

Henderson Community Board

Bob Preston
Group Manager Financial Management
Waitakere City Council

16th November 2006

Changes to LTCCP/Annual Plan

Dear Bob

The Henderson Community Board request the following changes to the LTCCP/Annual Plan for 2007/2008

Te Atatu Peninsula Community Centre Redevelopment

Long Term Council Community Plan 2006-2016 Volume 3 - Pg 89

\$53,000 bring forward to 2007/2008

This funding is required for the design stage of the redevelopment of the Community Centre/Library. The consultation is being done in the 2006/2007 year and this should then follow with the design work being done in 2007/2008 and the redevelopment in 2008/2009.

Te Atatu/Gunner/Yeovil: New Roundabout/Slip Rd

Long Term Council Community plan 2006-2016 Volume 3 – Pg 92

\$39,000 bring forward to 2007/2008

\$528,000 Bring forward to 2008/2009

The Slip Rd from Gunner Drive has become even more urgent with the proposed redevelopment of the site beside the six story apartments which is presently being built. Both of these sites will have the Slip Rd in front of their properties and at the Resource Consent Hearing for the apartments the traffic problems associated with exiting and entering Gunner Drive from Te Atatu Rd was highlighted by many submitters. The Commissioners expressed the view that they would consider favourably any requests through the Annual Plan process. The provision of a Slip Rd was provided for in the Resource Consent application by the developer.

AI

**Funding for a feasibility Study for a Community House in the Hepburn Rd/
Barrys Rd /Glendene Rd/Glen Marine Parade area.**

Request as in our 2006 submission 751-33

\$40,000 be added to 2007/2008

This area does not have any sports fields or organised Community Groups and the bus service is very poor. The Principal of Glendene Primary advises that 80% of children attending the school are either Pacific Islanders or Maori, 50% are transients due to families living with other families in overcrowded conditions. The Principal states that there is an urgent need for budgeting, parenting, and adult community education skills and to promote a sense of wellbeing and community in the area.

Yours Sincerely

Elizabeth Grimmer
Chairman Henderson Community Board

A2

31 AUG 2006

PAGE 01

28/08/2006 15:32

674931

COPY OF FAX
RECEIVED 28/8/06

FACSIMILE TRANSMISSION

TO: Strategic Parks Planner, Parks Planning (sic), Waitakere City Council
[REDACTED]FROM: Anne Grace
[REDACTED]
[REDACTED]

DATE: 28.8.06 TIME: 3.45pm PAGES: 4

RE: Submission on Future Use For "McCormick's" Cottage at Harbourview-Orangihina

WCC's Principal Responsibility - To Preserve This 1880s Heritage Building
McCormick's Cottage (McCormick probably didn't build it because he didn't buy the land until 1891) has been acknowledged as a significant heritage building since 1996 when Dinah Holman assessed it and recommended to Waitakere City Council that it be preserved. This perception was also supported by Dr Rod Clough when he presented expert evidence to the Environment Court on behalf of the Council on 5.12.05, in which he stated that the Council had earmarked funds to restore the building and that the Council's strategy was to protect such buildings and to inform the public of the heritage values of the local area.

Being over 100 years old, the house automatically falls within the jurisdiction of the Historic Places Act 1993. It is also a "Matter of National Importance" under Section 6 of the Resource Management Act 1991. **The Council, as a public agency, has a duty to preserve this building forthwith.** The delaying tactics, including this round of consultation, are unacceptable.

Funding the Restoration

Waitakere City Council seems to have a double standard when it comes to the preservation of buildings that are perceived to have heritage value. Those on private land, such as the old New Lynn Hotel and the bach where Colin McCahon spent a short 7 year period of time apparently warrant the expenditure of large sums of money to purchase, preserve and restore them - \$660,000 for the hotel, for example. In stark contrast is McCormick Cottage, perhaps the oldest dwelling on Te Atatu Peninsula, which, since 1989 when the Council acquired it, has not even seen enough money to maintain it in a stable condition. Now the Council seems to be complaining that it will cost a lot of money to preserve and restore it - \$250,000. Does the Council not know that that's what happens when you neglect assets? The restoration costs usually far exceed the cumulative costs of maintenance. The Council collected the People's Park levy for 5 years. This money should be spent on preserving and restoring the cottage, no matter how much it costs. **Some leadership by example, of how to preserve heritage buildings in Waitakere City, using McCormick Cottage to demonstrate this, would not go amiss.**

AB

As a retired parks manager, I have had considerable experience in the protection and management of heritage buildings, particularly on regional parks (since 1978 when Coulter House was restored). My observation leads me to the conclusion that the Council has a death wish for this building. "Mistakes" the Council has made in its management are: insufficient annual maintenance since 1989 (neglect); no restoration, including refusing the involvement of a member of the public who wanted to help replace the leaking roof of the building several years ago; removing the tenants (2001); failing to reconnect the utilities so that the building could be occupied; boarding up the house, thereby creating warm moist conditions for wood-devouring insects and fungal rots; placement of a large pile of wood chips in close proximity to the building and failing to remove it for more than a year after it was pointed out to Council staff that if the pile of chips caught fire (e.g., from someone disposing of a cigarette on it), it would be very likely that the house would burn down. But for intervention by the Henderson Community Board, the ravages of the weather would still be unchecked.

