so large as to warrant not including the area in Schedule 14. Finally, we note that the Building Act requirements and earthquake strengthening considerations are not relevant when assessing whether land was incapable of reasonable use under s 85 of the RMA, because it is not the unitary plan which causes these potential impediments.
91. Our overall finding is that Upland Village has significant heritage value and meets the threshold for historic heritage scheduling. We therefore reject the submissions of GWG Trustee and Upland Group Limited that seek that the plan change be declined. We also reject the submissions of Remuera Heritage Incorporated that seek to add value (b) to the list of values, question the name "Upland village" and the reasons for three sites being identified as 'non-contributing'.

Former Remuera Post Office

92. The former Remuera Post Office is situated at 358-364 Remuera Road, Remuera. PC31 as notified proposed to include the former Post Office in Schedule 14.1. The heritage values were listed as A (historical), F (physical attributes) and H (context). The exclusions were proposed to be interior of building(s) and 1990s partially enclosed ground floor verandah.

⁶Historic Heritage Evaluation: Upland Village, August 2019, Page 16.

93. The post office building was remodelled and extended in the 1990s. This redevelopment extended the physical footprint of the building such that some of the original exterior walls of the Post Office are now within (internal) to the building. This redevelopment has led to some confusion as to what features of the former Post Office were being included in the schedule.
94. Aotearoa New Zealand Investments Limited submitted that the plan change should be declined or amended to make it clear that the exclusions were to include the (now internalised) original ground floor exterior walls on the northern and western elevations. These walls were modified during the 1990s redevelopment. The southern and eastern walls of the original building are more intact.
95. In the Council's view the 'interior of the building(s)' referred to in the exclusions column of Schedule 14 was that of the original 1914 building, and as such it was never intended to exclude its original external (albeit now internalised) ground floor walls.
96. As a result of the submission, the following text was proposed by the Council:
- Interior of building(s) except the original (1914) northern and western external walls; 1990s partially enclosed ground floor verandah.*
97. During the hearing, we questioned whether the proposed amendment correctly identified the (now) interior features that the submitter sought to protect. By way of memorandum, the Council responded with the following wording:
- Interior of the building(s), except the original (1914) external walls, 1990s partially enclosed ground floor verandah.*
98. This possible wording was provided to the submitter who responded that they sought the following:
- Interior of the building(s), except the original (1914) southern and eastern external walls, 1990s partially enclosed ground floor verandah.*
99. In the submitter's view, the original northern and western walls should be excluded as these walls inhibit potential remodelling of the interior space. However, the original southern and eastern walls should be part of the building fabric which is to be scheduled.
100. We agree with the submitter. We are concerned that the Council's latest amendment suggesting that all of the former exterior walls be included in the schedule potentially steps beyond the scope of the submission from Aotearoa Properties, and PC 31 as notified. We are not confident that as notified, it could be interpreted that the plan change was to schedule all of the exterior walls of the original post office building (which are now within the building).
101. Our finding is that the former Remuera Post Office meets the threshold for historic heritage scheduling, subject to the amendments we have made. We therefore reject the submission from Aotearoa New Zealand Limited seeking that the plan change be withdrawn. We accept in part that aspect of the submission that seeks amendments to the exclusions.

102. Remuera Heritage Incorporated sought that values B (social) and G (Aesthetic) be added to the entry in Schedule 14.1 for the place. Council's 42A report recommended that value B be added, but not G. We agree with this recommendation and as a result the submission from Remuera Heritage Incorporated is accepted in part.

