

BEFORE THE AUCKLAND UNITARY PLAN INDEPENDENT HEARINGS PANEL

IN THE MATTER of the Resource Management Act 1991 and the Local
Government (Auckland Transitional Provisions) Act 2010

AND

IN THE MATTER of Topics 081- Rezoning and Precincts
(Geographical areas)

STATEMENT OF EVIDENCE OF JANINE BRINDSON AND KEVIN MOORE ON BEHALF OF
BUSINESS NORTH HARBOUR (Inc.)

10 February 2016

Assumptions:

NHBA has not undertaken independent verification of Auckland Council's modelling used to assess the economic impacts of the Unitary Plan, nor the supply and future demand of industrial and commercial land/development opportunities.

Our positioning is based on the assumption that Council's modelling is both robust and accurate. If this proves not to be the case, our position and subsequent evidence may need to change.

Introduction

Business North Harbour, formerly North Harbour Business Association, represents 4,000 commercial property and business owners located within the business district north of Constellation Drive/Upper Harbour Highway and south of Albany metropolitan centre.

The number of number of businesses in this area has grown from 1480 in the year 2000 to 3717 in 2014 *(source Auckland Council Business Demographic data, 2014).

Main employment sectors are manufacturing, wholesale trade, professional and commercial service providers, construction, retail, education and training. Employees exceed 25,278 *(source Auckland Council Business Demographic data, 2014). Commercial and Industrial property vacancy rates are below 3%.

Our business district has been identified by business leaders and investors as a key strategic contributor towards Auckland's current and future economic growth, especially within the ICT and innovation sectors. Central Government's infrastructure investment (\$375million) to accelerate the progress of key transport projects, will enable continued growth through improved transport infrastructure and subsequent connectivity.

Business North Harbour endorses Auckland Council's bid to rationalise not just commercial but all zoning regionally. We support the concept of metropolitan hubs and commercial zones concentrically, supported by an integrated transport network.

Zoning in the Proposed Auckland Unitary Plan (PAUP).

We remain convinced that the proposed zoning remains inappropriate for the majority of businesses within our Business Improvement District (BID). It is not reflective of the current development and pipeline development of the area.

The majority of our area is currently zoned Light Industry, with small pockets of General Business.

We have consistently advocated for a change to the zoning based on our contention that a significant number of our current businesses and activities, do not fall within the definition of Light Industry.

Light Industry is the applicable zone for the overwhelming majority of commercial properties across Auckland. It appears to be the zone for anything that doesn't fall within the other zones – mainly General Business or Heavy Industry.

As a result, region wide, Light Industry has captured large swathes of service/office activity. This is particularly true of our area where many streets are almost exclusively either commercial/residential, and/or, multi-office units. These do not meet the definition of Light Industry.

We understand Council's desire to have a limited number of zones, and support it. However, zoning to be successful must support the business activity appropriate to the area. Light Industry is not appropriate for our area, notwithstanding the proposed addition of a "Grandfather Clause".

We have conducted:

- Property Title searches
- Geographical mapping
- Surveys of both property owners and their tenants to establish their current activity mix and their intentions for growth

- One on one interviews with representative bodies such as property management companies and body corporates
- Additional one on one meetings with individual property owners and their tenants.
- Hosted four public meetings to outline the PAUP and specifically all zoning rules for our area. These meetings included presentations from Auckland Council planning team (Jeremy Wyatt), information packs and an open question and answer forum. In total, over 250 property and business owner (members) attended.
- Overlays of representative affected properties incorporating zoning, number of titles, property image and feedback from owners/tenants. **See attached Appendix A**

We accept Council's economic modelling for the greater region and make no comment, other than to restate our broad support for the concepts and processes involved.

We believe the review process undertaken by Business North Harbour as outlined above has been thorough, unbiased, democratic and inclusive. It has encouraged participation from a broad range of affected parties.

We submit that it validates our previous submissions and that Appendix A provides comprehensive evidence of the inappropriate application of Light Industry as the zone for the affected properties. This appendix shows the illogicality of attempting to impose not just Light Industry but any single proposed commercial or industrial zone across our area.

There are only two solutions. Either:

1. Zoning has to have a narrower geographic scope. Business North Harbour does not support this option because it defeats the purpose of the overlying philosophy of the PAUP, namely to create coherent zones.
2. An additional **Commercial** Zone is included within the PAUP. Much of Light Industry is not industrial in nature.

Grandfather Clause:

We note the addition of a Grandfather Clause for Light Industry and thank Council for attempting to reconcile the issues surrounding the generic application of Light Industry through this amendment.

Nevertheless we believe that the proposed grace period of twelve months when a tenant vacates a premise after which the Grandfather Clause is no longer applicable is insufficient and request a two year minimum period.

We base this opinion on feedback from both commercial property agents and commercial property owners. This feedback suggests that in a difficult market, properties often take more than twelve months to re-lease.

At some time over the thirty year term of this plan, the property market will be difficult. This time restriction could result in properties becoming unlettable and the ghettoisation of pockets of commercial properties across Auckland.

We also believe that the mechanism(s) for a property owner to prove that their activity conducted on their property was '**lawfully established**' is ill-defined and needs clarification. Feedback from a wide sample of property owners within our business district, supports this position. There was significant concern raised at all four public meetings concerning the process and potential costs involved in confirming the status of their property. **See Appendix B.**

We appreciate Council's attempt to address concerns around legacy activity by the inclusion of the Grandfather Clause. However this clause does not allow for any changes to the development of a property that do not comply with the underlying base zone permitted **activity and rules**.

The effect of this is to limit any businesses ability to increase the capacity, intensity or scope of their existing lawfully established business if it does not already and at all times, meet the zone definition. If you become more successful as a business you cannot expand.

We appreciate that businesses are often required to expand (or contract) which can force them to relocate. However often they would wish to remain in the same area for reasons of staff/customer continuity. Current catch all zoning restricts a business's ability to do this.

Similarly a business may wish to add capacity to their existing site. The Grandfather Clause, as written, constrains this if it alters their existing business character, intensity or scale.

This is a thirty year plan. It needs to accept that the nature of business will change beyond our expectation within that time period. Zoning regulations, whilst avoiding an "anything goes" scenario, need to be flexible enough to allow for existing businesses to develop without bureaucratic constraints if an area is to remain an attractive and vibrant economic hub, attractive to both property owners, businesses and employees.

Scenarios that would fall outside the current plan which we believe would impose economic hardship and devalue both businesses and property values include:

- Move to employee outsourcing, leading to redundant office capacity, and no ability to sublease.
- As above, but work from home.
- Activity mix changes, need additional office support staff.
- Business model changes and requires a factory shop or showroom.
- Training facility required – either driven by industry requirements or legislation.
- Move to manufacturer elsewhere but wish to retain, or expand head office activities locally.
- Technology impacts on office space, manufacturing capacity and activities, car-parking (automation, robotics, driverless cars)

We **are not** advocating the ability to build an industrial plant, large scale office or retail, or any activity that best fits within another zone.

We **do** advocate for the flexibility for a business to respond to changes in their business requirement that do not alter the character of the area.

Over the past 20 or so years the whole Albany locality has under gone significant change from rural (orchards & pony clubs) to a major centre with a commercial hub (Albany Centre), education facilities (Massey University and schools); extension of northern motorway SH1; completion of stadium and residential as well as wide ranging commercial activities.

Commercial developers saw the call for a better mix and range of facilities and amenities to support the business growth hence the influx of retail and services (doctors, lawyers, gyms etc.) demanded by the higher socioeconomic population of the North Shore.

Consequently the new developments were designed for more commercial/retail uses as well as warehouse/factory buildings and developers obtained the various resource consents to implement the new mix.

A further change was seen with the advent of the live/work unit to accommodate the demand from new and small businesses for places to both live and work from. Many of these took advantage of the sites bordering landscape strips and reserves to create a softer environment. Unit title developments have become common place - again to meet the demand from small businesses to own their own premises. Residential in these industrial zones is limited to one dwelling per site.

With top quality housing and the higher academic levels generally achieved by schools on the North Shore, there has also been a growth in the number of technology based companies – aided and abetted by the presence of Massey University. This has given rise to the need for more small office units to which the developers duly responded. The office park zoned land was generally not in the right location nor suitably zoned (i.e. some being very low density) consequently the office units are often situated in the heart of the intended industrial zone land.

Development in the North Harbour Business Improvement District (BID) area has seen a larger number of smaller premises than other areas e.g. East Tamaki or the Airport. Many of these businesses are service style businesses with higher numbers of employees than the equivalent size of industrial/warehouse operation.

To attract and keep employees the businesses expect a higher standard of amenity in the locality. This benefits the wider community by provide convenient retail and professional services alongside the industrial and other activities and keeps workers on this side of the Bridge i.e. reducing commuting.

Any future zonings needs to recognise what is ‘already on the ground’ and to facilitate the retention of existing businesses whilst attracting new ones to the area. Light Industry notwithstanding the addition of the Grandfather Clause does not achieve this.

We believe that serious consideration should be given to either including residential into the proposed business zones or using Mixed Use zones. Light Industry has Dwellings as a Non-Complying activity. The areas adjoining other existing residential zones could be transformed into Mixed Use and either a redefined Light Industry or a new commercial zone applied elsewhere within our BID.

Summary – Changes Sought:

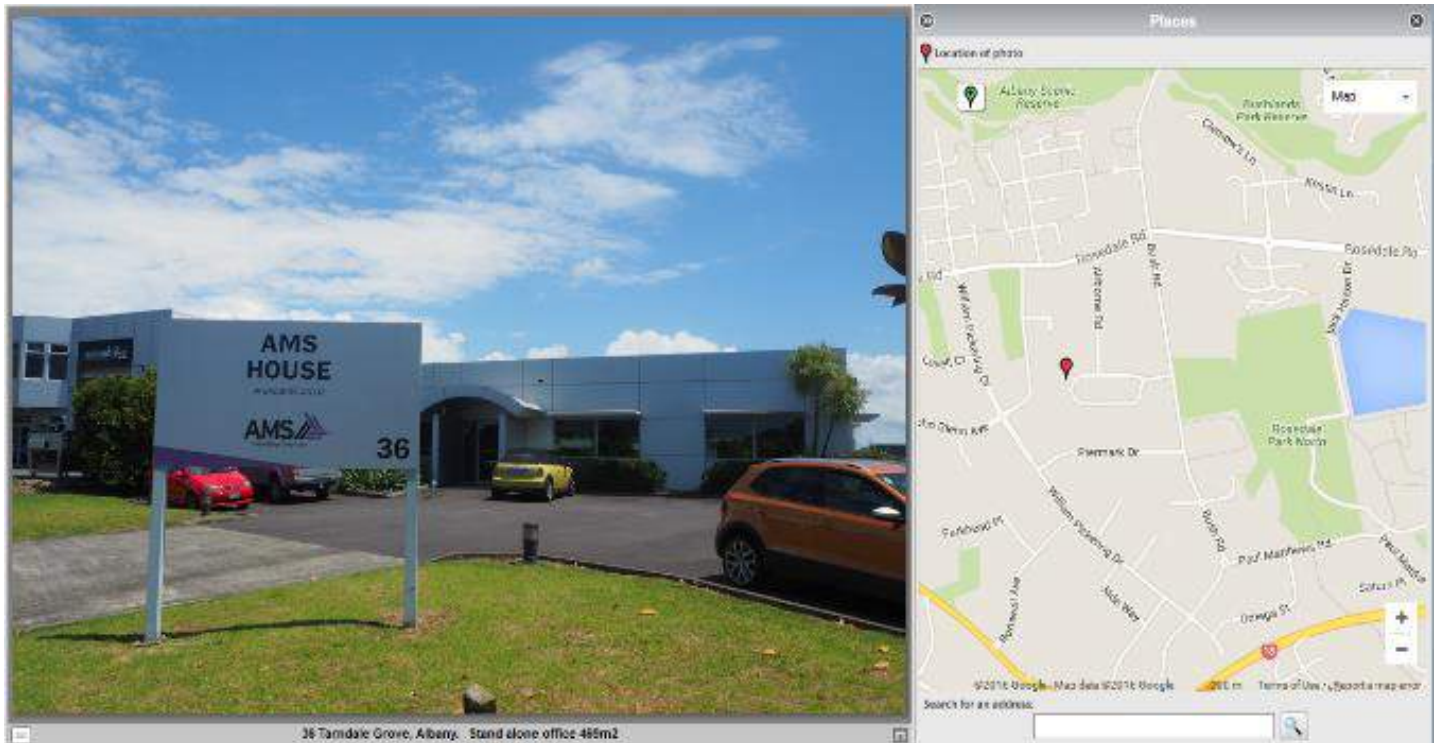
- Permitted Activity Table to be changed to measure commercial activities on a tenancy rather than per site basis, which will bring commercial activities in line with retail. See Appendix C.
- An extension of the time allowed between tenancies from one to two years for the Grandfather Clause (Light Industry base zone).
- Recognition of neighbourhood/areas with clearly established activities – permitted under Mixed Use or General Business.
- Greater clarity around existing use rights – for Auckland Council to provide a more specific definition and detail on proof, process and associated costs.

Appendix C

Aerial photograph highlighting the number of titles per property, and the associate number of businesses per title. This appendix is representative, not a complete overview of our membership.

Appendix D

Interactive map highlighting property owners preferred zone, based on the respondents to the survey's conducted in December 2015.



Property: 36 Tarndale Grove, Albany
Current Activity: Standalone Office 469 m2
Title description: Single Title
Preferred rezone: General Business
Survey Comments: I think their proposal is outrageous, and totally unjustifiable. How can it be that we pay rates to fund these people who set out to destroy our property rights?
 We own an office building in the area; we actually find it a good environment for an office-type operation [actually computer SW] and the people who work for us. We also own a warehouse/office complex, (**3 Tarndale Grove, 354 m2 office, warehouse 488 sm2 = 842m2, Two Titles**) and are concerned that the “office component” may be at risk.

Property 1 problems. Offices total 354m2 or 42% of site. Site has 2 distinct office/warehouse facilities; but even under a per-tenancy allowance we have 248m2 office in Unit A and 105m2 office in Unit B. We have ALWAYS have separate businesses with separate activities in Unit A Office vs. Unit A Warehouse [NOT Office supporting Warehouse activity]. Intensity in Unit A office has varied considerably; recently increased by over 50% in terms of people. Grandfathering risk if > 12 months unoccupied office.
Property 2 problems. We will lose the right to ever expand the office. A larger office area was initially approved, but size was constrained by funding. Expanding the office was always thought to be a future option. Risk with grandfathering clause if unoccupied for 12 months. Intensity could also be an issue.