Current Process

Your official July 2006 newsletter calls for submissions on the future use of the wooden cottage at Harbour View. This was followed by a public notice stating that the information from submissions "will be assessed and helped (*sic*) to prepare a conservation plan."

In a Council media release dated 3 May 2006, Councillor Dallow is quoted as saying, "*We think it is important to know what use the building could be put to before making any other decisions on its future.*"

Councillor Dallow seems to be unaware that the decision has already been made on how the building will be used and that the public has been consulted and confirmed this use. The steps needed to be taken to protect the building, commensurate with its already-identified heritage value, have also been determined. It is apparent that significant ratepayer funds are being expended through the current consultation process, apparently to "re-invent the wheel".

Conservation Plan

I already have a copy of the conservation plan for the cottage. It is dated September 2004. The Council has had it for some time but has not implemented it. Has it been filed and forgotten about? The failure to implement this immediately and preserve the building, or at least to weather-proof it, constitutes dereliction of duty to protect a recognized heritage building, in my opinion.

People's Park (No Commercial Development)

On 21 May 2001, Waitakere City Council unanimously adopted Te Atatu Residents and Ratepayers Association's proposal for a People's Park (No Commercial Development). This decision followed a City-wide survey in which 54% of respondent households supported the concept. The proposal included the use of the wooden cottage for information and resource facilities and the brick house for park administration.

A4

Harbourview-Orangihina Open Space Management Plan

The adopted Open Space Management Plan, Policy 3.2.1 implementation includes:

- “* Register the brick villa, wooden cottage and gun emplacements under the *Historic Places Act* and include the two buildings –the *District Plan Schedule* [sic].”
[Note: TARRA had to take the Council to the Environment Court to get the buildings listed in the District Plan. Have they been registered with the Historic Places Trust, yet?];
- * *The Old Cottage will serve the purpose of an information and administration facility.* [Note: This proposal was carried through from the people’s Park concept into the draft management plan and into the final Open Space Management Plan, adopted by the City Development Committee in February 2003. There were some 459 submissions on the draft plan: not a single submission was received opposing this use. This indicates that the preferred use is indeed as an information and administration facility.]

Reserve Classification

The adopted Open Space Management Plan proposed for the northern part of Harbourview-Orangihina, where the cottage is situated, a Scenic Reserve classification pursuant to Section 19 of the Reserves Act 1977. Approximately 320 submissions supported this classification and none opposed it. (Note that over 300 submissions opposed the Recreation Reserve classification proposed for the southern part of Harbourview-Orangihina and only 1 supported it outright. Also, the possibility of Local Purpose (Site for a Marae) classification was not canvassed through the draft management plan).

The Scenic Reserve classification proposal in the Open Space Management Plan followed on from a 1997 decision to classify the Lowland Reserve as Scenic Reserve.

The officers of the Council have not yet implemented the resolutions to do this. All that is required is to send a notice of the resolutions by way of a letter to the Department of Conservation. It is disconcerting that the Scenic Reserve classification has not been implemented as it will soon be 9 years since the proposal was adopted on 20.10.97.

The Scenic Reserve classification carries with it certain requirements in relation to the management and use of the land and its resources.

Council Undertakings in the Environment Court

I attended the Environment Court hearing on Proposed Plan Change 2, TARRA v Waitakere City Council. At that hearing, Mr E Shields and Ms R Lambert, acting as expert witnesses for the Council, testifying under oath, assured Judge Thompson that the Harbourview-Orangihina Open Space Management Plan would be faithfully implemented.

AS

Mr Shields' evidence included the following:

"The Council is committed to the implementation of the Open Space Management Plan. The Council spent a considerable amount of time and resources consulting with the community about the types of facilities on the Harbourview-Orangihina Park [sic]."

"The community can appreciate the natural resources of the park by engaging in passive recreation while enjoying the availability of park facilities identified in the Open Space Management Plan."

The Council's expert witness Ms Sarah Flynn supported this position and stated that:

Classification [under the Reserves Act 1977] will provide greater certainty of achieving protection and restoration objectives because the Open Space Management Plan can only be modified using Reserves Act processes.

Assuming that the Council wishes to retain its integrity and continue to follow the Reserves Act process in its treatment of the Harbourview-Orangihina Open Space Management Plan, it will need to propose an amendment to canvas opinion on any possible change to the plan, specifically Policy 3.2.1. Unfortunately the public notice of the current process does not identify that the consultation relates to a possible amendment to the Management Plan and that an amendment is proposed under the Reserves Act process. Consequently, any proposed change of use will have to go through yet another consultation process to amend the management plan.