Colonial Ammunition Company Bulk Store

103. The former Colonial Ammunitions Company Bulk Store is situated at 26 Normanby Road, Mount Eden. The identified heritage values are A, F and H. PC31 as notified identified the following exclusions:
- interior, excluding the timber roof structure and sarking and the basalt walls;
 - exterior seating area hood;
 - entry hood and glazed entry door;
 - bamboo attachment to exterior front wall.
104. The main issue raised in submissions was the extent of place. The extent of place is the area that is integral to the function, meaning and relationships of the place. The Historic Heritage Evaluation proposed an extent of place that reflects the historical context of the site including a visual connection to the adjacent scheduled and listed shot tower. The extent of place in the notified PC31 included the areas up to the western (rear) and southern boundaries.
105. The rear part of the site was originally used as a service entry to the building. Having visited the site and reviewed the Historic Heritage Evaluation we agree with the submitters that this area, which is not accessible to the public and has been extensively modified, does not need to be included in the extent of place.
106. In contrast, the southern (side) wall can be seen from the public realm and we find that the extent of place as proposed by PC 31 on this side is essential to maintain the view from the street.
107. As a result we accept the submission of Kaye and Anthony Mills to the extent that the plan change is amended by a reduction in the extent of place to exclude the rear outdoor area and to list as exclusions 'post 1986 additions and alterations'.

Riverina

108. Riverina is situated at 46 Wilson Road, Warkworth. The identified heritage values as notified were A, B, C, D, E, F, G and H (i.e., all of the listed values in Policy B5.2.2(1)). In PC 31 as notified included the interior of the building in the schedule, except the bathrooms and the kitchen, which were identified as exclusions.
109. Anthony Simmons, one of the executors of the Estate of Beverley Alison Simmons, submitted on the plan change. The submission:
 - a. Agrees with exclusion of the kitchen and both bathrooms
 - b. Seeks amendments to the extent of place.
110. In relation to the amended extent of place, the submission states that a small farm building to the west of the house and a machinery shed to the south should be outside the extent of place. The submission also raised the issue of whether a three room ancillary building behind the house should either be excluded from the extent of place, or included in the extent of place, but not be listed as a primary feature.
111. Heritage New Zealand Pouhere Taonga sought amendments to the listed exclusions so as to include all the interior of Riverina in Schedule 14.
112. The Council supported the inclusion of the kitchen and bathrooms in the schedule for Riverina. With respect to the extent of place, the Council recommended exclusion of the small farm building to the west as being appropriate. The machinery shed to the south was already outside the extent of place as notified. In regard to the three-room ancillary building, the Council stated that this was not a primary feature.
113. By way of memo dated 10 July 2020, Council noted that the identified heritage values for Riverina in PC 31 as notified included criterion C, being Mana Whenua values. This was an error and value C is not supported by the Historic Heritage Evaluation prepared by Auckland Council Heritage Unit.
114. Having reviewed the submissions and Council's report, we agree that the kitchen and bathroom be deleted from the Exclusions column (with the effect that they are included in the Schedule) and that the extent of place be amended as per the section 42A report. We therefore accept the submissions of Warkworth and District Museum Society Incorporated and Heritage New Zealand Pouhere Taonga and accept in part the submission from Anthony Simmons seeking an amended extent of place. Otherwise the submissions of Anthony Simmons are rejected. We accept that heritage value C – Mana Whenua values - should be deleted from the entry for Riverina due to this value being incorrectly included in PC 31.

Remuera Primary School Gates

115. PC31 seeks to include the Remuera Primary School war memorial gates at 25-33 Dromorne Road, Remuera in the Historic Heritage Overlay.

116. Auckland Transport submitted that the associated extent of place be reduced by removing the proposed overlay from the road reserve.
117. Remuera Heritage supports the addition of the Remuera Primary School war memorial gates to Schedule 14.1.
118. Having visited the site, we see no reason to reduce the extent of place. While the footpath is wide at this point, the extent of place will ensure that the gates remain visible from the kerb side, as well as from across the road.

STATUTORY PROVISIONS

119. The RMA sets out a range of matters that must be addressed when considering a plan change, as identified in the section 32 report accompanying the notified plan change. We find that the plan change gives effect to the Regional Policy Statement and provides for section 6(f) of the RMA. The plan change is appropriately supported by evaluation of heritage values and assessment of methods to protect these values from inappropriate development. However, we have made modifications to the plan change so that it more fully gives effect to the Regional Policy Statement. In particular, is our finding that Glenholm should not be scheduled.
120. In this regard, and in terms of section 32AA of the RMA, Council's section 32 report is amended on the basis that scheduling of Glenholm would not give effect to the Regional Policy Statement (in that, given the extensive modifications and adjustments to the building, the heritage values of the place are not coherent enough to meet the criteria for listing).
121. Having considered the evidence and relevant background documents, we are satisfied, overall, that PC31 has been developed in accordance with the relevant statutory and policy matters.