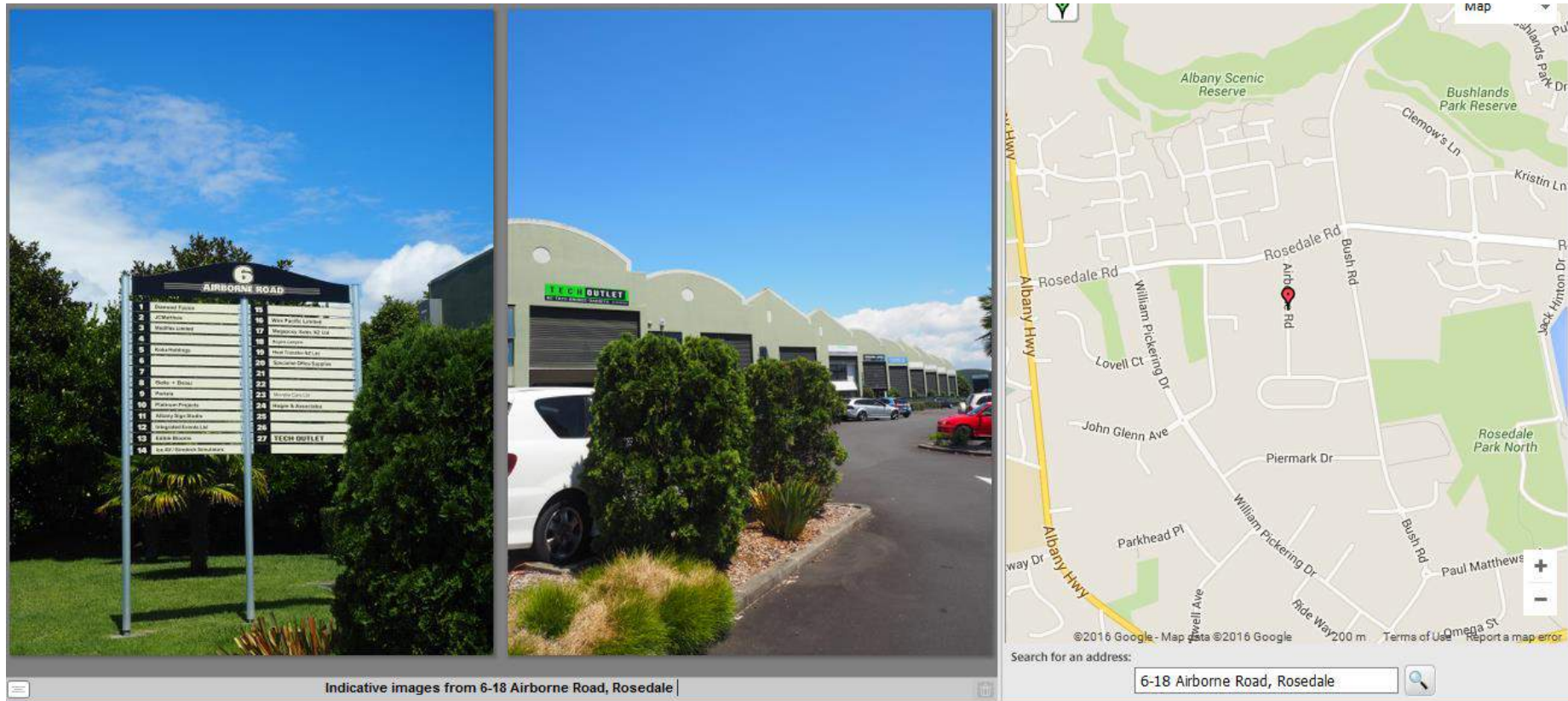
A business general zoning would be better than what’s planned, but still not good enough; because offices are limited to 500m2. We’re in the process of moving to an office, and occupying close to 1,000m2 within a larger office building in Apollo Drive. The Unitary Plan would make such office buildings impossible in Nth Harbour/Albany in the future. Future office buildings over 500m2 will only be permitted in the City and in business parks.

This would be detrimental to us because:

1. We are an owner-occupier. Business parks on the Shore don’t offer a “be your own landlord” option. And large city blocks would be way too costly.
2. We lose the opportunity for a purpose-built building, as we have at present
3. Costs would increase dramatically – by between 50% and 100%
4. We would risk losing key skilled employees because:
 - a. They like to work near where they live
 - b. They expect adequate car parking on site
 - c. They would object to having an up-to 2-hour daily commute imposed onto them.
 - d. We would probably lose them to smaller IT firms still “permitted” to operate in the NHBD, destroying our ability to further grow our business.



Property:	Unit 3, 10 Airborne Road, Albany
Current activity:	Office plus residential 120m2
Title description:	Part PU A3 UP 187291, Aux 8 UP 187291, Aux 9 UP 187291, Aux 77 UP 187291 on Lot 17 DP 175192
Preferred zone:	Mixed Use

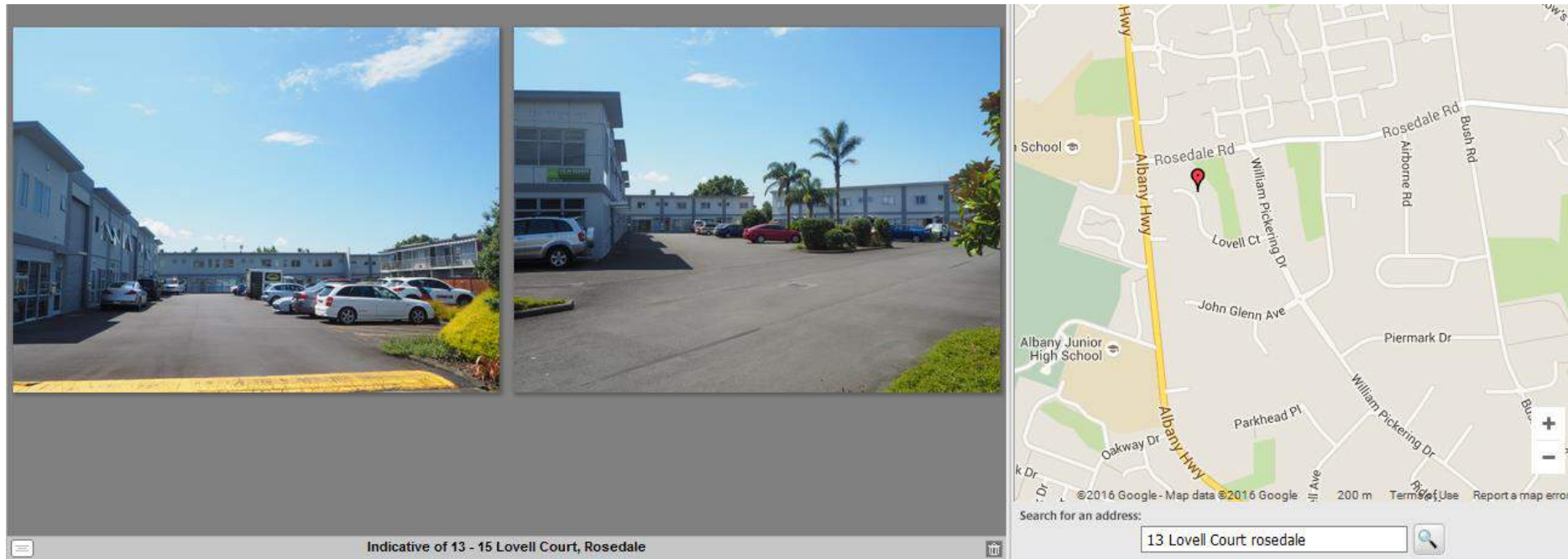


Property details	Current activity	Preferred rezone	Survey comments
19/10 Airborne Road 110m2 (50m2 residential + 60m2 warehouse)	Retail in support of primary activity plus residential	Mixed Use	Reduction in value, reducing options for leasing and a whole lot of unnecessary cost and inconvenience if it's not broken and works well why change it.

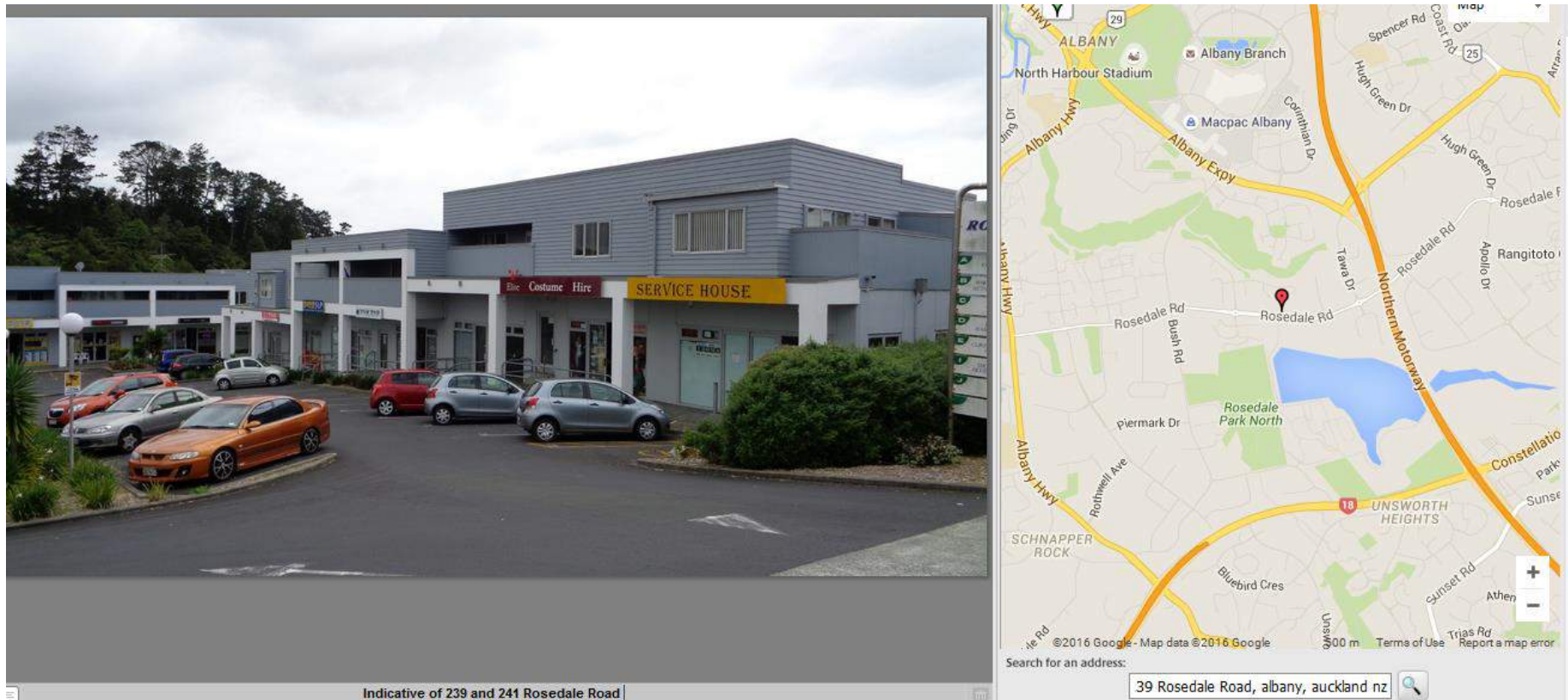
21/10 Airborne Road 123m2	Support office to primary activity i.e. administration to manufacturing plant, plus residential	Mixed Use	We purchased the property as 'work from home in this lovely APARTMENT with high ceiling warehouse & garage with workshop/toilet/office downstairs/double bedroom/ ensuite/kitchen/dining/balcony upstairs. Residential & commercial zone. After 15yrs rezoning 14 Airborne Road APARTMENTS to Light Industry zone and LIMITING dwellings amounts to giving it a sex change and defeats the purpose of our investment.
20/18 Airborne Road 300 m2	Stand alone office,plus residential (150m2 office, 150m2 residential)	Mixed Use	It would seriously affect our return on investment in this property if we could not use or rent out the property as we do at present.
24/10 Airborne Road 120m2	Residential	Mixed Use	All of these units at numbers 6, 9,10,11,14 and 18 Airborne Road were intended for people who could use as residential and commercial - this shouldn't change.
6/10 Airborne Road 150m2	Support office to primary activity, plus residential	Mixed Use	Basically I wish the council leave as it is!!
7/6 Airborne Road (140m2)	Stand alone office, plus residential	Mixed Use	It was built as an Office warehouse and living accommodation by The Cornerstone group so one would expect it must have resource consent. Basically from what I can see changing the plan would mean that my property it no longer suitable for its intended purpose. To change the plan so as to affect my existing use and it design purpose would in my opinion be a gross wrong doing. It was approved and built as mixed use so in my view it must stay as it is, certainly for existing buildings. Other new building may be able to have a different zone but existing approved buildings as is mine should have no right to be changing it zone use.
3/14 Airborne Road (160m2)	Support office to primary activity, plus residential	Mixed Use	How would the change benefit us!! They say that there is a shortage of housing in Auckland and having the accommodation above the industrial area allows people to work and have accommodation, the majority of people cannot afford to live in a residential area and have a commercial building for work.
7/80 Paul Mathews Road (180m2)	Industrial	Mixed Use for both units	I strongly support a no change to the existing rules that applied when the properties were purchased 10 years ago.

Unit F/11 Airborne Road (180m2)	Retail in support of primary activity		
F/9 Airborne Road, (200m2)	Industrial, Food retail, plus residential	Mixed Use	This investment property is a small warehouse with retail and office facility. Whatever plan provides the maximum flexibility in regard to future tenants is the most desirable for me
20/10 Airborne Road, (140m2)	Retail in support of primary activity – factory showroom, plus residential.	Mixed Use	We bought this property because you can live and work here. This is working very well and I don't want it changed. It will also devalue our property,
25/10 Airborne Road (150m2) & 10/10 Airborne Road (150m2)	Industrial plus residential & Support office to primary activity, plus residential	Mixed Use for both units	
27/6 Airborne Road (146m2)	Warehousing, production and office to support primary activity, plus residential. (73m2 commercial, 73m2 residential)	General Business	Detrimental, the current business would not be able to be sustained and would close down and have to move out of the area.
7/18 Airborne Road (150m2)	Residential	Mixed Use	As this property is currently leased fully for residential use, in an area with properties of a similar type. Mixed use activities, offer security and a sense of community to, what would otherwise be, a barren industrial wasteland during non-business hours. We keep heart and life in the area. If residential use is driven away, the value of our investment will significantly decrease, and we'd like to know who is going to compensate us for that loss?
11/14 Airborne Road (200m2)	Stand alone office space, plus residential	Mixed Use	The plan to move to light industry is not acceptable. This premise has been here for close to 15 years and has been designed and built as part of more than 100 such units in Airborne road which have residential upstairs and office, small warehouse downstairs. The move to light industry means the very purpose of why these complexes were built in the first place are no longer prohibited. This will GREATLY AFFECT the value of such properties when the time comes to resell. Please ensure that the relevant properties on Airborne Road have lifetime consent to continue on as Mixed Use even if the area in general is changed to light industry

12/14 Airborne Road (140m2)	Stand alone office, industrial, plus residential	Mixed Use	Principal concern is ability to be able to continue to use the property as a mixed use unit. I do not consider 'grandfather clauses' provide long term protection should I wish to change the type of the business, reconfigure etc. or for a subsequent purchaser. Relocation is not a good option due to the 'associated person' arrangement between the unit owner, lease, and residential tenant.
21/18 Airborne Road (140m2)	Recreational plus residential (90m2 commercial, 50m2 residential)	Mixed Use	My business partner is legally blind so transport is quite an issue for him, therefore we currently live in the one-bedroom apartment that is attached to our business. Having no residential space would mean we would have to live elsewhere and find a way for him to travel to work every day. The nature of our business as PTs can also mean we have sessions spread all throughout the day not just a solid 8-hour work day. A large amount of our clients also live in similar units close by, and this convenience is part of the reason they come to us. Not being living nearby and having no one living nearby would significantly decrease our ability to find new clients and retain current ones.