Conclusion

I am appalled by the continual delays in getting round to preserving "McCormick" Cottage. Its preservation and restoration as a recognized and significant heritage building must be a priority. The cost in achieving this, now significant because of a lack of maintenance (neglect), is comparatively unimportant. The use should be as described in the Harbourview-Orangihina Open Space Management Plan – information and administration facility. The public has already supported this use through two consultation processes and has registered opposition to commercial uses on the "People's Park". I do wish the Council would get on and JUST DO IT! (implement the steps necessary to preserve and restore the cottage and use it in accordance with Policy 3.2.1 of the management plan).

I wish to be heard in support of this submission.

Yours faithfully



Anne Grace

Ab

Chief Executive	
Corporate Services	
City Services Moselle	
Consultancy Services	
ECC - WATER	
Strategic Group	
Consent Services	
Field Services	

- 7 SEP 2006

675692

To Parks Strategic Planner
 Waitakere City Council
 Private Bag 93109
 Henderson
 Waitakere City

RE: submissions for McCormick's Cottage, Te Atatu Peninsula.

Restoration could be to create a venue for hire by many community groups or private individuals. It has such a lovely outlook, as a publicly funded restoration it would be good if the final use could be accessible to all levels of the community.

Restore the McCormick's cottage with a commercial kitchen to council standards so that community groups could cater events or local or corporate groups could hire the venue using a professional catering company.

Some ideas for promotion of its use as a venue for hire could be



- Local Art exhibitions launches
- Lunches/dinners/occasions for visiting dignitaries to Waitakere City
- Organization center for future festivals or markets in the park
- Local groups meetings or yearly celebrations
- Wedding ceremonies with the fantastic views or small wedding receptions
- Corporate product launches/functions
- Organized time out center for young people to gather, for coffee/hot Chocolates on a regular afternoon.
- Summer fundraiser weekend ice cream /ice block sausage sizzle shop for community groups or for upkeep of the cottage when the park is being used more.

A privately run café restaurant in such a beautiful location is a wonderful ideal but leasing a premise to a private operator means there is little control over the standard of business which will be operating. For example the Swanson Station Café, initially a busy, high standard café, now is not the place it was. McCormick's Cottage is a small location for a café, not only for profitability of customer seating but also for storage of food, beverage & waste generated from a food business.

I also feel that a Café or Restaurant only provides a service for the part of the community who can afford to go out & dine, this leaves a sector who would not benefit from the historic significance and beauty of the position in the park as an all purpose community venue would. Income could be generated from venue hire, with all hire groups having to place a bond as security over damage to the premise.

I have watched with excitement to developments in the park & living within walking distance enjoy it daily, I look forward to a playground for my children & a safe pedestrian crossing over Te Atatu road. Good Luck.

Penny Powell

A7

Chief Executive	
Corporate Services	
City Services Moselle	/
Consultancy Services	
ECD - WATER	
Strategic Group	
Consent Services	
Plan Services	

28 AUG 2006

Laine

25th August 2006

674430

S. L. Jones



Parks Strategic Planner
Private Bag 93109
Henderson
Waitakere 0650

Dear Sir

Submission on McCormick's Cottage

I wish to offer my opinion on the restoration of McCormick's Cottage. Firstly, it should not be restored, but rather, demolished. \$20,000 for making it weather tight is wasting money. No part of the building would comply with present regulations, and therefore no resource consent.

Building a new building would cease to make it historical. There would be many buildings in Central Auckland of a lot better design and more structurally sound than this one. The design of the building has no significance and was obviously built by McCormick as shelter for his family with no concern as to the visual appearance.

Mr. McCormick was most likely a labourer in the timber trade which does not make him a noted person who may have contributed significantly to our early history. The other 'historic' building on Harbour View had a veranda added to it, which takes away the historical factor. I understand this building has stood empty since restoration. For approximately 7 years a very capable business man has tried to lease the building as a café (maybe an information service as well), and has had no response from council.

For an 'Information Centre', a Kiosk type structure would be more than adequate to service our needs.

As a rate payer for 58 years & a builder for 40 of those years, please do not waste our money on such a stupid project.

Yours truly,

Stan Jones

AB

Chief Executive	
Corporate Services	
City Services Moselle	✓
Consultancy Services	
ECD - WATER	
Strategic Group	
Consent Services	
Field Services	

Renee Lambert

- 1 SEP 2006

675073

Janelle Tork
[REDACTED]
[REDACTED]

17.08.06

To Glyes;

RE; PUBLIC CONSULTATION ON MCCORMICKS BRICK COTTAGE.

Following on from our phone conversation beginning of August 2006.

Firstly well done on huge effort that has been put in by yourself and your team on the proposed development of Te Atatu peninsula.

My only positive feedback would be that cycle, roller blading paths could be added to increase use of this wonderful area. Night lighting in built up areas for safety of residents. Has the council considered an open plan area for entertainers on special occasions i.e., New Years, Valentines, Mothers day etc. Playgrounds must be modern, testing and adventurous. Will there be park warden's motioning areas?