DECISION

122. That pursuant to Schedule 1, Clause 10 of the Resource Management Act 1991, Proposed Plan Change 31 to the Auckland Unitary Plan (Operative in Part) be approved, subject to the modifications as set out in this decision.
123. Submissions on the plan change are accepted and rejected in accordance with this decision. In general, these decisions follow the recommendations set out in the Council's section 42A report, except as identified above in relation to matters in contention.
124. The reasons for the decision are that Plan Change 31 (as modified):
 - a. will assist the Council in achieving the purpose of the RMA;
 - b. is consistent with the Auckland Regional Policy Statement;
 - c. is consistent with the provisions of Part 2 of the RMA;
 - d. is supported by necessary evaluation in accordance with section 32; and

e. will help with the effective implementation of the plan.

125. The following documents are appended to this decision:

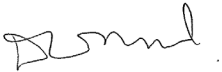
Attachment One: Amendments to AUP (OP) Schedule 14.1

Attachment Two: Amendments to AUP (OP) Schedule 14.2

Attachment Three: Amendments to AUP (OP) maps.

Chairperson

D Mead

A handwritten signature in black ink, appearing to read 'D Mead', with a small dot at the end.

Date: 5 October 2020

Attachment 1

Plan Change 31 Amendments to Chapter L: Schedule 14.1 Historic Heritage

Notes:

1. Only the entries into the schedule from Plan Change 31 are shown
2. Amendments to the Auckland Unitary Plan as proposed by Plan Change 31 as notified and as confirmed by this decision shown as underline
3. Amendments to Plan Change 31 as notified following decisions on submissions shown as double ~~strike through~~ or double underline.

SCHEDULE 14.1 SCHEDULE OF HISTORIC HERITAGE – TABLE 1

| ID | Place Name and/or Description | Verified Location | Verified Legal Description | Category | Primary Feature | Heritage Values | Extent of Place | Exclusions | Additional Rules for Archaeological Sites or Features | Place of Maori Interest or Significance |
|--------------|--|--------------------------------------|---|----------|------------------------------------|------------------------|-------------------------------|---|---|---|
| <u>02836</u> | <u>Glenholm</u> | <u>37 Portland Road, Remuera</u> | <u>Pt Lot 5 DP 18802</u> | <u>B</u> | <u>Residence</u> | <u>A,F,G</u> | <u>Refer to planning maps</u> | <u>Garage; pool; interior Interior of building(s)</u> | | |
| <u>02837</u> | <u>Remuera Primary School War Memorial Gates</u> | <u>25-33 Dromorne Road, Remuera</u> | <u>Lot 31 Deeds Reg S60A; Lot 32 Deeds Reg S60A; road reserve</u> | <u>B</u> | <u>War Memorial Gates</u> | <u>A,B,F,G,H</u> | <u>Refer to planning maps</u> | | | |
| <u>02838</u> | <u>Remuera Post Office (Former)</u> | <u>358-364 Remuera Road, Remuera</u> | <u>Pt Lot 9 DP 3364; road reserve</u> | <u>B</u> | <u>Post Office Building (1914)</u> | <u>A,B,F,H</u> | <u>Refer to planning maps</u> | <u>Interior of building(s) except the original (1914) southern and eastern external walls; 1990s partially enclosed ground floor verandah</u> | | |
| <u>02839</u> | <u>Colonial Ammunition Company Bulk Store (former)</u> | <u>26 Normanby Road, Mount Eden</u> | <u>Lot 2 DP 312430; road reserve</u> | <u>B</u> | <u>Building</u> | <u>A,F,H</u> | <u>Refer to Planning Maps</u> | <u>Interior except for timber roof structure and sarking and the basalt walls; additions and alterations to the exterior post 1986</u> | | |
| <u>02840</u> | <u>Riverina</u> | <u>46 Wilson Road, Warkworth</u> | <u>Lot 3 DP 486583; road reserve</u> | <u>A</u> | <u>Residence</u> | <u>A,B,C,D,E,F,G,H</u> | <u>Refer to planning maps</u> | <u>The bathrooms and the kitchen of the interior</u> | | |