Property details	Current activity	Preferred rezone	Survey comments
Unit L, 9-11 Lovell Court & Unit M, 9-11 Lovell Court (140m2 per unit)	Industrial and residential Industrial and residential (70m2 industrial, 70m2 residential)	Mixed Use Mixed Use	I have struggled to keep up with it at this time of the year but it seems silly to change the use of established operators, do they actually expect me to kick my tenants out?
9/15 Lovell Court	Stand alone office, plus residential (50m2 commercial, 50m2 residential)	Mixed Use	This site should be mixed use as it is close to schools, shops and next to a pre-school and with housing opposite it will provide a buffer between housing and industrial.
C1, 13 Lovell Court (100m2)	Stand alone office, plus residential (50m2 commercial, 50m2 residential)	Mixed Use	Currently it is zoned residential over commercial, I rent the residential out and work below. I purchased it so I could live upstairs if I wanted to or rent out as separate tenants or as one tenant, I need those options retained. I required it to be retained so therefore I have the flexibility to do so.



Property details	Current activity	Preferred rezone	Survey comments
Unit P, 239 Rosedale Road	Stand-alone retail (non food)	Mixed Use	<p>I'm strongly against the "Light Industry Zone" to my above unit. My reasons as follows: (abridged)</p> <ol style="list-style-type: none"> 1) It will limit my tenancy in the future 2) It is not easy to get tenant as I have experienced a few years ago, my unit was empty for about a year and force me to reduce the rent dramatically in order to attract new tenant. On top of that, I need to give 1-month free rent for every full year of tenancy, a huge financial impact.

			4) Currently, there are still units nearby which are still empty failing to attract tenants.
Unit J 239 Rosedale Road, Albany, 135m2	Stand-alone office/Commercial 75m2 plus Residential, 60m2	General Business	Restaurants and eateries MUST have well-functioning extractor systems, apart from that we favour a mixed use commercial zone but with the light Industrial zone to be kept well separate.
Y239 Rosedale Road, Albany 65m2	Residential	Mixed Use	Residential apartment above commercial business therefore site needs to be zoned multi use as Resource Consent States for residential use.
Unit B, 239 Rosedale Road, Albany 70m2	Food Retail	Mixed Use	
241 Rosedale Road		Mixed Use	<p>I promised to follow up with an email to express my concern regarding the possibility of the complex at 241 Rosedale Road where my Family Trust own a unit, being within a light industrial zoning.</p> <p>As defined this zoning is entirely inappropriate for this complex. The majority of these units are designed with a residential apartment above the office warehouse and therefore would fall foul of the use definition as proposed for the light industrial zoning. Please therefore record my strong objection to the proposal as it relates to my unit at 241 Rosedale Road and if there is any further support you require in objecting to Council, please let me know. I would be appreciative of being kept in the loop.</p>



Property: Unit 13. 15 Lovell Court, Albany
Current activity: Storage (50m2) and residential (50m2)
Title description: Unit title
Preferred rezone: Mixed Use

Survey comments: I write further to the presentation held on Thursday 3rd December with regard to the proposed change to the business zones in terms of the draft unitary plan.

I wish to record my objection to the proposal to zone much of the current Albany business area to Light Industry. Our property address is 13/15 Lovell Court, Albany and is currently a mixed use in one of four blocks in a complex. Both our unit and much of the surrounding units comprise small apartments with office/showrooms. Adjacent to the complex on the other side of Rosedale Rd is residential.

At the time of construction this was obviously a permitted use which was promoted to enable small business to operate whilst also accommodating business owners and operators. The current permitted activity is well suited to the area as it is compatible with the otherwise quiet enjoyment of the surrounding neighbourhood.

Our investment was based on the allowable use, and any change to the zone which would enable other activity such as the proposed light industry is strongly opposed. We do not consider that any of the objectives set out in 3.10 in the zone objectives and policy document would be achieved, and that the opposite would result. That is, the permitted activities of the proposed zone would have an adverse effect in terms of noise, pollution and waste as well as an increase in the traffic, in both the volume and size of vehicle associated with the proposed activity.

The complex is already located beside two main arterial roads on which public transport operates, these being the Old Albany Highway and Rosedale Rd. There is therefore no reason to consider that that this will in any way assist in bringing development of a centre as a hub of intense activity. Indeed, the area is fully developed and should not be interfered with.

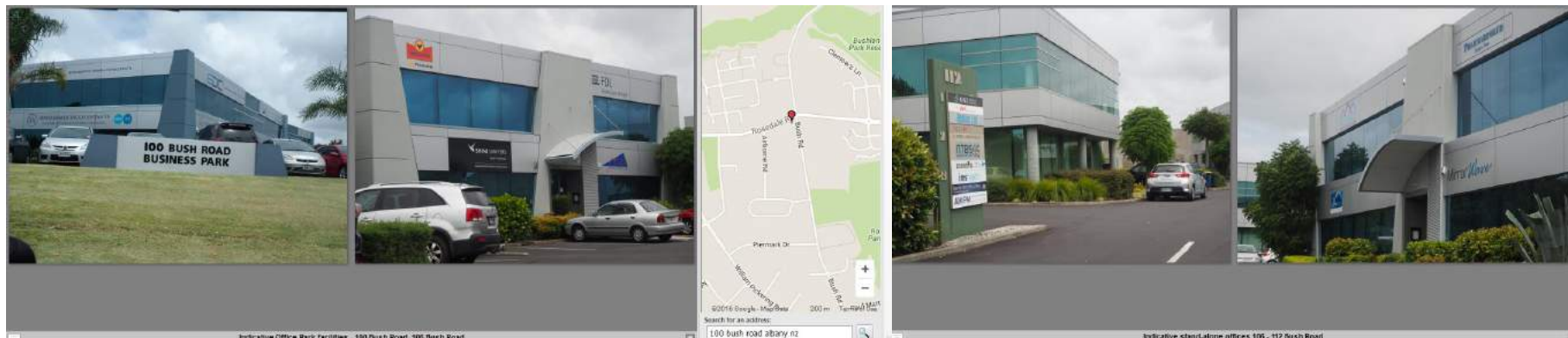
We consider that the introduction of a change of zone to a fully developed area, and the proposed grandfathering rules is unwarranted, unnecessary, and unjustified, not to mention a breach of existing property rights.

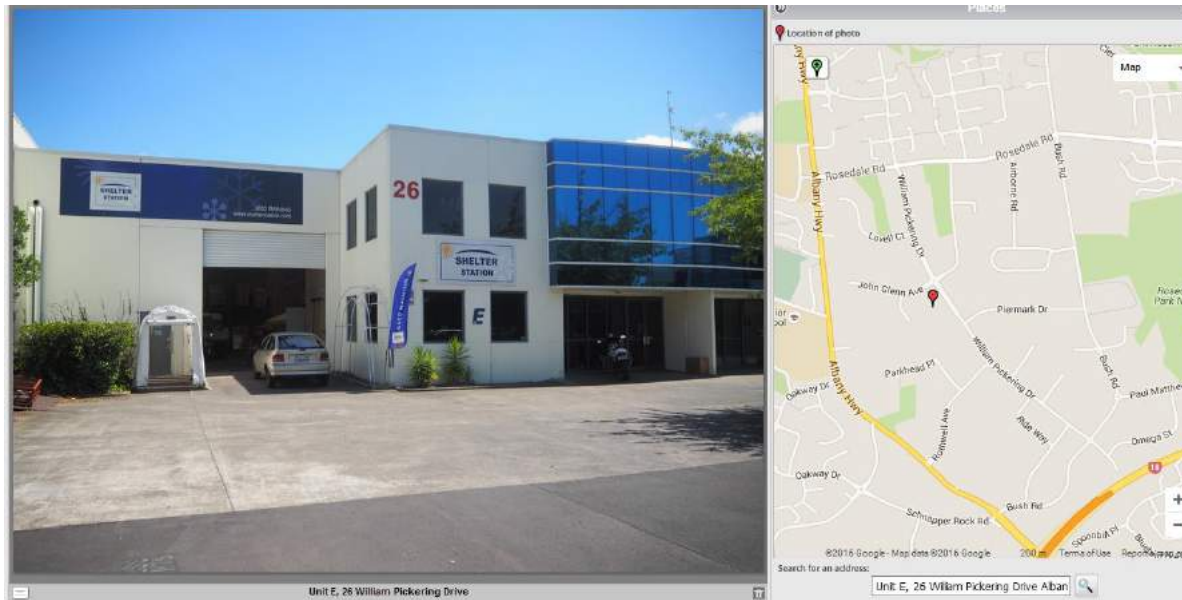
Council's proposal has far reaching effects, well beyond mere rezoning. Unit holders in our complex have committed financial resources not only in the purchase of the property asset, but also in the businesses permitted to be operated from these premises. Any long term owner's values could be affected as neighbouring units either change hands or re-tenant if that next owner/tenant is able to operate a business incompatible to the existing ones. We would re-emphasise that we consider that Council has overstepped its role in planning for future development by significantly interfering with owners existing property rights.

We strongly support opposition to the rezoning proposal and support the continuance of the mixed zone. We would like this submission included with the North Harbour Business Association submission on this matter as it greatly affects a large number of property owners.



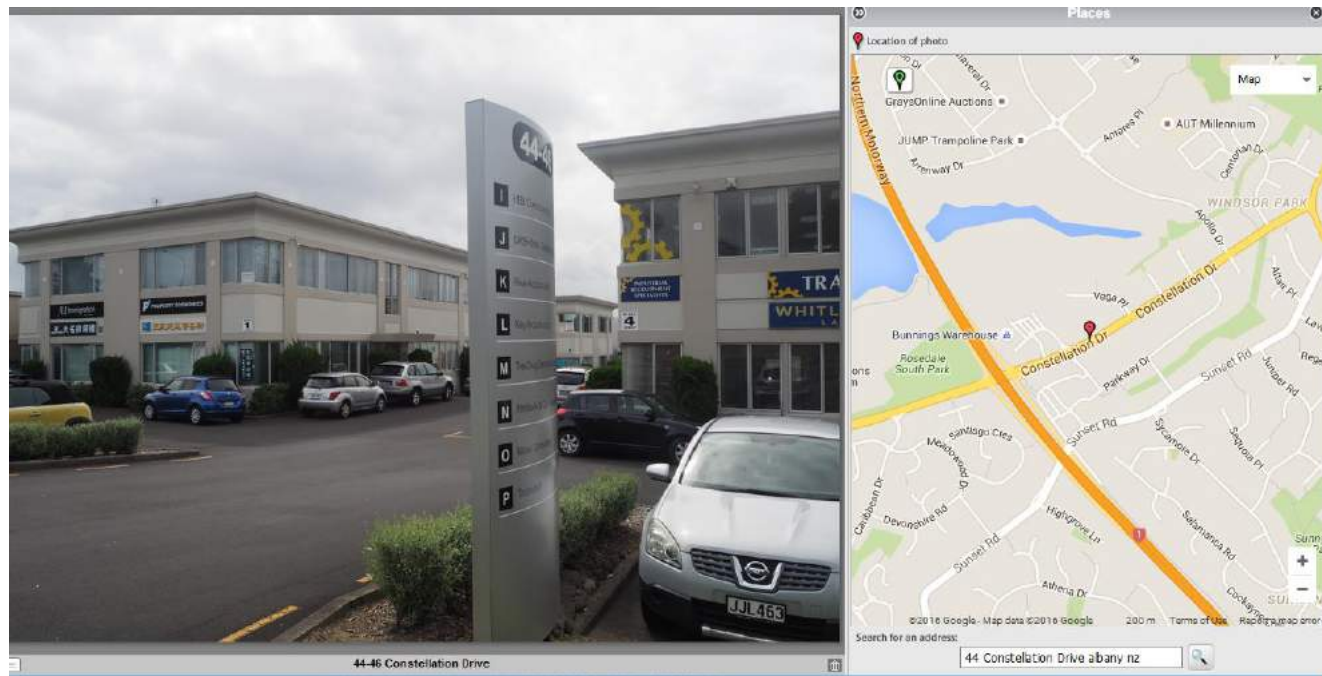
Property details	Current activity	Preferred rezone	Survey comments if applicable
Unit 4A, 331 Rosedale Road, Albany 180m2	Stand alone office	General Business	The entire business park is office only, as are many in this area. The idea of zoning this area for industrial use and saying office only is not a typical activity is simply absurd. The office buildings are already here, they have been here for 10 years, the council need to wake up.
Unit 4b, 331 Rosedale Road, Albany 200m2	Stand-alone office	General Business	
Unit F, 6/112 Bush Road, Albany 118m2	Stand-alone office	General Business	I would want to see commercial services retained within the business area, it would lower the tone of the area. It's important that clients can access services locally to reduce congestion and cost. Removal of commercial services would remove the local networking and economic development. I am a business owner as well as a property owner so this is really important





Property details	Current activity	Preferred rezone	Survey comments if applicable
Unit 8, 31-33 William Pickering Dr 484m2	Support office (295m2) to primary activity i.e. administration to manufacturing plant (189m2)	Light Industry	Not expected to have an impact on these properties due to resource consent.
Unit F, 2B William Pickering Dr 540m2	Stand-alone office space	General Business	Totally opposed to proposed change.
9A and 9C William Pickering Dr 450m2 and 250m2	Stand-alone office space	General Business	100 squares are unworkable
2B/1 William Pickering Dr 200m2	Stand-alone office space	General Business	Part of a shared building total area 800 m ² per building with 5 buildings on the site.