Mc Cormicks Cottage as it stands is a marvel waiting to be brought back to life. It is a must that it is bought up to safety standards and then developed into a business that could bring community and outsiders together.

The Positives of this landmark for future business development are its Heritage, History and Location. As a vision for the community it could be an outlet for information for outsiders along with resident enjoyment involving local goods, services and people.

This in turn would promote Te Atatu Peninsula, increase newcomers to the area, and hopefully bring the area up to a specification it deserves.

The negatives of developing and operating McCormick Cottage would be the consent from local residents that live in very close proximity.

To sum up the above I would be a very interested party in turning the cottage back to its original state along with making it into a viable business.

I would be interested in the council's bylaws of the area, i.e. parking, noise restrictions security, alcohol.

A long-term lease would have to be put in place and proposal of rent charges.

Floor plan would have to be obtained to consider size of this operation.

Agreement between council and future tenant on share costing developing the site.

A9

Through the day Mc Cormicks Cottage used as a refreshment outlet for community and outsider use, this could be combined with info centre, which an agreement could be passed thru council and proprietor of this business. Nighttime Dining, short trading hours to accommodate residential area.

Overview - MCCORMICKS CAFÉ AND INFO CENTRE

Licensed Restaurant – sourcing local goods

Info Centre- Staff trained in Heritage of area and park developments

Lunch - takeout, or sit down, light meals, hot and cold drinks.

Seating outside on grass area?

Off street Parking in area beside the cottage.

Interior renovated keeping with the heritage – seating area, kitchen and small bar area.

Lit up at night.

Some form of sign writing.

Seasonal outside dining on balconies.

I believe I have the knowledge and experience, to make this a successful operation, but with the deliberation of the area due to legal reasons, it would be in my best interest not to proceed with any more research until the council can give me feedback on the above.

Thanks
Janelle Tork

Chief Executive	
Corporate Services	
City Services Moselle	✓
Consultancy Services	
ECD - WATER	
Strategic Group	
Consent Services	
Field Services	

Gyus Gordon

A10

- 1 SEP 2006

Lubica Lozica

[REDACTED]
[REDACTED]
[REDACTED]

675072

31/08/2006

Att Gyles Bendall
Strategic Park Planer
Waitakere City Council
Waitakere

Dear Gyles

Hope everything is going well.

Sorry to be so late but was so busy with work and helping to organize the parade for Saturday.

On the Peoples Park issue, There is so much we can do there. The area is super for all sorts of activities to bring the people together. Like something for the children and not so young. Like restaurants, cafe's, boutiques also I heard that we were going to have a ferry to ease some of the traffic, which is greater problem since they put in the lights on Te Atatu Rd Sth.

The old shack on the waterfront would be an ideal place for a café or restaurant. That, or others built, I can just imagine sitting outside in the warm sun sipping cup of coffee or a wine.

The building is very dilapidated. There is not much appeal as a historical building not seen inside it would require a great deal of transformation if permitted and how much of the changes would the council allow.

This area if renovated could be enjoyed by the whole family to have Breakfast or any other meal, with a safe playground for the little ones and a track as to encourage people to go for walks. You will probably say, there is already a track. But it is so rough, you got to watch where you going, you can't enjoy the beautiful scenery of our lovely city, plants or bird life. The whole place is so huge that anything you do is going to look like there is nothing done. It has to be done on a big scale so there is an impact to attract, like getting rid of the weeds plant trees, exotic plants native and foreign, benches lights that at night people can go for a run or walk and have some security.

Bottom of Harbor View, the beach front is so neglected that not many people go there, this is also in summer time. We go for a stroll there is mud around the tables. Why are we paying higher rates contributing to develop peoples park and there is nothing happening.

I would like to see, the ponds cleaned up. The hole in the new section of Te Atatu Rd is terrible with weeds bigger then the plants. I wonder why they do these ponds and they don't look after them. It would be better to build something on it. There is plenty of greenery across the road.

Other countries have some magnificent parks and we have weeds.

Thank you for your time hope we can make a difference
Please observe the great area and lets build something beautiful.

Kind Regards and all the best

Ljubica Lozica

All

Chief Executive	
Corporate Services	
City Services Moselle	✓
Consultancy Services	
ECD - WATER	
Strategic Group	
Consent Services	
Field Services	

Gyles Bendall

From: [REDACTED]
Sent: Thursday, 31 August 2006 2:15 p.m.
To: Gyles Bendall
Subject: Submission McCormack Cootage Conservation plan

Hi Gyles,

Please accept our Submission on behalf of the Te Atatu Residents & Ratepayers Association, via this email on the McCormack Cottage Conservation Plan.

It is the stance of the Association that the public have already been consulted on this issue during the City-Wide consultation process a few years back when it was democratically agreed that there should be no commercial development on the Harbourview land. The use of McCormack cottage was designated for potential use as an information centre under the Open Space Management plan which we understood is set in concrete. This means that it cannot and should never be used for any commercial use and should be conserved as an historic building for future generations, untouched by any form of commercialization.