SCHEDULE 14.1 SCHEDULE OF HISTORIC HERITAGE - TABLE 2 AREAS

| ID | Area Name and/or Description | Verified Location | Known Heritage | Extent of Place | Exclusions | Additional Controls for Archaeological Sites or Features | Place of Maori Interest or Significance | Contributing Sites/ Features | Non-contributing Sites/ Features |
|-------|--|--|----------------|-------------------------------|--|--|---|--|---|
| 02841 | <u>Upland Village Historic Heritage Area</u> | <u>Refer to planning maps; area includes parts of Remuera Road, Upland Road and Minto Road</u> | <u>A,F,H</u> | <u>Refer to planning maps</u> | <u>Interiors of all buildings contained within the extent of place unless otherwise identified in another scheduled historic heritage place; stand-alone accessory buildings or garages on contributing sites built after 1940</u> | | | <u>Refer to Schedule 14.2.XX¹</u> | <u>Refer to Schedule 14.2.XX; 561 and 565 Remuera Road, Remuera</u> |

¹ The reference numbers for Schedule 14.2 are to be identified following the decision on the plan change.

Attachment Two

Plan Change 31 Amendments to Chapter L: Schedule 14.2 Historic Heritage Areas – Maps and statements of significance

Notes:

New text is shown as underlined and deleted text as ~~strikethrough~~.

Chapter L: Schedules

Schedule 14.2 Historic Heritage Areas – Maps and statements of significance

Proposed change/s:

Add the following text and maps for:

14.2.XX Upland Village Historic Heritage Area

Schedule 14.2.XX Upland Village Historic Heritage Area (Schedule ID XXXX)

Statement of significance

Upland Village HHA is a small retail hub located within Remuera, one of Auckland's oldest and most affluent residential suburbs. Established around the crossroads of Remuera, Upland and Minto Roads within the eastern portion of the suburb, the area represents one of Auckland's most intact small-scale shopping centres principally established during the interwar era.

Upland Village's first and most important phase of development occurred between 1915 and 1938, a 23-year period of significance that captures its commercial origins following the extension of the eastern tramline to Upland Road, its most prolific period of construction during the 1920s, and the erection of its last building in the late-1930s.

Prior to the commencement of Upland Village's commercial development, the area was predominantly rural with a small number of residences located on and near the land now occupied by the shopping centre. The gradual subdivision of allotments and larger lots into smaller (albeit irregular) sections during the early decades of the twentieth century resulted in an underlying layout and building arrangement that remains legible today.

The establishment of the centre was closely linked to the arrival of the electric tramline to Upland Road in 1913, which encouraged residential expansion and prompted the establishment of shops and services to support the growing local community. Following the formation of the first two buildings on the corners of Remuera and Minto roads in 1915 and 1917, Upland Village's development occurred swiftly and simultaneously on both sides of Remuera Road. By the end of the 1920s, the majority of the area was built out with blocks of residential shops and lock-ups. This was followed by the construction of two additional buildings in the 1930s.

Upland Village is a well-defined commercial core that adopts a traditional, but small, main street configuration. It maintains a relatively dense development pattern produced by the positioning of the structures of the street edge, with only minor variation in rhythm and setback. Its strong collection of commercial buildings define the area and illustrate the eastern expansion of the Remuera district during the early decades of the twentieth century. The majority of the buildings were established as 'residential shops', offering a range of services on the ground floor that developed to meet the needs of the growing community and with living quarters on the first floor. Other building types included a service station and substation.