38B William Pickering Dr 190m2	Industrial	General Business	Light Industry would have a negative affect
Unit 5, 38 William Pickering Dr	Warehouse (81.80m2) and Retail showroom (150.2m2)	General Business	
40F William Pickering Dr	Warehouse (153.5m2) Support office to primary activity (86m2)	Light Industry	
Unit E, Building 1, 2B William Pickering Dr 213m2	Stand-alone office space	General Business	
40G William Pickering Dr 246m2	Warehouse (156.8m2) and Support office to primary activity (88.8m2)	Light Industry	
1 William Pickering Dr (300m2)	Stand-alone office space	General Business	
Units 1 & 2, 7A William Pickering Drive 345m2 each	Stand-alone office space	General Business for both	



Property: 44M -44P Constellation Drive

Current Activity: Stand-alone office, 120m2

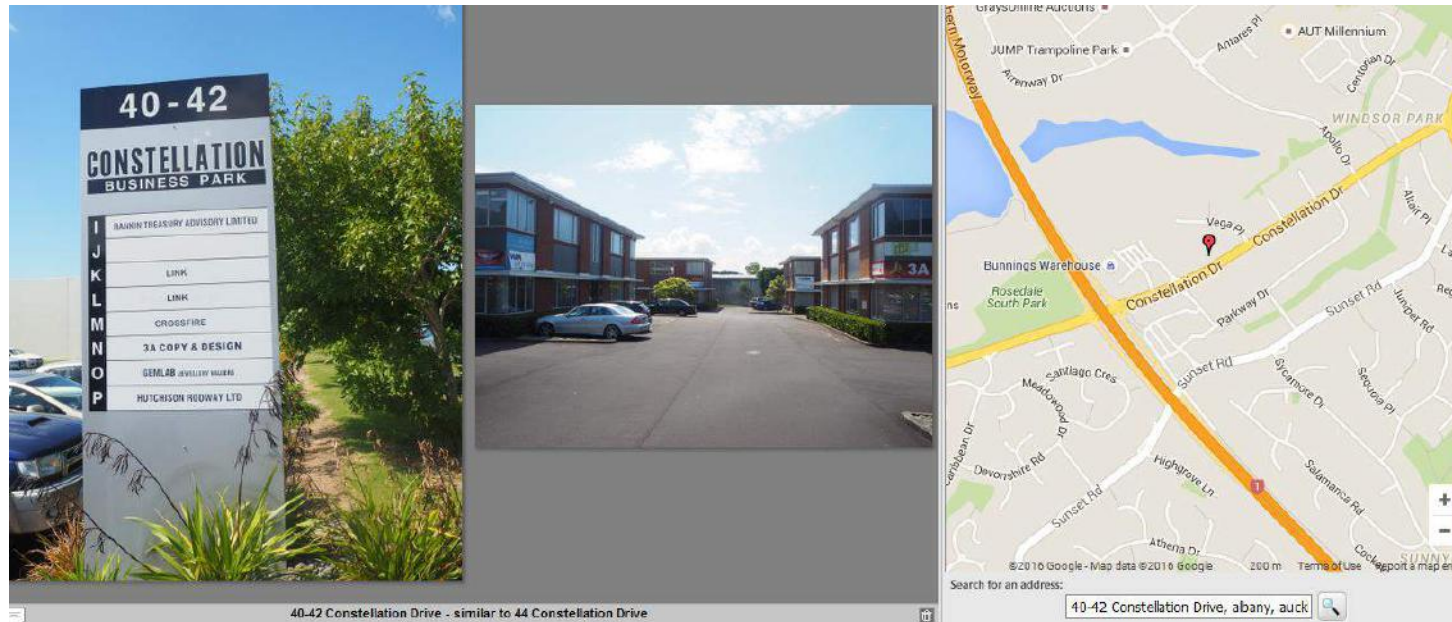
Title description: Unit Title

Preferred rezone: General Business

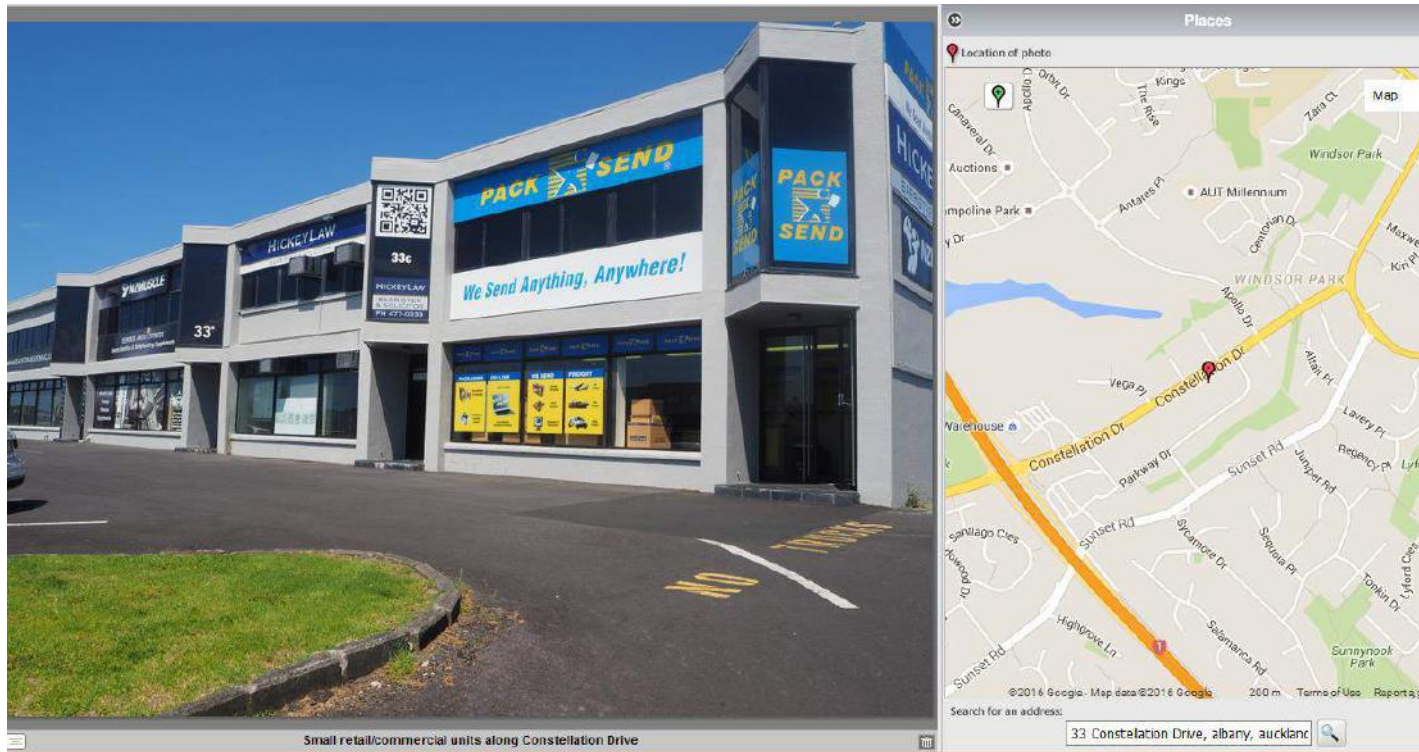
Survey comments: One of the issues I raised with council at the last meeting was that the general business zone was too small on Constellation. The representative stated that the council does have reservations over very small zoned pockets.

If I was recommending changes, I would, in order of priority, make them as follows:

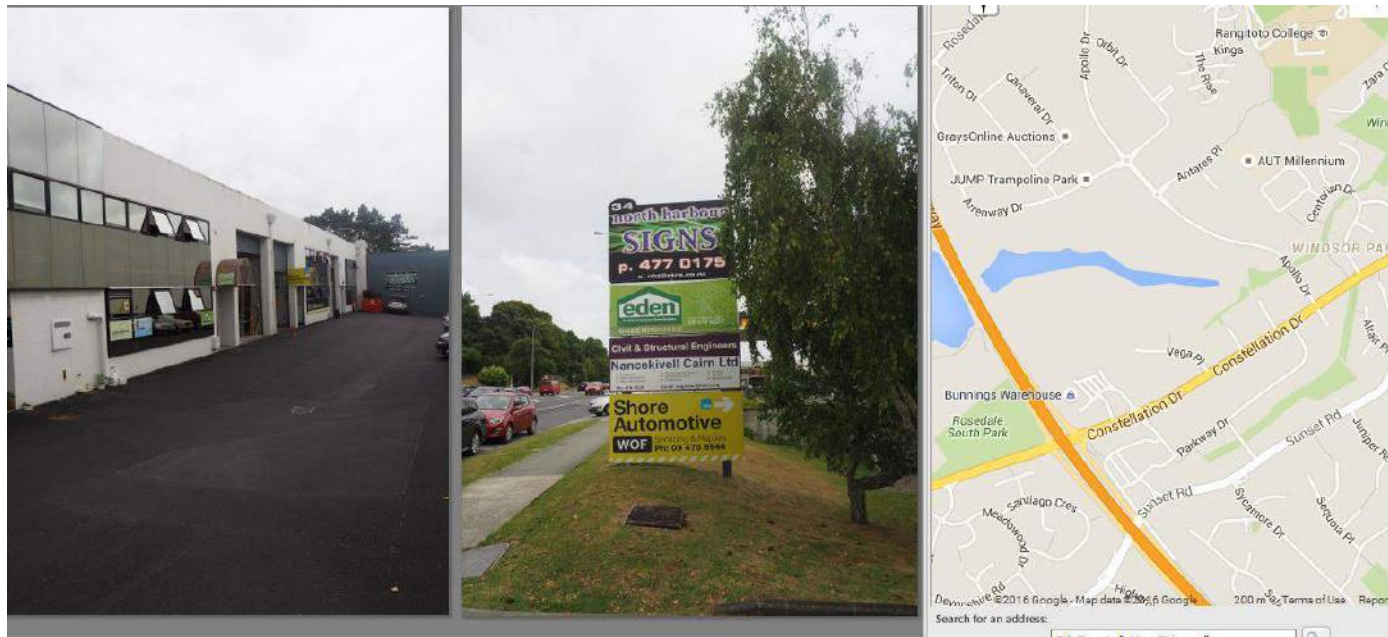
1. All of Constellation Drive be zoned as General Business. This gives council the power to require better level of architectural design/streetscape appeal control than is provided for in the Light Industry zone.
2. For the Apollo Drive sub-zone to also be zoned as General Business.
3. And then potentially the William Pickering area. Although this area would be low in the list of priorities, as we need to have some space where the rules allow for light industry.



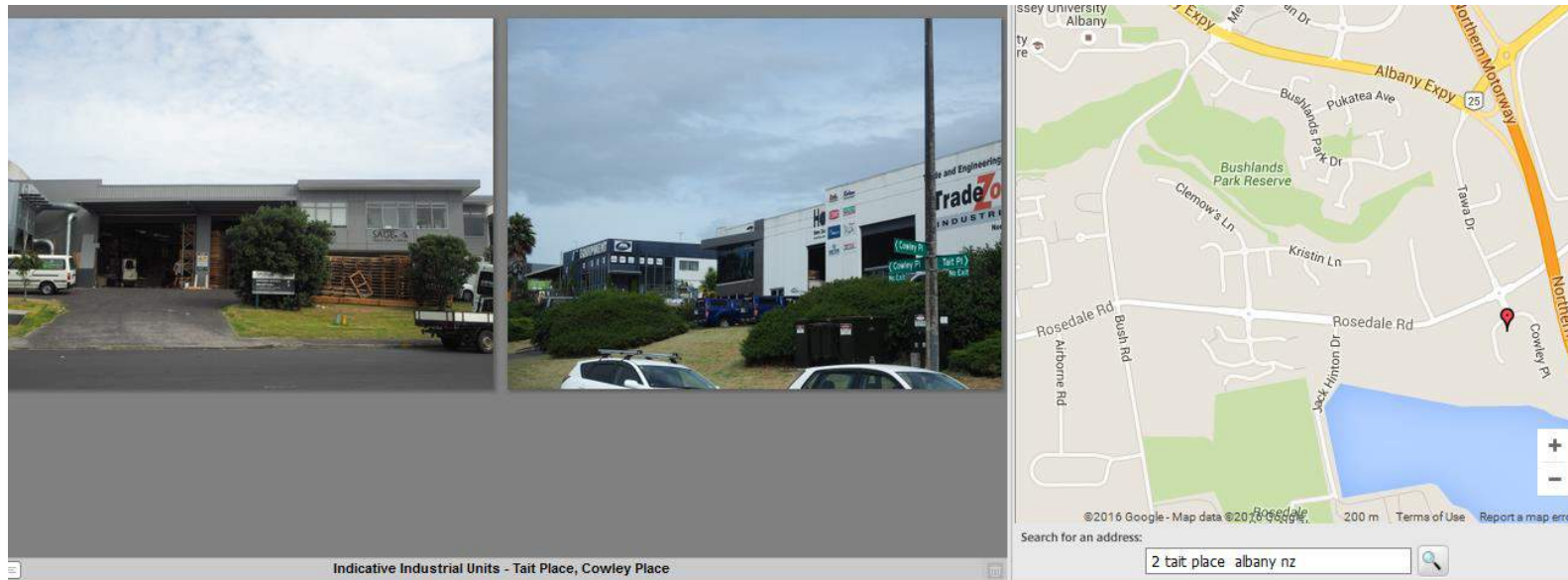
Property details	Current activity	Preferred rezone	Survey comments if applicable
44M Constellation Drive	Stand-alone office space	General Business	The proposed Light Industry wouldn't suit our business.
Units J, K, & L 40-42 Constellation Drive 165m2, 120m2, 120m2, 120m2	All four units are stand-alone office space	General Business for all four units	
44M Constellation Drive 130m2	Stand-alone office space	General Business	De-value property. Not suitable for Light Industrial as they are office spaces.
44L Constellation Drive 125m2	Stand-alone office space	General Business	



Property details	Current activity	Preferred rezone	Survey comments if applicable
33A & 33B Constellation Drive 503m2 & 253m2	Retail in support of primary activity i.e. factory shop/showroom	Mixed Use	Constellation Dr zoning should allow for residential apartments as the bus terminal is right on the street. Mixed use will allow for ground floor warehousing & multi upper level apartments.
35B Constellation Drive 250m2	Stand-alone retail (non-food)	General Business	



Property details	Current activity	Preferred rezone	Survey comments if applicable
Unit C, 34 Constellation Drive 270m2	Industrial, (137m2) plus support office to primary activity (133m2)	Light Industry	
Unit D, 34 Constellation Drive 390m2	Industrial plus office support	Light Industry	We indeed have strong concerns about the Proposed Plan that the North Harbour Business area should be zoned Light Industry. We thank you that your submission will reflect our views.



