

Local Government (Auckland) Amendment Act Appeals to Plan Changes 13 to 18.

ENV Court #	WCC #	Appellants To THE COUNCIL Plan Changes	Section 274 Parties	Appeals						
				PC 13	PC 14	PC 15	PC 16	PC 17	PC 18	
Env-2007-AKL-000565 PC 13	201	Auckland Regional Council		✓						
Env-2007-AKL-000568 PC 14	201	Auckland Regional Council	Ockleston Family Trust		✓					
Env-2007-AKL-000566 PC 15	201	Auckland Regional Council				✓				
Env-2007-AKL-000567 PC 16	201	Auckland Regional Council					✓			
Env-2007-AKL-000680 PC 16	202	AMP Capital Investors (NZ) Ltd					✓			
Env-2007-AKL-000680 PC 17	202	AMP Capital Investors (NZ) Ltd						✓		
Env-2007-AKL-000680 PC 18	202	AMP Capital Investors (NZ) Ltd							✓	
Env-2007-AKL-000556 PC 16	203	CSR, Huhtamaki (NZ), and others					✓			
Env-2007-AKL-000556 PC 17	203	CSR, Huhtamaki (NZ), and others	Vusich, Borich, Bhana & others					✓		
Env-2007-AKL-000556 PC 18	203	CSR, Huhtamaki (NZ), and others							✓	
Env-2007-AKL-000648	204	Gareja Brothers Strawberry Gardens				✓				
Env-2007-AKL-000629	205	Gary Harfield					✓			
Env-2007-AKL-000678	206	Henry Norcross				✓				
Env-2007-AKL-000609 PC 14	207	IMF NZ Ltd	Ockleston Family Trust		✓					
Env-2007-AKL-000616 PC 15	207	IMF NZ Ltd				✓				
Env-2007-AKL-000614 PC 18	207	IMF NZ Ltd					✓			✓
Env-2007-AKL-000537	208	Ivan and Milka Selak					✓			
Env-2007-AKL-000626	209	John Calvert					✓			
Env-2007-AKL-000522	210	Land Transport NZ	Progressive Enterprises Ltd			✓				
Env-2007-AKL-000542	211	Maycey's Confectionary						✓		
Env-2007-AKL-000623	212	Midgley, IB+GA, IE				✓				
Env-2007-AKL-000658	213	Neil Construction Ltd				✓				
Env-2007-AKL-000533	214	Neon Ltd and Boron Ltd	Westfield (NZ) Ltd			✓				

ENV Court #	WCC #	Appellants To THE COUNCIL Plan Changes	Section 274 Parties	Appeals								
				PC 13	PC 14	PC 15	PC 16	PC 17	PC 18			
Env-2007-AKL-000552	215	North Shore CC		✓								
Env-2007-AKL-000543	216	Ockleston Family Trust			✓							
Env-2007-AKL-000585 PC 13	217	Progressive Enterprises Ltd										
Env-2007-AKL-000597 PC 14	217	Progressive Enterprises Ltd										
Env-2007-AKL-000594 PC 15	217	Progressive Enterprises Ltd				✓						
Env-2007-AKL-000591 PC 16	217	Progressive Enterprises Ltd					✓					
Env-2007-AKL-000581 PC 17	217	Progressive Enterprises Ltd										
Env-2007-AKL-000596 PC 18	217	Progressive Enterprises Ltd										✓
Env-2007-AKL-000589	218	Titan Hunter Trust Formerly Rexford Family Trust				✓						
Env-2007-AKL-000540	219	Roy Wigg					✓					
Env-2007-AKL-000538	220	Steve Nuich					✓					
Env-2007-AKL-000564 PC 13	221	The National Trading Company (NZ) Ltd		✓								
Env-2007-AKL-000563 PC 14	221	The National Trading Company (NZ) Ltd	Ockleston Family Trust		✓							
Env-2007-AKL-000561 PC 15	221	The National Trading Company (NZ) Ltd				✓						
Env-2007-AKL-000560 PC 16	221	The National Trading Company (NZ) Ltd					✓					
Env-2007-AKL-000558 PC 17	221	The National Trading Company (NZ) Ltd								✓		
Env-2007-AKL-000555 PC 18	221	The National Trading Company (NZ) Ltd										✓
Env-2007-AKL-000641 PC 16	222	The Warehouse Ltd					✓					
Env-2007-AKL-000646 PC 17	222	The Warehouse Ltd									✓	
Env-2007-AKL-000664 PC 18	222	The Warehouse Ltd										✓
Env-2007-AKL-000613 PC 14	223	Transit NZ	Ockleston Family Trust		✓							
Env-2007-AKL-000613 PC 15	223	Transit NZ				✓						
Env-2007-AKL-000613 PC 16	223	Transit NZ					✓					