The architecture, scale and construction of development within Upland Village provide a strong sense of cohesion, continuity and permanence, and collectively reflect the area's first phase of development. Designed in styles associated with the interwar period, the most prevalent being the Stripped Classical and Spanish Mission styles, the buildings generally represent a more modest interpretation of the designs adopted for larger commercial buildings in urban centres. Notable examples within the area include the block of structures on the northern side of Remuera Road (586-608 Remuera Road). Several buildings were designed by local architects, including E. Rupert Morton, Frederick A. Browne, H. S. James and E. T. Hawkes.

The buildings are predominantly of two-storey construction, interspersed with a small number

of single-storey structures. They generally take the form of terraced shops, with an almost continuous line of ground-floor verandahs suspended from the principal elevations. The predominant building material is brick and/or concrete, with finishes that include painted render, painted or exposed brick, and stucco. Rear elevations, visible from the access lanes behind the shops, are generally of exposed brick. Roofs are mainly clad with corrugated metal, with some examples of clay tiles. Traditional shop fronts have given way to modern timber or aluminium replacements, while first floor fenestration appears to remain largely unchanged and comprise timber casements and sash windows. The scale and extent of signage varies across the area. With the exception of one site (561 Remuera Road), only minor changes appear to have occurred to the rear of the buildings.

Upland Village is considered an area of local historic heritage significance. It has historical value for reflecting important development patterns and representative aspects of Auckland's transport and commercial history during the interwar period – a time of marked advancement in the locality and region. Established following the advent of the electric tram at Upland Road in 1913, the area has value for its intimate association with the expansion of Auckland's electric tram network and for reflecting the progressive eastward development of the Remuera suburb during the early decades of the twentieth century. It is particularly significant as the only known interwar shopping centre in the isthmus to develop in direct response to the arrival of the electric tram and location of its terminus, and notably exists as one of the most intact examples of commercial development in Auckland's eastern suburbs associated with this important theme.

The swift growth of Upland Village is apparent in its group of buildings that collectively reflect the construction boom of the interwar period and the composition of small-scale commercial centres during that time. The area has physical attributes value as a notable representative example of a traditional small-scale shopping centre, which developed swiftly and compactly during this time in Auckland. Its largely intact group of masonry buildings are of particular value for their strong sense of cohesion and continuity, and for modestly reflecting architectural styles and trends in commercial interwar architecture. Although the buildings within Upland Village have experienced change over time, most noticeably to their shop fronts, the overall integrity of their historic form, features and fabric remains.

Creating a definable geographical area that can be distinguished from its residential surroundings, Upland Village has context value for its individual components that when taken together form a historic townscape that is notable for its unified built form and strong associations with a key period in Remuera's history. Its uninterrupted blocks of buildings collectively contribute to the area's sense of place and legibility as an intact retail hub in the locality and as one of only a small number of authentic interwar centres in Auckland.

In comparing Upland Village with other traditional town centres and smaller retail hubs within Auckland, similarities in location, historical development and physical qualities are apparent in some cases. Despite its establishment as a secondary commercial centre within the suburb of Remuera, rather than the principal town centre, Upland Village appears to be no less expressive of Auckland's important period of commercial development during the 1920s and 1930s. It also represents a notable representative example of a small-scale commercial centre in the isthmus. Whilst Upland Village is one many commercial centres associated with Auckland's electric tram network, it is the only known example to develop as a direct result of the tramline extension and exists as one of the most intact examples along its former eastern route. In the Remuera context, Upland Village represents a strong group of commercial buildings that reflect the swift development that occurred during a period of pronounced growth and prosperity in the locality.