Regards

Jeff Nielsen
Secretary
Te Atatu residents & Ratepayers Association

[REDACTED]
[REDACTED]
[REDACTED]

A12



674784

Strategic Parks Planner.

I wish to put in a submission in favour of having a cafe/information centre in McCormack Cottage at harbourside.

The peninsula needs more of this type of facility. I feel that the area will be enhanced by this, providing not only information but having a cafe on site will encourage people to visit the area.

David Eldridge
[Signature]

A13

Chief Executive	
Corporate Services	
City Services Moselle	
Consultancy Services	
ECO - WATER	
Strategic Group	<input checked="" type="checkbox"/>
Consent Services	
Fire Services	

[Signature]
 Ayles Bendall

30 AUG 2006

674785

To whom this may concern -

In regards to the old cottage in the peoples park at Te Atatu Peninsula I had wondered if it should perhaps be put to good use for the people that live here on the peninsula by being turned into a cafe or restaurant of some degree. There are not enough choices here - even perhaps incorporate a information centre I have been living on the peninsula for a number of years now and feel that this could be quite acceptable for many people that I know.

With having a business here we need more choices -

Korero Naveni Takuaru.

[Redacted signature area]

A14

Gyles
Siddons

Chief Executive	
Corporate Services	
City Services Moselle	
Consultancy Services	
ECO - WATER	
Strategic Group	✓
Consent Services	
Field Services	

WATERBURY CITY COUNCIL

11 4 AUG 2005

20th June '05

To whom concerned,

undersigned do disagree with
doing up the Cornicks cottage
The money spent for this plan
in the future would be a waste,
costs are high Is there never an
end to this Council's overspending?

Sincerely, E. Ebbeling

E. + P. EBBELING

[Redacted signature block]

AIS

	✓
OFFICES	
ECO - WATER	
Strategic Group	
Consent Services	
Field Services	
G. Bendall	

28 JUL 2006

[REDACTED]

671391

Strategic Parks Planner, Parks Planning
Waikere City Council
Priv. Bag 93 109
Henderson - Waitekere City

2).7.06

Submission
McCormick's Cottage

I object to the conservation plan for that cottage.
The condition of the building is so rundown and far beyond reasonable spending on repair. It will further deteriorate until any decision is possible about future use. It will become a hole without bottom. The council should not be allowed to use the ratepayer's money for such unjustified ideas. If the cottage would be so important for New Zealand's history - why didn't the council care for it in the past to AVOID more damage??

The same waste of citizen's money is happening with the "New Lynn Hotel" Gr. North Rd. Since at least 1992 is that building such an eye sore and now it will cost unreasonable sums to "restore" it. We, the community, do not need an other café or gallery. We need to save our money to build or repair footpaths, cyclelines, healthclinics, retired people homes or facilities for the education of our young generation.

A16

	Field Services
	Consent Services
	Strategic Group
	ECO - WATER
	CONSULTANCY SERVICES
✓	CITY SERVICES MOBILE
	Corporate Services
	Chief Executive

Charles Bondall



Parks Strategic Planner,
 Waitakere City Council,
 Private Bag 93109
 Henderson.

WAITAKERE CITY COUNCIL
 24 JUL 2006
 670995

Dear Sir,
 Ref restoration Mc Cormick Cottage.

I am dumbfounded at Council's suggestion of spending more than \$200,000 of Ratepayer money on the restoration of the above cottage. Although I am in favour of the conservation of historic buildings, I am afraid the condition of the Mc Cormick house does not warrant the projected cost.

Council has done a good job in restoring the old brick house now standing on Hodgkiss Avenue. At the time it was thought its future use could be as a restaurant. It stands in a magnificent position for this use, but obviously no one has considered it a feasible proposition otherwise a lease would have been obtained and a restaurant would be operating today.

It seems ludicrous to now suggest the Mc Cormick cottage could be restored and used for the same purpose.

Unless a developer can be found prepared to stand the cost of renovations at no expense to ratepayers then I am afraid there is only one thing left for the old cottage — demolition.

^{AN}
 Yours faithfully
 Graeme Smith

City Services	Field Services
Community Services	Commercial Services
Engineering Services	Public Works
Information Services	Legal Services
Human Resources	Finance
IT Services	Administration
Customer Services	Planning
Development Services	Environment
Health Services	Police
Fire Services	Water
Waste Services	Energy
Transport Services	Other

19.7.06

WAITAKERE CITY COUNCIL

21 JUL 2006

THE PARKS STRATEGIC PLANNER,
WAITAKERE CITY COUNCIL,
DEAR SIR/MADAM.

WITH REFERENCE TO McCORMICK'S COTTAGE IN TEATATA I SUGGEST THAT THE BEST OPTION FOR THIS BUILDING IS TO DONATE IT TO THE LOCAL FIRE BRIGADE TO USE AS A FIRE CONTROL EXERCISE.