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ENV Court #	WCC #	Appellants To THE COUNCIL Plan Changes	Section 274 Parties	Appeals						
				PC 13	PC 14	PC 15	PC 16	PC 17	PC 18	
Env-2007-AKL-000545	224	Vusich, Borich, Bhana & others								
Env-2007-AKL-000530	225	Waikare Ranges Protection Society					✓			
Env-2007-AKL-000636 PC 16	226	Warehouse Stationary Ltd					✓			
Env-2007-AKL-000639 PC 17	226	Warehouse Stationary Ltd							✓	
Env-2007-AKL-000642 PC 18	226	Warehouse Stationary Ltd								✓
ENV-2007-AKL-000711 PC15	227	Westfield (NZ) Ltd			✓					
Env-2007-AKL-000595 PC16	227	Westfield (NZ) Ltd			✓					
Env-2007-AKL-000618	228	Westgate Properties Ltd			✓					

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Preliminary Heritage Assessment of the Swanson Railway Station

Brief

Barnes & Associates Ltd has been contracted to provide a heritage assessment of the Swanson Railway Station, to evaluate its potential for statutory protection by inclusion as a scheduled item in the Waitakere City District Plan.

The work is to be undertaken in two stages. This first stage includes an inspection of the building, and preliminary indicative evaluation of the building against the selection criteria in the Plan, using readily available information. A second stage, to follow, is to carry out additional research to confirm the value of each building and more fully document it.



Summary History

The current Swanson Railway Station was moved from Avondale in 1995. It was apparently in poor condition at that time, having suffered from vandalism and neglect. It has now been largely restored and is in a good and well-maintained condition.

It is the third station to have existed at Swanson. The first station was constructed about 1881, and was composed of a small gabled building with another mono-pitch element, possibly a store, attached. This was replaced in 1916 by what is described as a '42 foot' station, consisting of a long element with a mono-pitch roof, and a shorter similar element, presumably a toilet, attached to one end. This building did not have any shelter attached, and was removed in the early 1970s, in favour of a shelter.

In 1995, when the Avondale Station was to be removed, it was secured for use at Swanson and moved to a parcel of land secured from the Crown and paid for by the Swanson Balefill Trust. The station was reopened as the Swanson Railway Station on 22 August 2008. An associated park was opened in 2000 by Waitakere Mayor Bob Harvey, 100 year old resident Alison Robertson, and Olivia McIntyre, representing the children of Swanson, making the station part of a wider area set apart as a focus for the community.

Although it is believed to date from 1879, a 1908 photograph of the Avondale Station, published in a local history of Avondale, actually shows a Station more like the previous Swanson Station. Further research will be required to determine the age of this building.

Notably, the Swanson Station has two canopies. This relates to its previous 'island' location at Avondale, where it served two platforms.

Assessment Against Plan Criteria

1. historic - the item is associated with a past event, notable people or activity, a social period, a particular technological milestone, scientific history or principles, or scientific data about fabric (such as the composition of mortar);

Although this building has been associated with Swanson for a limited time, it has a long-standing association with the western line of Auckland's railway network. It is notable for its association with a community effort to provide a compatible replacement for the second station (removed in the early 1970s), by moving and restoring the building, and establishing a use to sustain it.

2. architectural - the item is a good example of a particular architectural styles, construction technology or the work of a notable architect;

The building is an example of Railway architecture of its time. More research is needed to establish the architect who designed the standard plan for the building, and when it was constructed.

3. landmark - the item is a physical landmark within the City which is valued by the community;

The building has value as a local landmark.

4. the item has significance to the community - consideration given to value placed on an object by the local community, irrespective of other values;

This building has been relocated to this site and restored through community initiatives. This demonstrates the significance placed on it by the local community.

5. visual - the item is important visually and contributes to the amenity, the form, scale, fabric and setting of the place or an area;

Although the building has been relocated from another place, its presence assists in the interpretation of the rail line through Swanson as important historic infrastructure, around which the town grew. It also supports the historic character established by buildings on the other side of Swanson Road. It is compatible in scale with these buildings, and buildings in the wider area.

6. patterns of settlement - the item is an important representative example of the surrounding settlement pattern (such as an example of a bungalow within an area where housing built in the 1930s dominates), or is a relatively rare example in an area which is dominated by another form of settlement.

Previously the area around the Railway at Swanson included a station, signal box and railway housing. All the original or early replacement buildings have now been removed. The current station building can not be considered not demonstrate the settlement pattern.