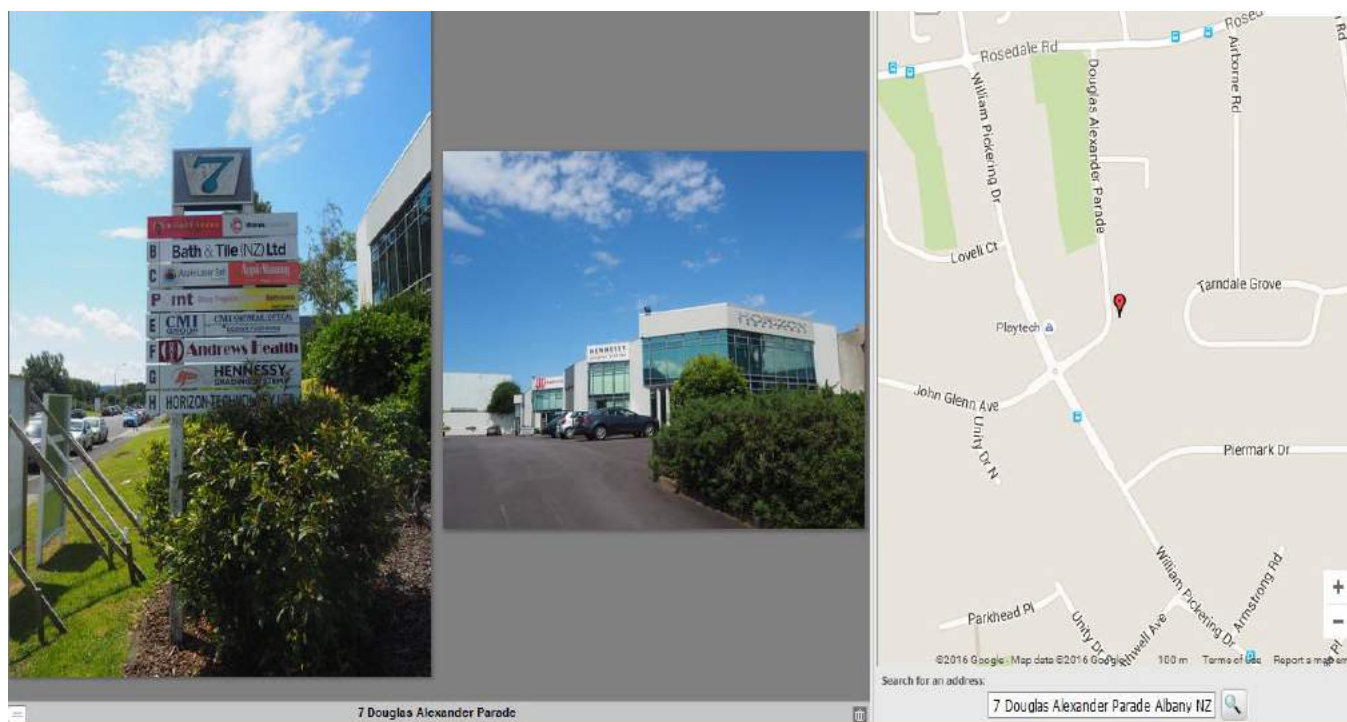
Property: 2 Tait Place, Rosedale
Current Activity: Industrial and manufacturing, plus support office 1200m2
Title description: Single title
Preferred zone: [Light Industry](#)
Comments: I agree with the Proposed Auckland Unitary Plan Light Industry zoning. North Harbour was always supposed to be light industrial.

Office and retail were supposed to be in Albany.

Now we have a lot of empty space in Albany town centre and no light industrial space for companies to expand on the Shore.
If we want to expand we have to go to Silverdale or South Auckland, both result in a lot of extra travel and inconvenience for staff.
There is plenty of room in Albany Town Centre for office space and retail.

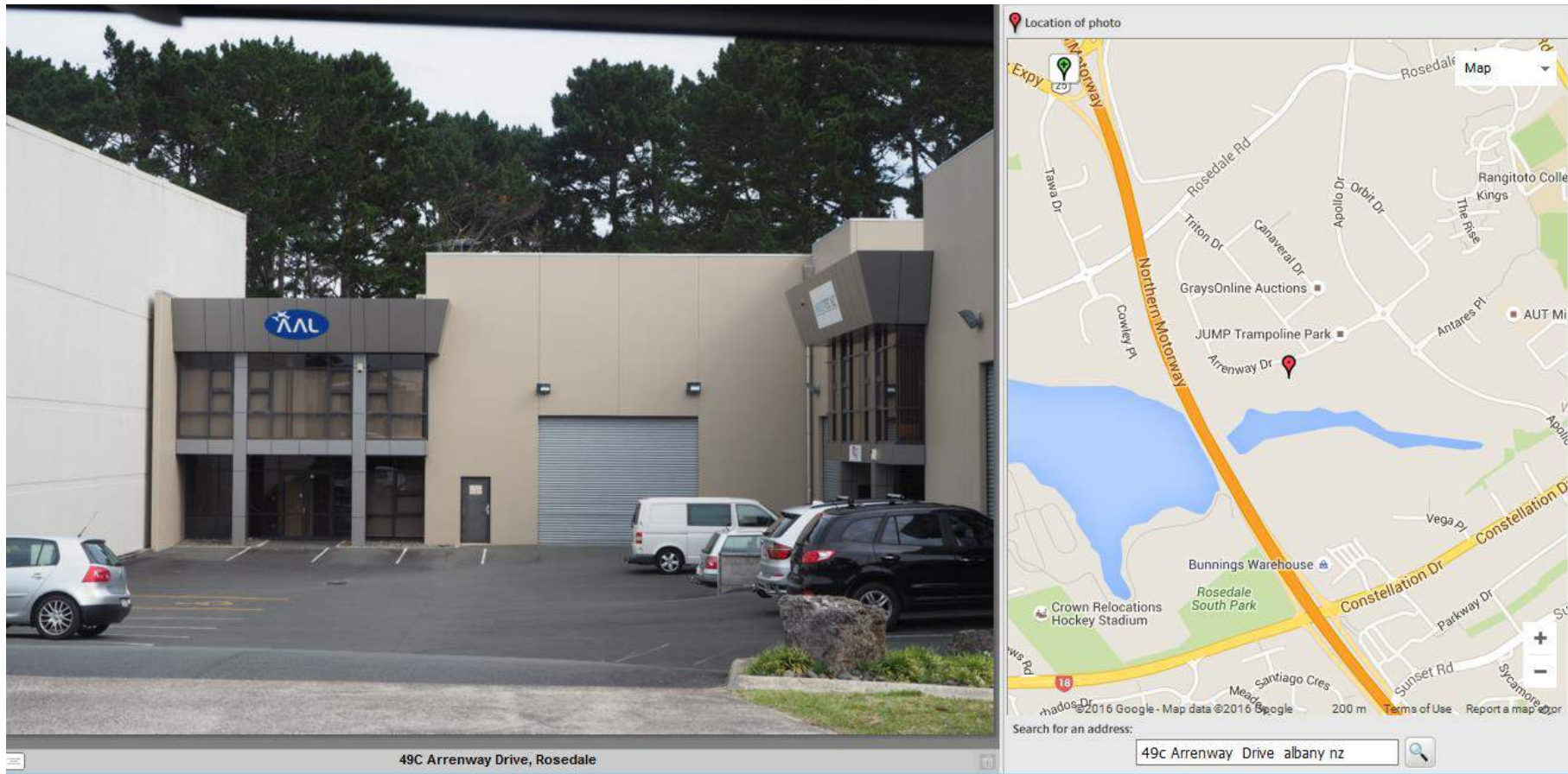


Property:	11 William Pickering Drive, Rosedale
Current Activity:	Industrial and Warehousing, plus support office 1200m2
Title description:	Single title
Preferred zone:	Light Industry
Comments:	Also own 28 Tarndale Grove (580m2) and 1/11 Orbit Drive (600m2). Our zone preference for these properties is also Light Industry .

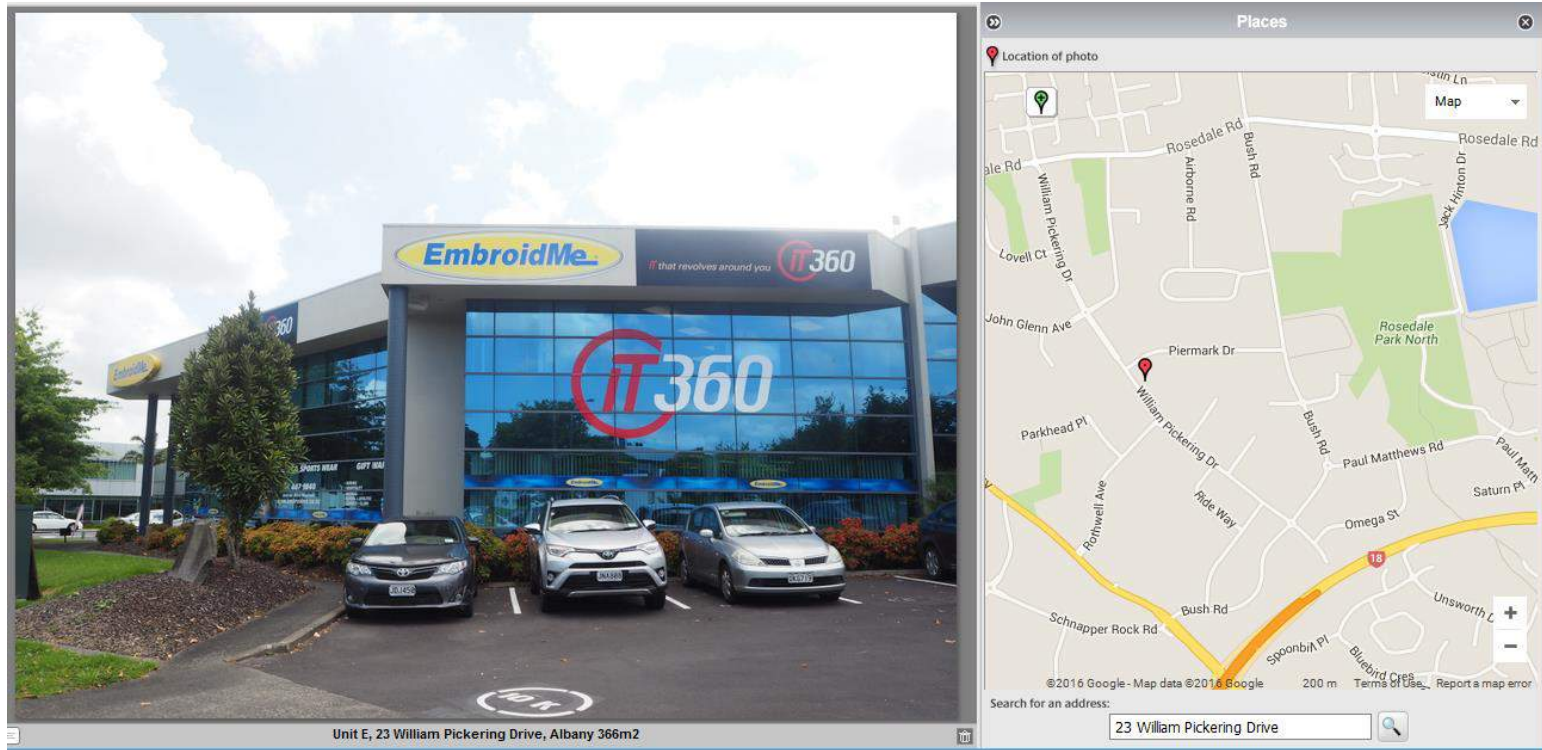


<p>Property:</p> <p>Current activity:</p> <p>Title description:</p> <p>Preferred rezone:</p> <p>Survey comments:</p>	<p>Unit H, 7 Douglas Alexander Parade, Stand-alone office space, 300m2 Unit Title General Business Totally opposed to proposed changes. We also own F/2B William Pickering, 540m2 Stand-alone office space, and 1/12 Saturn Place, 175m2 Stand-alone office space. General Business is our preferred zone for these properties also.</p>
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<p>Property:</p> <p>Current activity:</p> <p>Title description:</p> <p>Preferred rezone:</p> <p>Survey comments:</p>	<p>Unit B, 10-12 Piermark Drive Stand-alone office space, 300m2 Unit Title General Business Our unit is one of 4 similar sized offices. We own the property since 1998 without any problems to the surrounding community or environment. The proposed restrictions to GFA are ridiculous and will only serve to reduce the value of the property without any gain for the community at large. Rental income and property value will fall, as the existing tenant will take advantage of his unique position of power. The council should need to prove that running an office from our 300m2+ property for the last 17 years had any negative impact which warrants the drastic and financially disastrous restrictions proposed. Our property is designed to accommodate ONE tenant!</p>
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Property:	49C Arrenway Drive, Rosedale
Current Activity:	Warehouse and support office to the primary activity, 358m2 (Warehouse 170m2, Office 188m2)
Title description:	Unit Title
Preferred rezone:	Light Industry
Comments:	I have reviewed the Council's policy on this. Please record my support for the proposed Light Industry zoning. To me it makes very good sense. I look forward to seeing the submission.