IN NO WAY SHOULD RATEPAYER MONEY BE USED TO RESTORE THIS EYESORE. I AM OF SCOTTISH DECENT BUT I AM SURE I SPEAK FOR THE MAJORITY OF RATEPAYERS WHEN I SAY: ~ "SPEND NO MORE OF OUR MONEY RESTORING THIS BUILDING."

LIKEWISE THE OLD HOTEL IN NEW LYNN. DEMOLISH THIS AND SELL THE LAND TO RECOUP SOME OF THE MONEY ALREADY WASTED ON THIS PROJECT.

SOMEONE IN THE MANAGEMENT OF THE COUNCIL HAS THIS BEE IN THEIR BONNET ABOUT RESTORING OLD BUILDINGS, WITNESS McCANNON'S COTTAGE. I HAVE NO WORRIES ABOUT THESE "RUBBISH" BUILDINGS BEING RESTORED PROVIDED THE PEOPLE WANTING TO DO IT PROVIDE THE MONEY AS WITH "FALLS HOTEL" AND DO NOT USE RATEPAYER MONEY.

IF THE PERSON PUSHING THIS CANNOT ACCEPT THIS REQUIREMENT, I SUGGEST HE/SHE RESIGNS AND FINDS EMPLOYMENT ELSEWHERE.

IF THEY CANNOT ACCEPT THIS COUNCIL SHOULD LOOK AT TERMINATING THEIR EMPLOYMENT CONTRACT.

WITH RATE INCREASES BEING SO HIGH AT THE MOMENT COUNCIL NEEDS TO STOP THIS STUPIDITY AND CONCENTRATE ON CORE MATTERS.

I THEREFORE DEMAND THAT NO FURTHER RATEPAYER MONEY BE WASTED ON THESE RESTORATION PROJECTS

AIB

YOURS FAITHFULLY

S. M. CAMERON

S. M. CAMERON

670896

66



16th July 2006

Parks Strategic Planner
 Waitakere City Council,

Sir

Re Conservation Plan for the Cornick's Cottage

In previous years I have made submissions to Mayor and Council regarding the de Hulla Harbourview Park - my idea was for a low-roofed restaurant at the South end and Fore shore of the park, with hopefully, in future, a ferry service to the area.

However, instead, the the Cornick's Cottage could be used as a cafe in the future, "if and when" a ferry service is approved, it could be made into a restaurant.

How good it would be for people to travel by ferry to the Harbourview Park and enjoy the walks and gardens (yet to be planted), and the wonderful views down the harbour, - and to enjoy refreshment before the trip back.

This then could really be a People's Park then, with no other buildings at all, but just a wonderful park and view.

Of course car parking would then have to be considered, and placed "unobtrusively" somehow.

I believe ferries are already running from the upper harbour to the city.

I hope this dream could at least be considered.

Yours faithfully
 Margaret Lynds

LYNDS

A19

Chief Executive	
Corporate Services	
City Services	
Mosque	
Consultancy	
Support	

Completed by [signature]



674784

Strategic Parks Planner.

I wish to put in a submission in favour of having a cafe/information centre in McCormack Cottage at Harbourside.

The peninsula needs more of this type of facility. I feel that the area will be enhanced by this, providing not only information, but having a cafe on site will encourage people to visit the area.

David Eldridge
[Signature]

A20

Chief Executive	
Corporate Services	
City Services Moselle	
Consultancy Services	
ECO - WATER	
Strategic Group	<input checked="" type="checkbox"/>
Coment Services	
Field Services	

[Signature]
 Gyles Bendall

674785

To whom this may concern -

In regards to the old cottage in the peoples park at Te Atatu Peninsula I had wondered if it should perhaps be put to good use for the people that live here on the peninsula by being turned into a cafe or restaurant of some degree. There are not enough choices here - even perhaps incorporate a information centre I have been living on the peninsula for a number of years now and feel that this could be quite acceptable by many people that know.

With having a bussiness here we need more choices -

Rogaro Nareira Tebuaru.

[Redacted signature area]

A21

Gyles
Sewell

Chief Executive	
Corporate Services	
City Services Moseffe	
Consultancy Services	
ECO - WATER	
Strategic Group	/
Consent Services	
Field Services	

URGENT OFFICER

01/15/03

3/12/03

To whom concerned,

Undersigned do disagree with
doing up Mr. Cornick's cottage
The money spent for this plan
in the future would be a waste,
costs are high Is there never an
end to this Council's overspending?

Sincerely, E. Ebbeling

E. + P. EBBELING

[Redacted signature area]

A22

	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
SERVICES	
ECO - WATER	<input type="checkbox"/>
Strategic Group	<input type="checkbox"/>
Consent Services	<input type="checkbox"/>
Field Services	<input type="checkbox"/>
G. Boudal	<input type="checkbox"/>

29 JUL 2006

[REDACTED]
[REDACTED]
[REDACTED]

671391

Strategic Parks Planner, Parks Planning
Waitakere City Council
Priv. Bag 93 109
Henderson - Waitakere City

2).7.06

Submission
McCormick's Cottage

I object to the conservation plan for that cottage.
The condition of the building is so rundown and far beyond reasonable spending on repair. It will further deteriorate until any decision is possible about future use. It will become a hole without bottom. The council should not be allowed to use the ratepayer's money for such unjustified ideas. If the cottage would be so important for New Zealand's history - why didn't the council care for it in the past to AVOID more damage??