7. Sense of Place - contributes to the Identity of the local area or city e.g. orchards, special buildings, community halls etc.

The presence of the railway is considered to be part of the 'sense of place' of Swanson. The station therefore can be regarded as a contributor to the sense of place, even though the building itself only has a more recent history at Swanson.

It is also considered important to schedule part of the site around the station. This can be further considered at in the second report.

Conclusion

It is concluded that the Swanson Railway Station is a building which warrants statutory protection, and should not be changed without a public process.

Preliminary Recommendation

At this stage, it is recommended that the Swanson Railway Station is scheduled in Category II. If the building has a longer relationship with the site, a Category I entry would be appropriate. Over time, the building may be able to be considered for a higher category of registration.

Preliminary Heritage Assessment of the Brick Villas at 170B and 172 Hepburn Road

Brief

Barnes & Associates Ltd has been contracted to provide a heritage assessment of these brick villas at Hepburn Road, Glendene, to evaluate its potential for statutory protection by inclusion as a scheduled item in the Waitakere City District Plan.

The work is to be undertaken in two stages. This first stage includes an inspection of the buildings, and preliminary indicative evaluation of the building against the selection criteria in the Plan, using readily available information. A second stage, to follow, is to carry out additional research to confirm the value of each building and more fully document it.



Summary History

The brick villas at 170B Hepburn Rd and 172 Hepburn Rd (within Delegates Wines) are understood to have been constructed by the members of the Laurie family. Robert and Elizabeth Laurie moved to the area in 1862, and established a brick-works nearby. The Laurie family house, constructed in the late 1850s or early 1860s, is close to the banks of the Whau River nearby. According to a Laurie family source, both Robert Laurie and his wife had arrived in New Zealand on the 'Duchess of Argyle' on 9 October 1842 as children. This ship, and the Jane Gifford, which arrived in Auckland the same day, were the first two immigrant ships to the fledgling town of Auckland, which brought settlers to

join the officials (and their families) who had established the town in 1840. The Laurie's had eleven children.

The Laurie family built and owned four brick houses in the area. James lived at 170 Hepburn Rd (now 170B) until his death in 1938, and William at 172 Hepburn Rd, until his death in 1930. Another example still remains within a subdivision immediately to the west.

These two houses facing Hepburn Rd are considered together as a pair, because they were built by the same family, in close proximity, with one being a mirror image of the other.

The house now owned by Deiegal's has recently had an extensive interior refurbishment, has had some window openings widened and lowered, and some new external doors installed, both to the original front verandah and a new verandah on the side. The interior of the house next door remains relatively original throughout the main body of the house, but has been altered over the years to provide better kitchen and bathroom facilities.

Assessment Against Plan Criteria

1. historic - the item is associated with a past event, notable people or activity, a social period, a particular technological milestone, scientific history or principles, or scientific data about fabric (such as the composition of mortar):

Both these houses have an association with the Laurie family, pioneers in the area and owners of a local brick-works established upon their arrival in the area the early 1860s. The parents were among the first settlers to Auckland (as children), and when married, were among the early European settlers to what is now known as Glendene.

The use of brick construction is unusual for a villa in the Auckland area, and is also thematically linked to the Laurie family enterprise.

2. architectural - the item is a good example of a particular architectural styles, construction technology or the work of a notable architect:

Although the villa was the most common housing style about the turn of the twentieth century, the use of brick as a construction material is very rare in an Auckland context. The house at 170B Hepburn Rd remains a very good example of the villa style, while its neighbour, in its altered state, is less able to demonstrate the style.

3. landmark - the item is a physical landmark within the City which is valued by the community:

The houses both have value as neighbourhood landmarks, particularly as a pair. In this situation, away from any busy road, they may not be well known to the wider community.

4. the item has significance to the community - consideration given to value placed on an object by the local community, irrespective of other values:

It is difficult to assess whether these houses have value to the local community, but it is clear they have value to those with an interest in the history of West Auckland.

5. visual - the item is important visually and contributes to the amenity, the form, scale, fabric and setting of the place or an area:

The houses, as a pair, add an unexpected element of interest to a neighbourhood with few early buildings. In spacious settings, they are compatible with the neighbourhood which displays a variety of structures, within a partly suburban and partly rural context.

6. patterns of settlement - the item is an important representative example of the surrounding settlement pattern (such as an example of a bungalow within an area where housing built in the 1930s dominates), or is a relatively rare example in an area which is dominated by another form of settlement.

The houses are within an area which has become more suburban in recent times. They can be considered representative of a second period of settlement, as children of the original European pioneers in the area developed accommodation for themselves, independent of their parents.