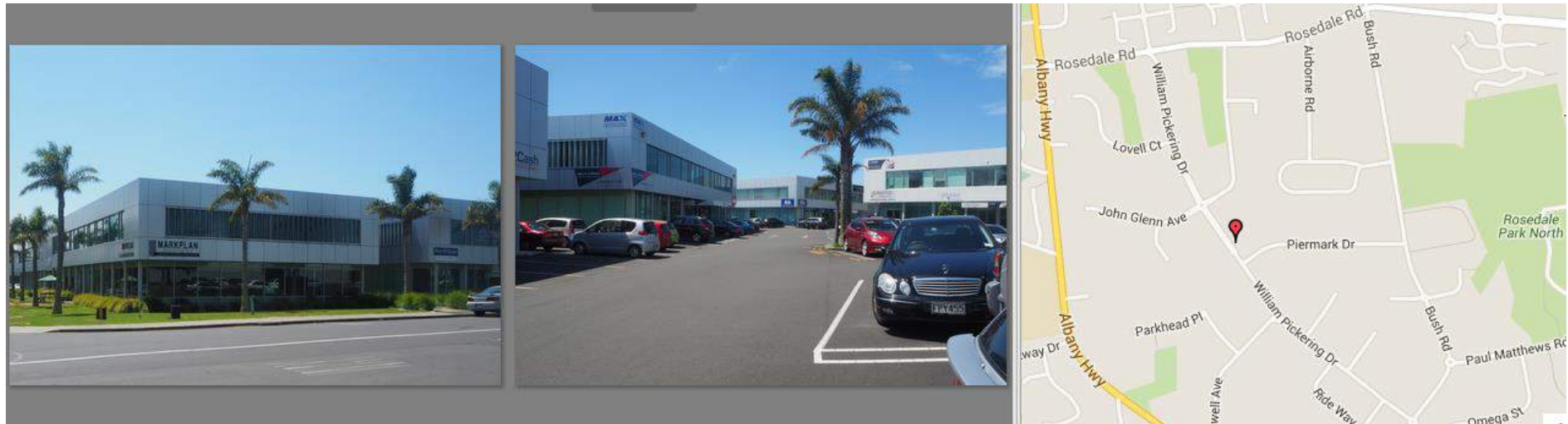
Property:	Unit E, 23 William Pickering Drive, Albany
Current property use:	Office (first floor 188 m2) and Showroom/retail to support manufacturing (ground floor 188m2) (two separate tenants)
Title description:	Unit Title
Preferred zone:	General Business
Comments and feedback:	I have read the proposed Light Industry Zone objectives and policies. These clearly conflict with many of the existing, built developments in North Harbour. It seems to me the best protection for existing owners of "office units" in the North Harbour area is strong (read unbreakable) existing use rights.

All the office developments in the area were originally consented and built in compliance with business zone 9 or 10 requirements. That in itself should create some strong rights of protection for existing complying activities.

Putting Unit Titled developments at risk of having some units' non-complying while others comply is a major impediment for all owners.

I think it will be difficult to achieve a new zone classification. Council will likely oppose creating a new zone. If a new zone were to be allowed, it could open requests for other new zonings which from Council's perspective could be very messy.

A reasonable and arguable alternative is the provision of strong existing use rights. Provided existing use rights don't have weaknesses or gaps this will, in my view, offer existing owners the best protection.



Property details	Current activity	Preferred rezone	Survey comments
A1, 27-29 William Pickering Drive (280m2)	Stand-alone office	General Business	Landlord owns seven other properties within the North Harbour business district. All stand-alone offices. Range in size from 350m2, 26m2, 260m2, 345m2, 345m2, 110m2, 165m2, 165m2.
F4, 27-29 William Pickering Drive (210m2)	Stand-alone office	General Business	Need to understand impact of PAUP on sites where there are multi owners & multi tenants e.g. 27-29 William Pickering has 8 separate buildings, a common area, with approx. 20 owners and likely 20+ tenants. Building F is owned by 4 separate owners, each with their own separate titles and in our instance, F4, we have 3 tenants. How would issues of e.g. existing use rights with applicable to 1 owner affect others, given that existing use rights appear to apply to a "site".



Property:	C4, 34 Triton Drive (First floor)
Current Activity:	Office/Commercial, Vacant (nine months), 235m2
Title description:	Unit Title
Preferred zone:	General Business
Feedback/comments:	I would strongly support a submission stating that the area has been allowed to be developed with large % of office parks. Council gave both resource and building consent for them as such. They are not suitable buildings for light industrial - as they were never designed as such. Designation MUST be amended. (Link to further images http://www.primecommercial.co.nz/2651533)



Property details	Current activity	Preferred rezone	Survey comments
Unit 6, 39 Apollo Drive 92m2	Stand-alone office space	Light industry	
72 Apollo Drive	Retail in support of primary activity, plus residential	Mixed Use	
33 Apollo Drive (two units) 210m2 & 200m2	Retail in support of primary activity	Mixed Use for both	
42 Apollo Drive	Industrial, plus support office to primary activity	Office (482m2) plus industrial (2029m2)	

Unit 12, 43 Apollo Drive 127m2	Stand-alone office space	Mixed Use	
Unit D, 43 Apollo Drive 243m2		Stand-alone office space General Business	If the industry restricts retail spaces, we may not be able to lease out our premises as a showroom without resource consent which would be very restrictive given the amount of office space in this area.
Unit E1, 59 Apollo Drive 279.4m2		Stand-alone office General Business or Mixed Use	
Unit 52, 59 Apollo Drive 479.1m2		Stand-alone office General Business or Mixed Use	
Unit D1, 63 Apollo Drive 244.4m2		Stand-alone office General Business or Mixed Use	
Unit D3, 63 Apollo Drive 240m2	Stand-alone office space	General Business	I have purchased both units as an investment in office rental space and so am reasonably comfortable that this continued use will be protected under the PAUP. However, there are a lot of other properties which face potentially significant restrictions on the expansion or relative percentage of office space which I don't believe is necessary.
H3, 63 Apollo Drive 350m2	Stand-alone office space	General Business	De-value property. Not suitable for Light Industrial as they are office spaces.
D2, 63 Apollo Drive 256m2	Industrial (85m2) plus support office to primary activity (145m2)	General Business	

60 Apollo Drive 1230m2	Support office to primary activity, (630m2) plus retail in support of primary activity (600m2)	General Business	
C2, 72 Apollo Drive 165m2	Stand-alone office space	General Business	



63 Apollo Drive – indicative stand-alone office and retail units (food and non-food)



72 Apollo Drive – 3 buildings with 4 offices per building



Indicative Office Space – Triton Drive



19 Triton Drive – 6 Units

Property details	Current activity	Preferred rezone	Survey comments
B3, 14-22 Triton Drive 245m2	Stand-alone office	General Business	There are a lot of properties which face potentially significant restrictions on the expansion or relative percentage of office space which I don't believe is necessary.
F3, 14-22 Triton Drive	Stand-alone office	General Business	The Light Industry and smaller office space may make renting the premises harder.
25A Triton Drive 822m2	Support office (210m2) to primary activity i.e. administration to manufacturing plant (612m2)	Light Industry	
12 Triton Drive 783 m2	Stand-alone office space	General Business	
C4, 34 Triton Drive 235m2	Stand-alone office space	Business Park	My property is in an office park - twelve-unit title properties on one title (total estimated at 2800 sq meters). Thus the currently proposed unitary plan zone of light industrial with Albany special precinct 2 - STILL would make current use (for which the buildings were built with resource consent) ILLEGAL. The precinct allows offices to 500 sq. m PER SITE - which doesn't work. NEEDS TO BE AMENDED TO READ "PER TENANCY". General Business zone or mixed use would also not work for same

			reason. Only business park fits consented use under current wording!
40 Triton Drive 450m2	Stand-alone office space	Mixed Use	





The above is indicative of the eastern side of North Harbour Business Improvement District.

1 Antares is top right hand corner – refer previous image

8 Antares is marked A and is a single titled property, 3502 m2 in land area, three separate tenants.



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Selection of commercial properties located in Antares Place and Ceres Court, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Ceres Court properties and blue represents Antares Place properties.

Created: Tuesday, 6 October 2015, 2:33:00 p.m.

Scale @ A3 1:1000



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Selection of commercial properties located in Constellation, Vega Place Drive and Parkway Drive, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Constellation Drive properties, green represents Vega Place and black represents Parkway Drive.

Created: Tuesday, 17 November 2015, 11:08:11 a.m.

Scale @ A3 1:2500



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Selection of commercial properties located in Constellation Drive, Home Place and Holder Place, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Constellation Drive properties and green represents Holder and Home Place properties.

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Selection of commercial properties located in Apollo Drive and Constellation Drive, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Apollo Drive properties and blue represents Constellation Drive properties.



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Selection of commercial properties located in Apollo Drive and Canaveral Drive, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Apollo Drive properties.

Created: Thursday, 1 October 2015, 11:19:20 a.m.

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Selection of commercial properties located in Apollo Drive, Antares Place and Ceres Court, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Apollo Drive properties, red represents Ceres Court properties and blue represents Antares Place properties.

Created: Thursday, 1 October 2015, 11:29:01 a.m.

Scale @ A3 1:1000



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Selection of commercial properties located in Apollo Drive and Orbit Drive, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents the properties.

Created: Thursday, 1 October 2015, 11:39:22 a.m.

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Selection of commercial properties located in Triton Drive and Canaveral Drive, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Triton Drive properties and red represents Canaveral Drive properties.

Created: Tuesday, 6 October 2015, 1:18:37 p.m.

Scale @ A3 1:1000



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Selection of commercial properties located in Tarndale Grove and Airborne Road, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Tarndale Grove properties and blue represents Airborne Road properties.

Created: Tuesday, 6 October 2015, 12:55:03 p.m.

Scale @ A3 1:1000



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Selection of commercial properties located in Airborne Road, Rosedale Road and Bush Road, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Bush Road properties, red represents Rosedale Road properties and blue represents Airborne Road properties.

Created: Tuesday, 6 October 2015, 1:10:35 p.m.

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Selection of commercial properties located in Triton Drive , Arrenway Drive and Canaveral Drive, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Triton Drive properties, blue represents Arrenway Drive properties and red represents Canaveral Drive properties.

Created: Tuesday, 6 October 2015, 1:28:15 p.m.



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Selection of commercial properties located in Arrenway Drive and Dallan Place, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Blue represents Arrenway Drive properties and red represents Dallan Place properties.

Created: Tuesday, 6 October 2015, 1:49:16 p.m.

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Selection of commercial properties located in Arrenway Drive, Dallen Place and Civil Place, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Civil Place properties, blue represents Arrenway Drive properties and red represents Dallen Place properties.

Created: Tuesday, 6 October 2015, 2:01:32 p.m.

Scale @ A3 1:1000



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Selection of commercial properties located in Arrenway Drive, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Blue represents Arrenway Drive properties.



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Selection of commercial properties located in Douglas Alexander Parade, William Pickering Drive and Airborne Road, and Tarndale Grove, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Douglas Alexander Parade properties, blue represents William Pickering Drive properties, red represents Tarndale Grove properties and black represents Airborne Road properties.

Created: Tuesday, 6 October 2015, 2:31:24 p.m.

Scale @ A3 1:2500



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Selection of commercial properties located in Lovell Court, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Lovell Court properties.



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Selection of commercial properties located in Rothwell Avenue, Unity Drive, Parkhead Place and Ride Way, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Rothwell Avenue properties, blue represents Parkhead Place properties, red represents Unity Drive properties and black represents Ride Way properties.

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Scale @ A3 1:2500



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Selection of commercial properties located in Saturn Place, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Saturn Place properties.





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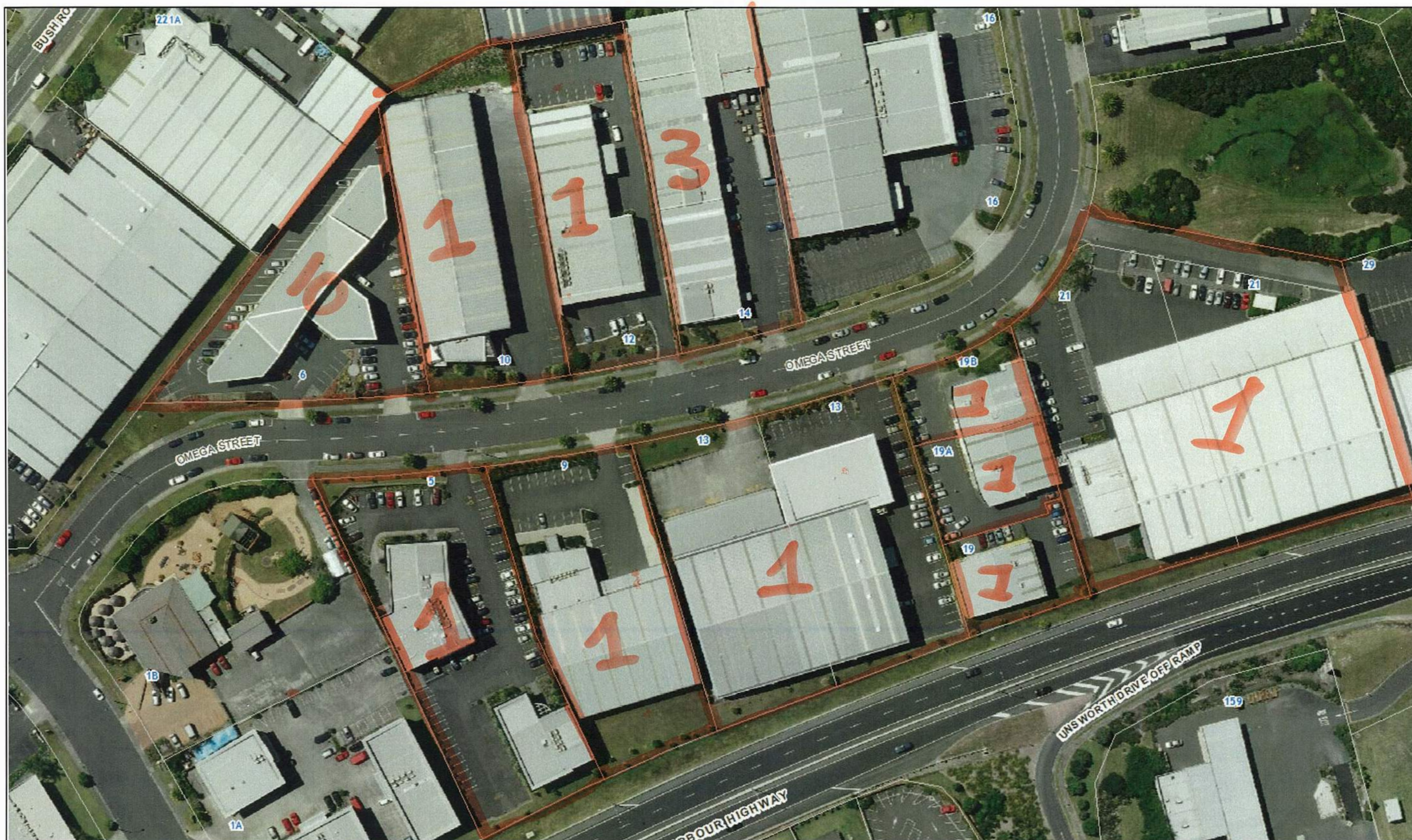
Selection of commercial properties located in Omega Street, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Omega Street properties.

Created: Thursday, 1 October 2015, 11:09:18 a.m.

Scale @ A3 1:1000



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Selection of commercial properties located in Omega Street, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Omega Street properties.

Created: Tuesday, 29 September 2015, 4:21:42 p.m.

Scale @ A3 1:1000



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Selection of commercial properties located in Paul Matthews Drive, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Paul Matthews Drive properties.

Created: Tuesday, 29 September 2015, 4:12:48 p.m.