The same waste of citizen's money is happening with the "New Lynn Hotel" Gr. North Rd. Since at least 1992 is that building such an eye sore and now it will cost unreasonable sums to "restore" it. We, the community, do not need an other café or gallery. We need to save our money to build or repair footpaths, cyclelines, healthclinics, retired people homes or facilities for the education of our young generation.

A23

	Chief Executive
	Corporate Services
✓	City Services
	Mobile
	Consultancy Services
	ECO - WATER
	Strategic Group
	Consent Services
	Field Services

Giles Bondell

Parks Strategic Planner,
Waikare City Council,
Private Bag 93109
Henderson.

WAIKARE CITY COUNCIL

24 JUL 2006

670998

Dear Sir,
Ref restoration Mc Cormick Cottage.

I am dumbfounded at Council's suggestion of spending more than \$200,000 of ratepayers money on the restoration of the above cottage. Although I am in favour of the conservation of historic buildings, I am afraid the condition of the Mc Cormick house does not warrant the projected cost.

Council has done a good job in restoring the old brick house now standing on Hongi Bush Avenue. At the time it was thought its future use could be as a restaurant. It stands in a magnificent position for this use, but obviously no one has considered it a feasible proposition otherwise a lease would have been obtained and a restaurant would be operating today.

It seems ludicrous to now suggest the Mc Cormick cottage could be restored and used for the same purpose.

Unless a developer can be found prepared to stand the cost of renovations at no expense to ratepayers then I am afraid there is only one thing left for the old cottage — demolition.

Yours faithfully
Graeme Smith

City Services	
Field Services	
Community Services	
Community Group	
WAIKARE	03
TELEPHONE	

19.7.06

WAITAKERE CITY COUNCIL

21 JUL 2006

THE PARKS STRATEGIC PLANNER,
 WAITAKERE CITY COUNCIL,
 DEAR SIR/MADAM.

WITH REFERENCE TO McCORMICK'S COTTAGE IN TE ATATU I SUGGEST THAT THE BEST OPTION FOR THIS BUILDING IS TO DONATE IT TO THE LOCAL FIRE BRIGADE TO USE AS A FIRE CONTROL EXERCISE.

IN NO WAY SHOULD RATEPAYER MONEY BE USED TO RESTORE THIS EYESORE. I AM OF SCOTTISH DECENT BUT I AM SURE I SPEAK FOR THE MAJORITY OF RATEPAYERS WHEN I SAY: - "SPEND NO MORE OF OUR MONEY RESTORING THIS BUILDING."

LIKEWISE THE OLD HOTEL IN NEW LYNN. DEMOLISH THIS AND SELL THE LAND TO RECOUP SOME OF THE MONEY ALREADY WASTED ON THIS PROJECT.

SOMEONE IN THE MANAGEMENT OF THE COUNCIL HAS THIS BEE IN THEIR BONNET ABOUT RESTORING OLD BUILDINGS, WITNESS McCANNON'S COTTAGE. I HAVE NO WORRIES ABOUT THESE "RUBBISH" BUILDINGS BEING RESTORED PROVIDED THE PEOPLE WANTING TO DO IT PROVIDE THE MONEY AS WITH "FALLS HOTEL" AND DO NOT USE RATEPAYER MONEY.

IF THE PERSON PUSHING THIS CANNOT ACCEPT THIS REQUIREMENT, I SUGGEST HE/SHE RESIGNS AND FINDS EMPLOYMENT ELSEWHERE.

IF THEY CANNOT ACCEPT THIS COUNCIL SHOULD LOOK AT TERMINATING THEIR EMPLOYMENT CONTRACT.

WITH RATE INCREASES BEING SO HIGH AT THE MOMENT COUNCIL NEEDS TO STOP THIS STUPIDITY AND CONCENTRATE ON CORE MATTERS.

I THEREFORE DEMAND THAT NO FURTHER RATEPAYER MONEY BE WASTED ON THESE RESTORATION PROJECTS

AS

YOURS FAITHFULLY
 S.M. CAMERON
 S.M. CAMERON

SEARCHED
 INDEXED
 SERIALIZED
 FILED
 JUL 21 2006
 WAITAKERE CITY COUNCIL

670896

66



16th July 2006

Paris Strategic Planner
Waikare City Council,

Sir

Re Conservation Plan for "Cornick's Cottage"

In previous years I have made submissions to Mayor and Council regarding the De Waikare Harbourview Park - my idea was for a low-roofed restaurant at the South end and fore shore of the park, with bike-pub, no fence, a ferry service to this area.