Map 14.2.XX.X Historic Heritage Area: Upland Village

[Next page following]



Attachment 3

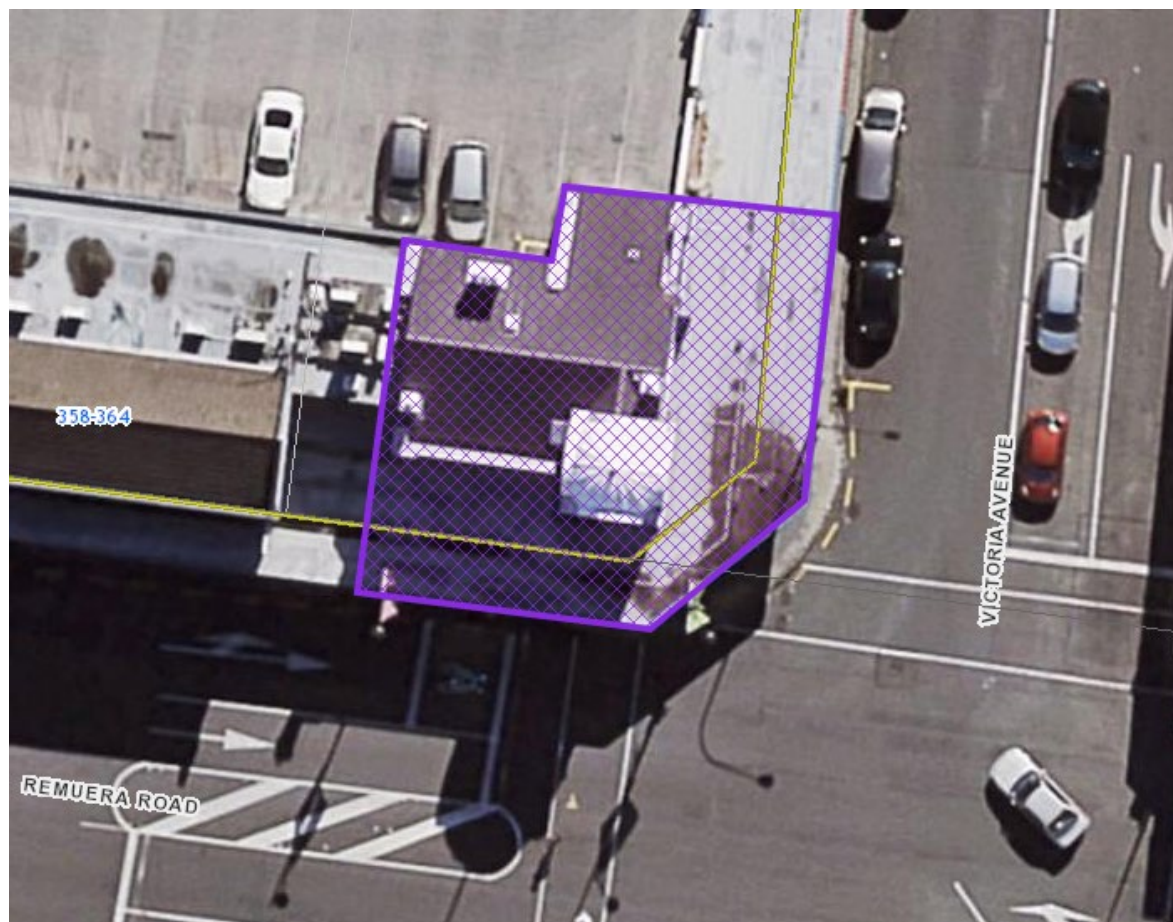
Plan Change 31 Amendments to Chapter L: Schedule 14.1 Historic Heritage