Scale @ A3 1:1000



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Selection of commercial properties located in Paul Matthews Drive, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Paul Matthews Drive properties.

Created: Tuesday, 29 September 2015, 3:39:12 p.m.

Scale @ A3 1:1000



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Selection of commercial properties located in Paul Matthews Drive, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Paul Matthews Drive properties.

Created: Tuesday, 29 September 2015, 4:03:39 p.m.

Scale @ A3 1:1000



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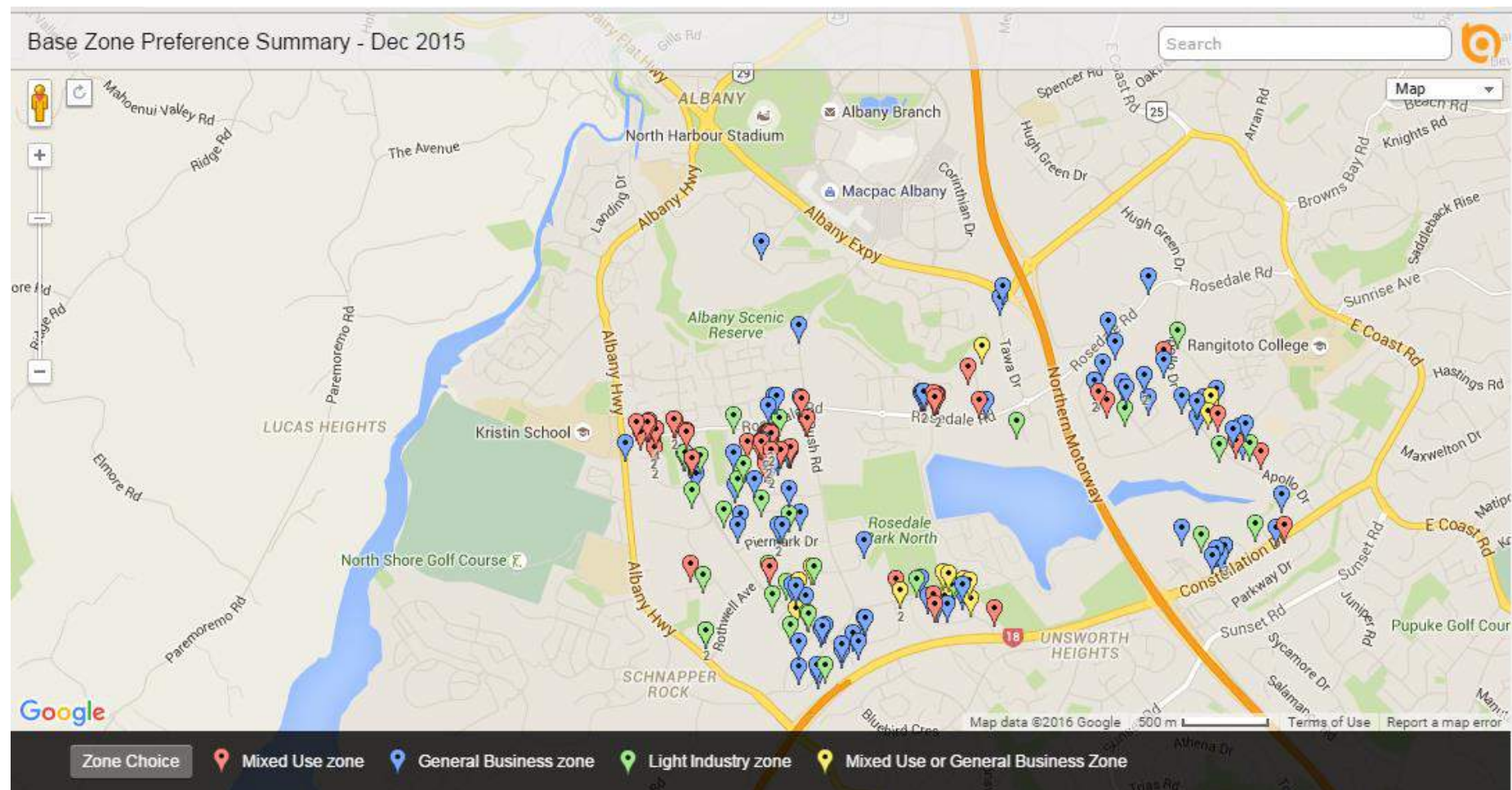
Selection of commercial properties located in William Pickering Drive and Piermark Drive, Albany (within the North Harbour Business Improvement District). Numerical code indicates number of titles per site. Orange represents Piermark Drive properties and blue represents William Pickering Drive properties.

Created: Tuesday, 6 October 2015, 12:42:25 p.m.

Scale @ A3 1:1000

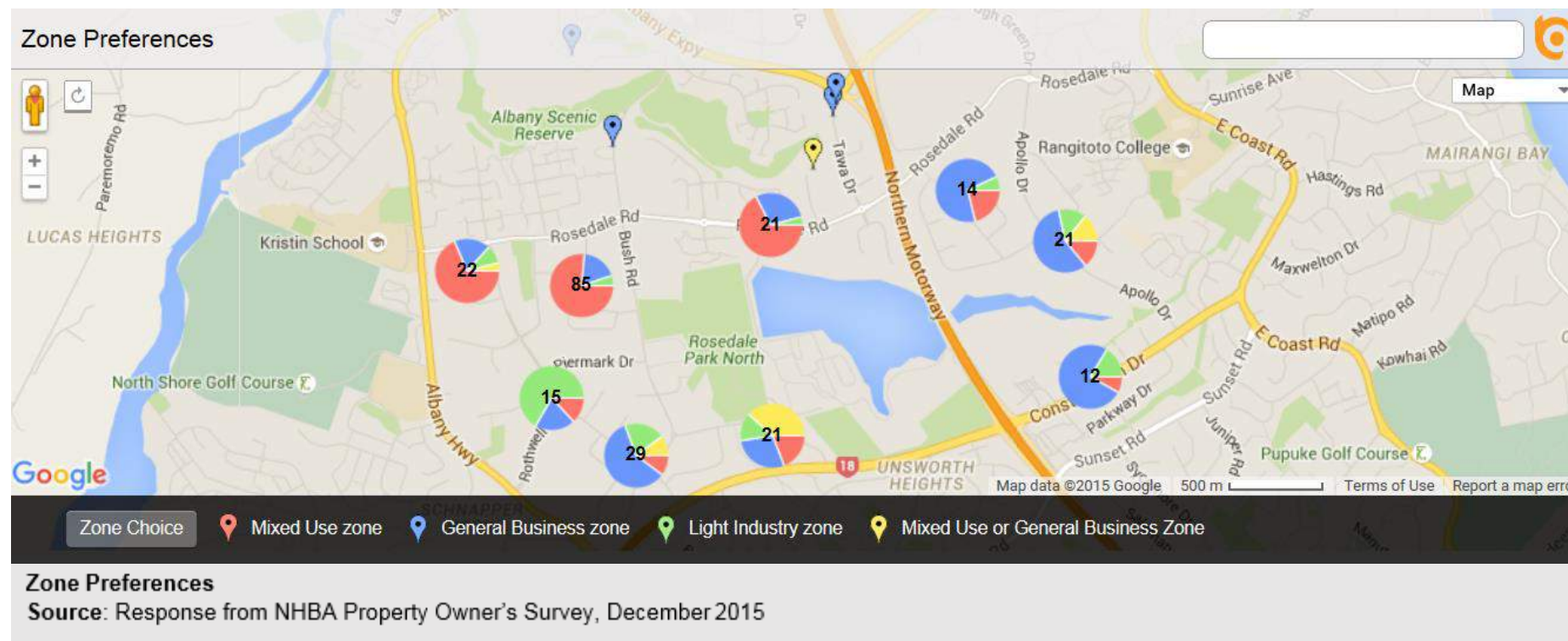
This is a summary of the Business North Harbour Property Owner's Survey, conducted December 2015. Each respondent has indicated their base zone preference. The combined presentation highlights for the AUHIP the impact of our members' preferred zone.

Each place-marker label contains the exact physical address of the property. The above map is interactive and can be viewed <https://batchgeo.com/map/c33140901b5d3e061fc231252f7bbb20>



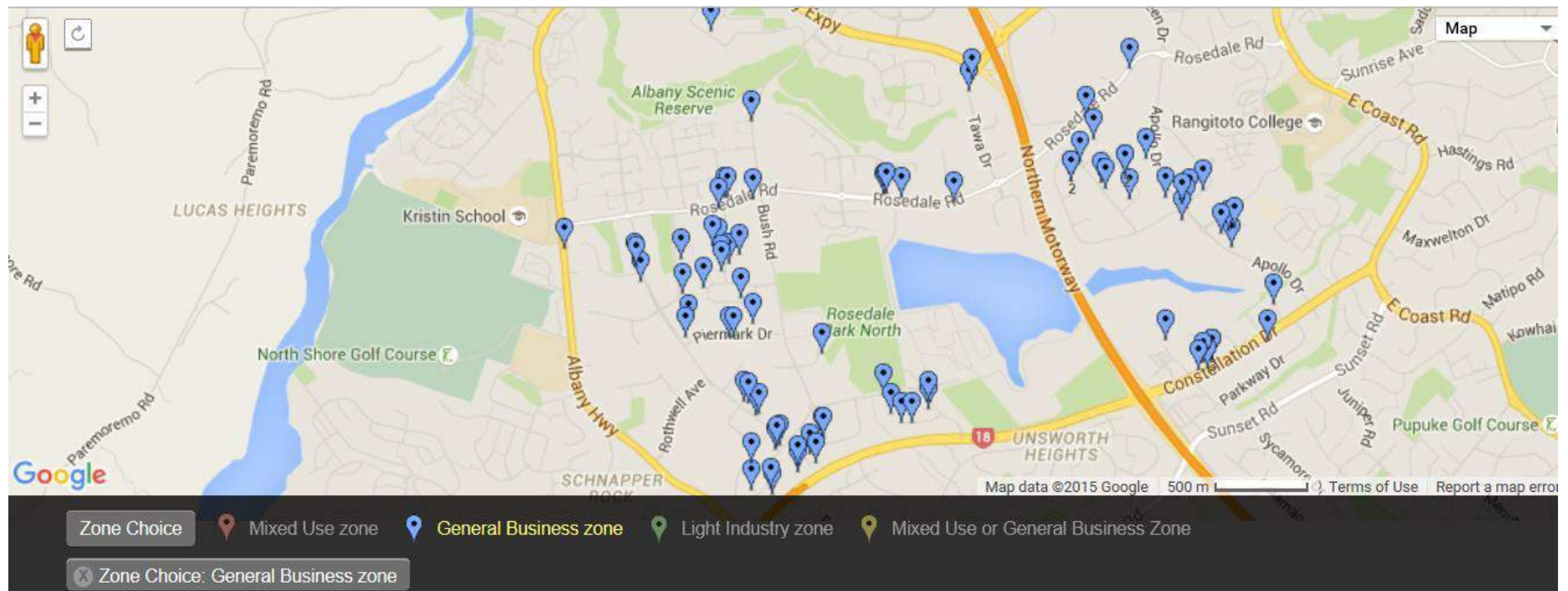
Zone Preferences

Source: Response from NHBA Property Owner's Survey, December 2015

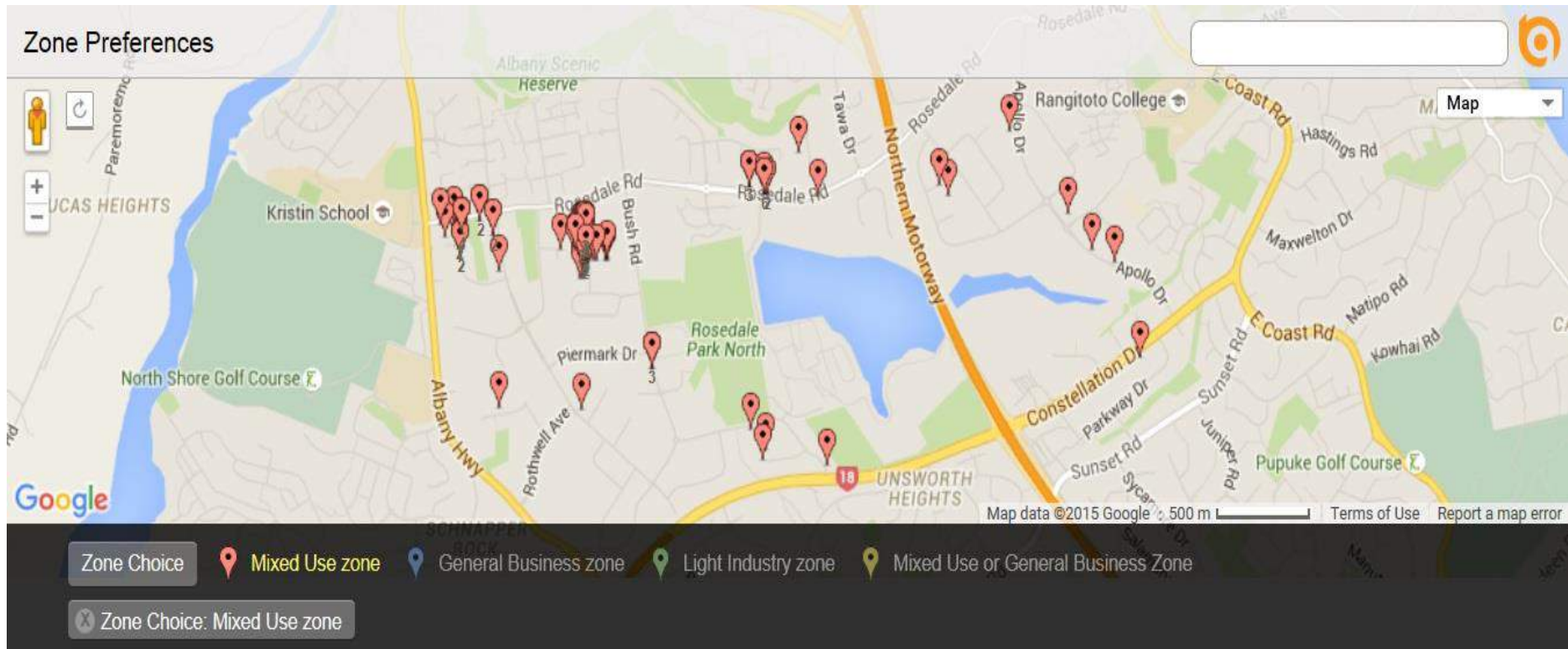


Both of the maps above, present the summary of property owner preferences for base zones within the North Harbour Business Improvement District. These preferences were obtained through an online survey conducted at, and following the four public meetings held, December 2015.