However, instead, the "Cornick's Cottage" could be used as a cafe. In the future, "if and when" a ferry service is approved, it could be made into a restaurant.

How good it would be for people to travel by ferry to the Harbourview Park and enjoy the walks and gardens (yet to be planted), and the wonderful views down the harbour, - and to enjoy refreshment before the trip back.

This then could really be a People's Park then, with no other buildings at all, but just a wonderful park and view.

Of course car parking would then have to be considered, and placed "unobtrusively" somewhere.

I believe ferries are already running from the upper harbour to the city.

I hope this dream could at last be considered.

Yours faithfully
Margaret Lynds

A26 LYNDS

Chief Executive	
Corporate Services	
City Services	
Moselle	<input checked="" type="checkbox"/>
Consultancy	
St. John	

Contribution to all

17 JUL 2006

67042

16-7-06.

Dear Sir,

Re: Submissions on M^cCormick's Cottage

Please, do not spend one dollar more than it would cost to bulldoze it down. This delapidated old hunk of rubbish is obviously well beyond its use-by-date, and should not become another expensive White Elephant, that the majority of rate-payers wouldn't give a spit for.

With the new stringently enforced, building regulations coming into force, buildings like this need to be seen for what they have become — beyond reasonable economic help, and those who do not see it this way, should put their hands down from seeking rate-payers money, get off their back-sides, and find a way to achieve what is an interest, for only a small percentage of us rate-payers. I am sure, the majority of us, do not want our rates spent on this.

Regards

Dale Dickison
A27
(Dale Dickison)

Chief Executive	
Deputy Chief Executive	
Finance Services	
Customer Services	
SCD - CATER	
Strategic Group	
Contract Services	
via	
G. Bardall	

21 JUL 2006

670900

Sender - H. J. Peace

Dear Sir,

You ask should the Mc Cormick house be saved and restored.

Is the house of ~~an~~ architecture significant? I don't know the answer to that but the house is in total disrepair and it would be cheaper to build a new one, also where it is situated it will be, as it already has been vandalised.

Would it be used — eg. cafe
There already is a restored house in Riverstone Rd Te Atatu North, it was may-be going to be a cafe, but it is still sitting empty after 3-4 years.

Would it be good value for the money spent to restore the house? and

A28

could the money be better used?

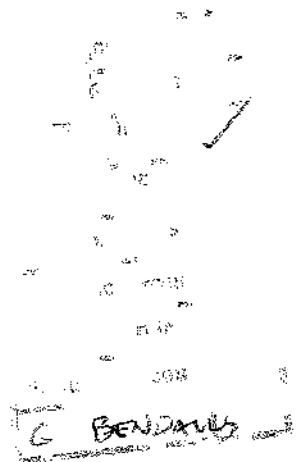
Yes the money could be spend
elsewhere to benefit more ratepayers.

I personally think it would
be a waste of lots of ratepayers
money.

Yours sincerely

M J Pease.

A29





Patron:
Her Excellency The Hon
Dame Silvia Cartwright, PCNZM, DBE
Governor General of New Zealand

WAITAKERE CITY COUNCIL

3 November 2006

- 7 NOV 2006

Gyles Bendall
Strategic Parks Planner
Waitakere City Council
6 Henderson Valley Road
Henderson
WAITAKERE CITY

681023

Dear Gyles,

**RE: McCORMICK'S COTTAGE
HARBOURVIEW - ORANGIHINA PARK
TE ATATU PENINSULA, AUCKLAND**

Thank you for meeting 25 October to discuss with us the draft Conservation Plan and future prospects for McCormick's Cottage on the Te Atatu Peninsula.

While the cottage is not registered with the Trust, it clearly has very significant and meaningful heritage values culturally, socially, architecturally and potentially archaeologically. We certainly encourage and endorse efforts to restore the cottage and find active use for it that would ensure its continued life.

In the first instance we support the endeavour to secure the building by carrying out careful repairs, for which we understand some funds have now been allocated. This will help to stabilize it from further deterioration and damage, and hopefully potential vandalism, until such time as a functional use for it can be established, the funds made available and the work undertaken. We only caution that in the work done to in this initial plan of work to simply protect and repair at this stage, is considered in relationship to the identified strategies and principles as outlined in the Conservation Plan so that valuable heritage fabric is not compromised or destroyed. In this regard we can review a schedule of works once one is prepared, I would suggest in consort with your Heritage Planner Alina Wimmer.

Regarding the prospective future use of the cottage, we understand that the suggestions of it being used as a caretaker's cottage, an administration/information centre, or a café/restaurant are all possible uses being considered. It is in this order that these possible new uses would impact on the heritage values of the place – from least to most invasive. If it were to remain a residence it aligns most closely with its former use and any adaptive modifications may be minimal. Any use involving the public does put more demands on

A30

NORTHERN REGIONAL OFFICE

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E-mail rbyron@historic.org.nz

"Saving Our Past For Our Future"