Plan Change 31 maps

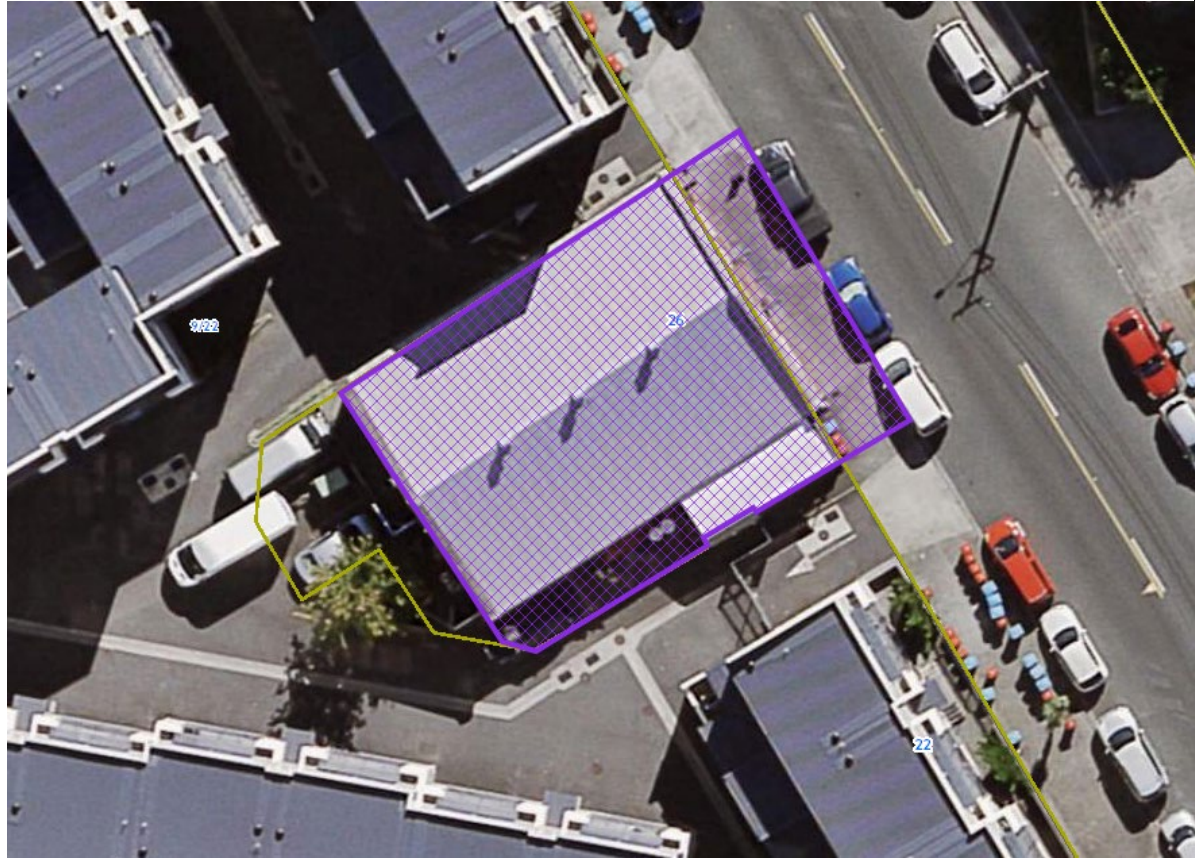
| | |
|--------------------|--|
| ID: | 02837 |
| Place name: | Remuera Primary School War Memorial Gates |
| Address: | 25-33 Dromorne Road, Remuera |
| Legal description: | Lot 31 Deeds Reg S60A, Lot 32 Deeds Reg S60A, road reserve |



| | |
|--------------------|--------------------------------|
| ID: | 02838 |
| Place name: | Remuera Post Office (Former) |
| Address: | 358-364 Remuera Road, Remuera |
| Legal description: | Pt Lot 9 DP 3364, road reserve |



| | |
|--------------------|--|
| ID: | 02839 |
| Place name: | Colonial Ammunition Company Bulk Store |
| Address: | 26 Normanby Road, Mount Eden |
| Legal description: | Lot 2 DP 312430, road reserve |



| | |
|--------------------|-------------------------------|
| ID: | 02840 |
| Place name: | Riverina |
| Address: | 46 Wilson Road, Warkworth |
| Legal description: | Lot 3 DP 486583, road reserve |



| | |
|-------------|---|
| ID: | 02841 |
| Place name: | Upland Village (Historic Heritage Area) |
| Address: | 541-545, 547-549, 551-553, 561, 563, 565, 571, 573, 575, 579-585, 586-592, 594-600 and 602-608 Remuera Road and 2-4 Minto Road, Remuera |