7. Sense of Place - contributes to the identity of the local area or city e.g. orchards, special buildings, community halls etc.

The houses contribute to the sense of place of the coastal part of Glendene in a visual sense, due to their historic character, even though they may not be buildings that the wider community are associated with (in the same manner as public buildings).

Conclusion

It is concluded that these buildings warrant statutory protection, and should not be changed without a public process. It is further considered that the house at 170B Hepburn Rd has a higher value, in terms of its external and internal originality, than the house at 172 Hepburn Rd.

Preliminary Recommendation

At this stage, it is recommended that the former James Laurie house at 170B Hepburn Rd is scheduled in Category II, possibly with interior protection. It is recommended that the house at 172 Hepburn Rd is scheduled in Category III.

Preliminary Heritage Assessment of Holy Cross Church, Henderson

Brief

Barnes & Associates Ltd has been contracted to provide a heritage assessment of Holy Cross Church, Henderson, to evaluate its potential for statutory protection by inclusion as a scheduled item in the Waitakere City District Plan.

The work is to be undertaken in two stages. This first stage includes an inspection of the building, and preliminary indicative evaluation of the building against the selection criteria in the Plan, using readily available information. A second stage, to follow, is to carry out additional research to confirm the value of each building and more fully document it.



Summary History

The Church of the Holy Cross was constructed in 1959 and 1960, and opened and blessed by His Grace Archbishop of Auckland James Liston, the Roman Catholic Bishop of Auckland on 20 November 1960.

The church stands at the western southern end of Lavelle Rd, named for then parish priest Father Michael Lavelle. It is in a prominent location on the corner of View Rd.

The church replaced another smaller building, and was designed by architecture student Viktoras Procuta in a modern style. It was notable for its inclusion of the work of well-known artists of the time. A 2.2 metre crucifix, designed by Louise Henderson, was beaten out of metal by My Brigit Bryhn of Glen Eden. Vividly coloured mosaics were used for the Stations of the Cross, and set within the red brick walls which dominate the interior and exterior.

The church was built with substantial contributions, in money or trade work done at cost by the local community, many of whom were of Yugoslav descent, whose families were

associated with the local vineyards. Viktoras Procuta, also of Yugoslav descent, is better known for his work on educational buildings in the Hamilton area.

Assessment Against Plan Criteria

1. historic - the item is associated with a past event, notable people or activity, a social period, a particular technological milestone, scientific history or principles, or scientific data about fabric (such as the composition of mortar);

This building, and the land on which it sits, has a long association with the Roman Catholic church and community, and also Father Michael Lavelle, for whom the Lavelle Road is named.

2. architectural - the item is a good example of a particular architectural styles, construction technology or the work of a notable architect;

The building was designed by an architect (Viktoras Procuta) better known for his educational work in Hamilton.

The building is particularly notable known for its artistic representations embodied in the design and fabric of the building. These were designed by well-known artists of the time.

3. landmark - the item is a physical landmark within the City which is valued by the community;

The building has value as a local landmark, particularly due to its corner location.

4. the item has significance to the community - consideration given to value placed on an object by the local community, irrespective of other values;

The building primarily has significance to the Roman Catholic community. Adjacent to the church is a Roman Catholic school, which also contributes to a precinct for Catholic community.

5. visual - the item is important visually and contributes to the amenity, the form, scale, fabric and setting of the place or an area;

The church is a visually dominant structure in the neighbourhood, but retains a compatible scale, due to its sensitive design, integrates well with the houses on View Rd.

6. patterns of settlement - the item is an important representative example of the surrounding settlement pattern (such as an example of a bungalow within an area where housing built in the 1930s dominates), or is a relatively rare example in an area which is dominated by another form of settlement,

Not applicable.

7. Sense of Place - contributes to the identity of the local area or city e.g. orchards, special buildings, community halls etc.

The Church of the Holy Cross contributes to the identity of Henderson, an area in which the Catholic faith has been an important aspect of life for many in the community, over a considerable time.

Conclusion

It is concluded that the Church of the Holy Cross is a building which warrants statutory protection, and should not be changed without a public process.

Preliminary Recommendation

At this stage, it is recommended that the Church of the Holy Cross is scheduled in Category III, with protection of the interior. It is acknowledged that there are significant alterations proposed for this building, which will require a degree of demolition, while retaining (for re-use) some of the artworks.

Preliminary Heritage Assessment of the Donner House, Titirangi

Brief

Barnes & Associates Ltd has been contracted to provide a heritage assessment of the Donner House at Kohu Rd, Titirangi, to evaluate its potential for statutory protection by inclusion as a scheduled item in the Waitakere City District Plan.

The work is to be undertaken in two stages. This first stage includes an inspection of the building, and preliminary indicative evaluation of the building against the selection criteria in the Plan, using readily available information. A second stage, to follow, is to carry out additional research to confirm the value of each building and more fully document it.



Summary History

The current Swanson Railway Station was moved from Avondale in 1995. It was apparently in poor condition at that time, having suffered from vandalism and neglect. It has now been largely restored and is in a good and well-maintained condition.

The Donner House was designed by the late Tibor Donner, a renowned modernist architect, known for a large body of work, including a number of buildings executed as the City Architect for Auckland City.

The house was designed in 1947, on a steep site in Titirangi, with splendid views back to Auckland City and the Hauraki Gulf beyond.

The site also includes two studios, and a number of landscaping features that define the approach to the house (from the street).

Assessment Against Plan Criteria

1. historic - the item is associated with a past event, notable people or activity, a social period, a particular technological milestone, scientific history or principles, or scientific data about fabric (such as the composition of mortar);

Tibor Karl Donner was a noted Modernist in mid-twentieth century Auckland. His early designs, both as student and practitioner, reflect the Beaux-Arts traditions that prevailed in Auckland in the 1920s. The Savage Memorial, designed in conjunction with Antony Bartlett, demonstrates the influence of the Art Deco style, but retains the axial planning characteristic of the Beaux-Arts. Donner's buildings soon embraced the Modernist style, for which he is best known. One of his trademark details, the use of glass mosaic tiles, can be seen in the Savage Memorial, and is also present in the small studio constructed after his house.

The first studio mentioned above, and a later studio or workshop building featuring steel joinery, both appear to be to some extent experimental buildings, which reflect aspects of the design and use of materials displayed by Donner throughout his career. As such, the studio buildings have an importance of their own, and can be regarded as complementary to the house itself.

2. architectural - the item is a good example of a particular architectural styles, construction technology or the work of a notable architect;

As discussed above, Donner was a well-known architect in mid-twentieth century Auckland. Apart from the Savage Memorial, he is best known for his work as the City Architect for Auckland City Council. In this role he led a team of architects who were responsible for a range of notable civic buildings, such as the Ellen Melville Hall and the Civic Administration Building, and also the design for the urban renewal initiative in Freeman's Bay.

3. landmark - the item is a physical landmark within the City which is valued by the community;

The Donner house is within a bush setting high above the road. Although it has a commanding presence within the site, it could not be considered to be a landmark in a wider sense.

4. the item has significance to the community - consideration given to value placed on an object by the local community, irrespective of other values;

The Donner house is a significant modern building, and is well regarded in the architectural community. A resurgence of interest in mid-twentieth century modern architecture, and publication of a recent article, has refocused attention on this house. While it is difficult to gauge the value the local community places on the house without a formal process, Donner's Atkinson house has now been scheduled, and it is reasonable to assume there is some regard for the Donner house in the local community.

5. visual - the item is important visually and contributes to the amenity, the form, scale, fabric and setting of the place or an area;

As discussed, this house is not clearly seen from the road. What is seen, however, does contribute some visual interest in an area renowned for individual approaches to architectural design.

6. patterns of settlement - the item is an important representative example of the surrounding settlement pattern (such as an example of a bungalow within an area where housing built in the 1930s dominates), or is a relatively rare example in an area which is dominated by another form of settlement.

Since the Second World War, a large number of architect designed houses have been constructed in the Titirangi area. A number of these were the houses designed by architects for themselves. The Donner house can be regarded as part of this pattern.

7. Sense of Place - contributes to the identity of the local area or city e.g. orchards, special buildings, community halls etc.

Over and above the pattern mentioned above, the Donner House is not considered to contribute to the sense of place of Titirangi.

Conclusion

It is concluded that the Donner house is a very significant mid-twentieth century modern house, which warrants statutory protection, and should not be changed without a public process.

Preliminary Recommendation

At this stage, it is recommended that the Donner house is scheduled in Category I or Category II, with interior protection. While it is considered to be worthy of Category I, further consideration needs to be given as to whether this category might preclude replacement of the kitchen (to a more sympathetic design) or changes to sensitive variations in materials or detailing, if weatherproofing issues arise again.

It is further recommended that the two studio buildings are recommended in Category III. While Category II could be considered, the reality is that both these buildings will require significant work if they are to endure, and if this work is not undertaken, demolition might eventually be required.

Barnes & Associates Ltd

Tony Barnes

September 2008