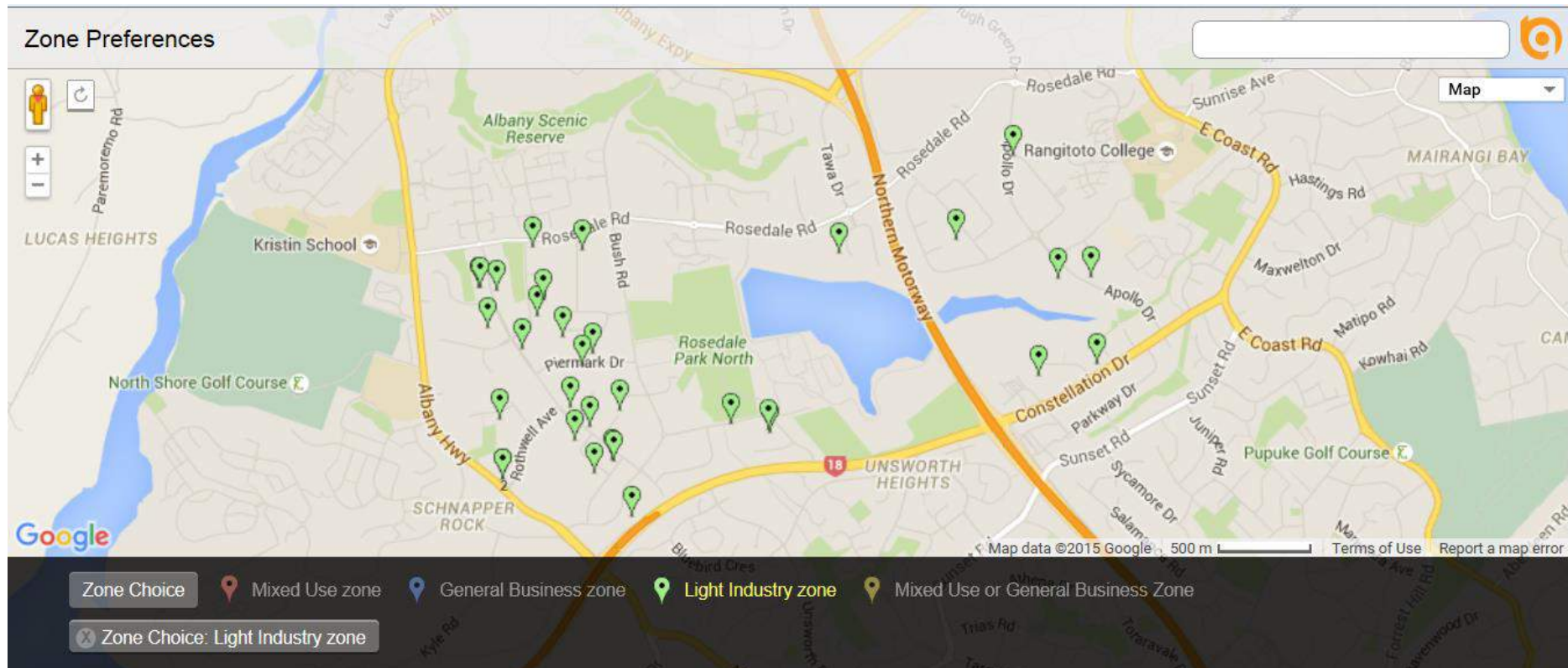
To follow are the breakdowns for the individual zones, **General Business**, **Mixed Use** and finally **Light Industry**. The fourth map summary represents those property owners who had a preference for either Mixed Use or General Business – not one in particular.



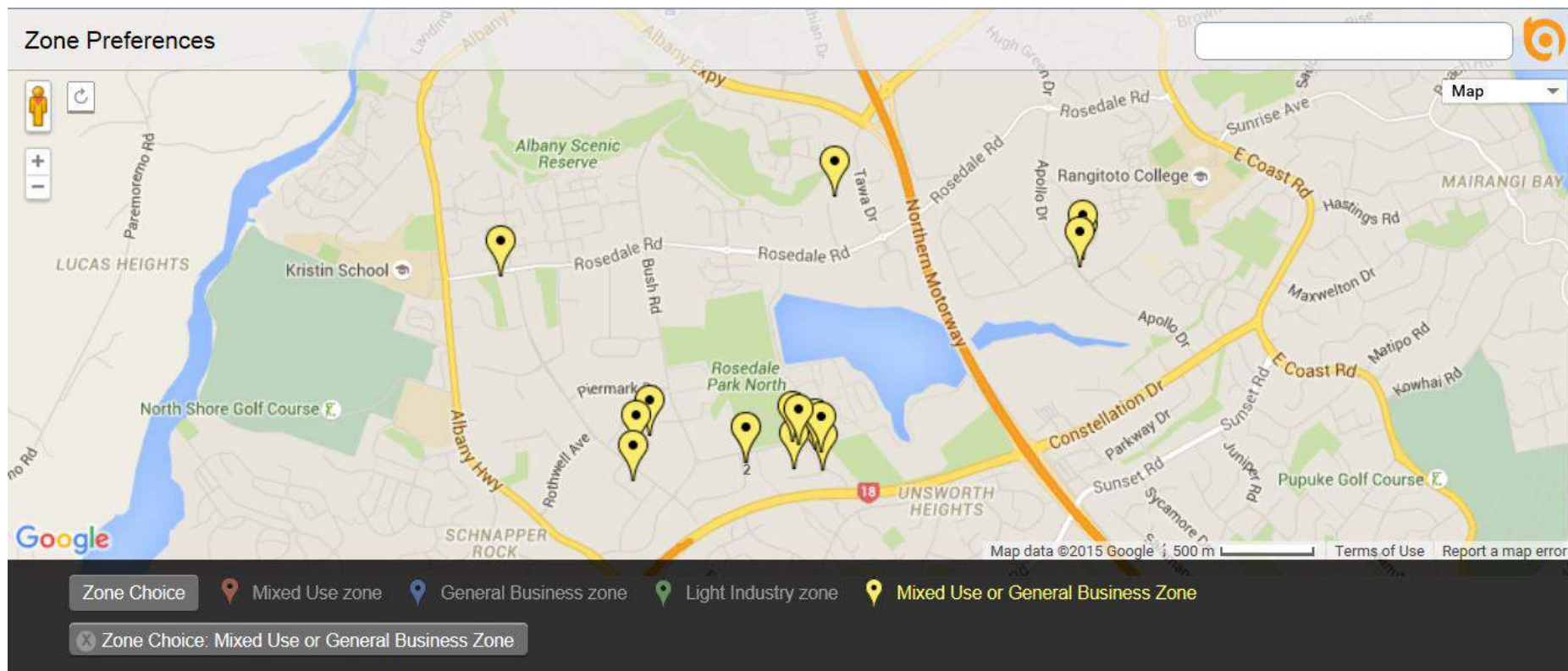
Source: Response from NHBA Property Owner's Survey, December 2015



Source: Response from NHBA Property Owner's Survey, December 2015

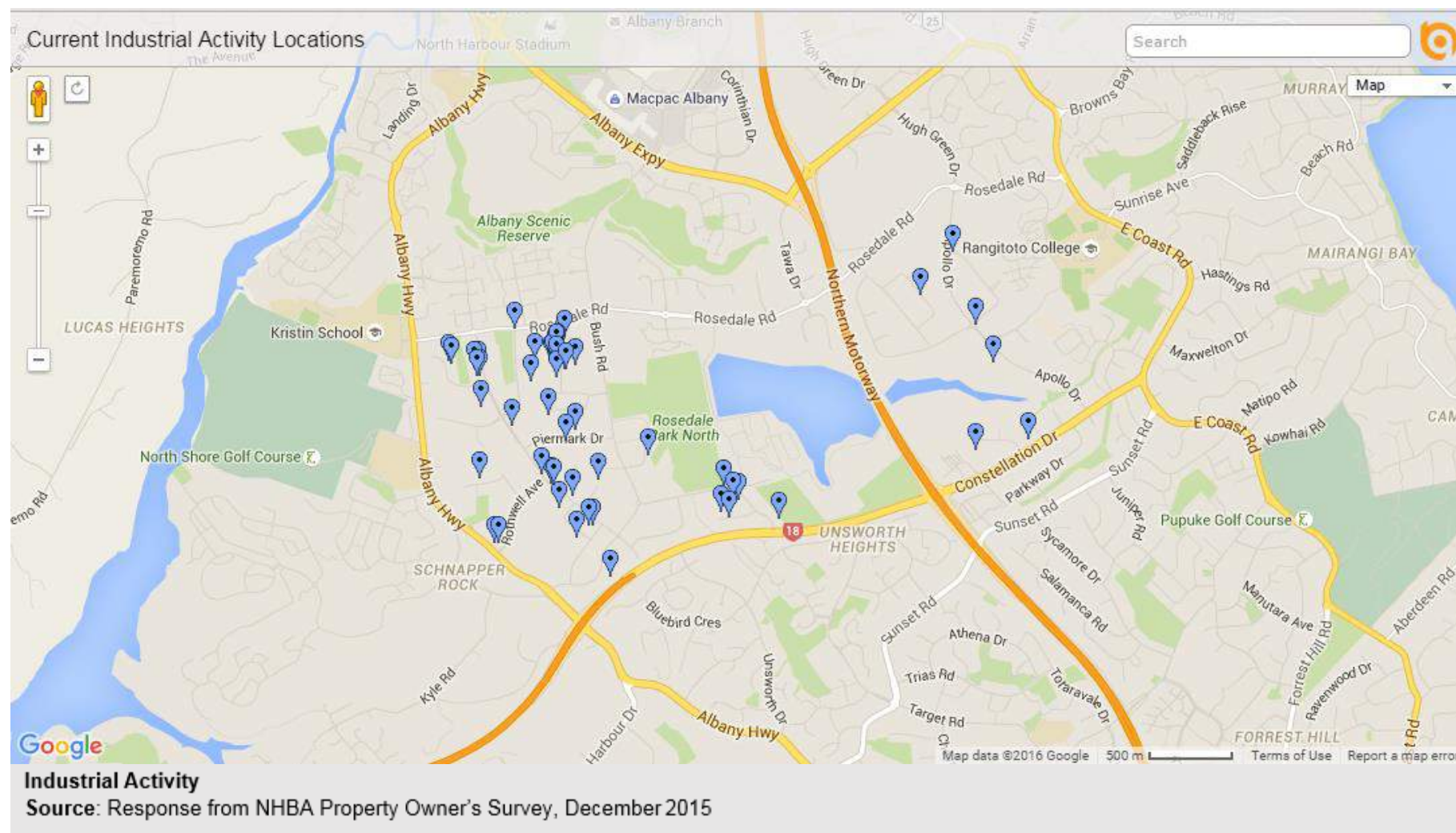


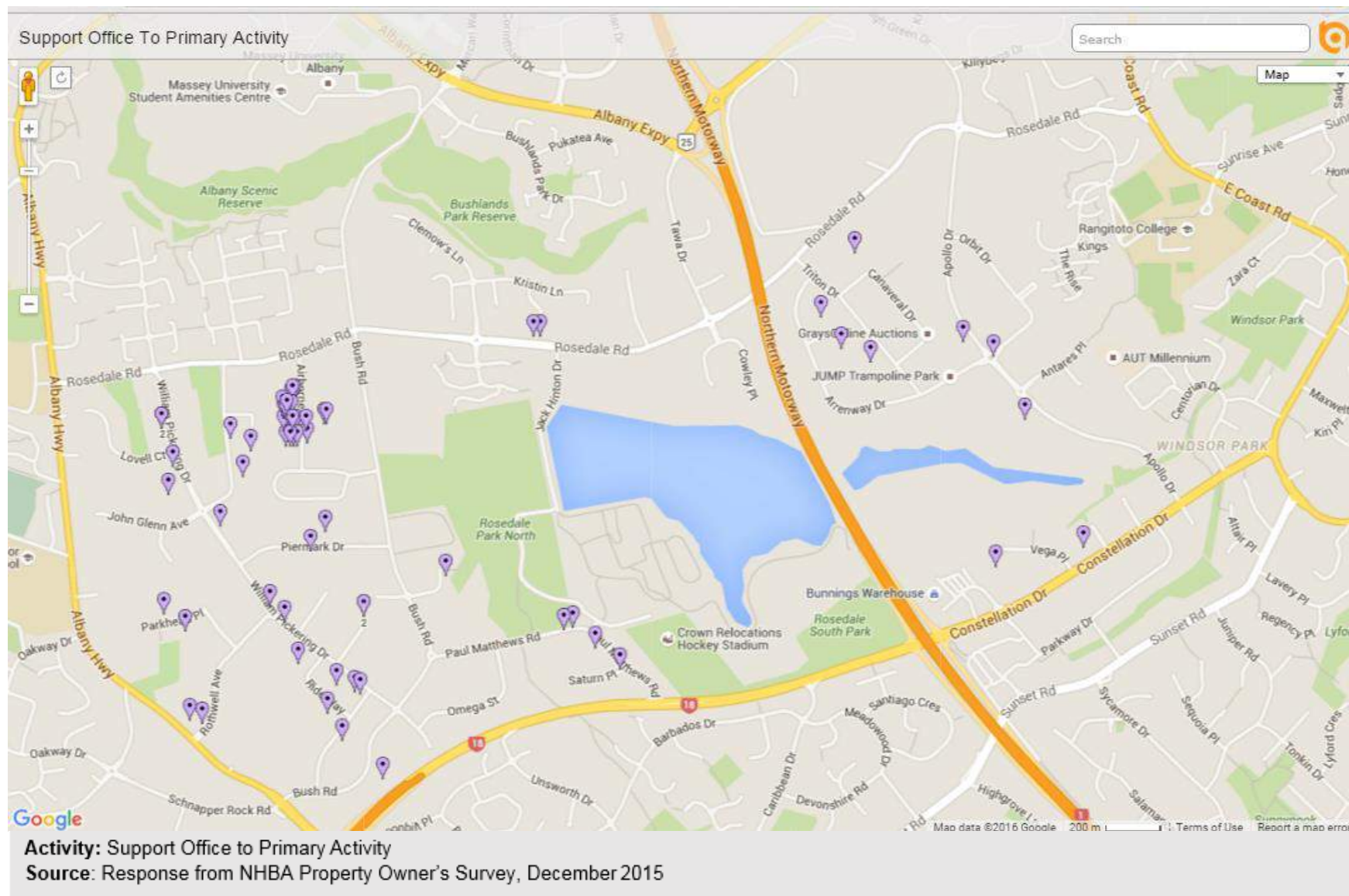
Source: Response from NHBA Property Owner's Survey, December 2015



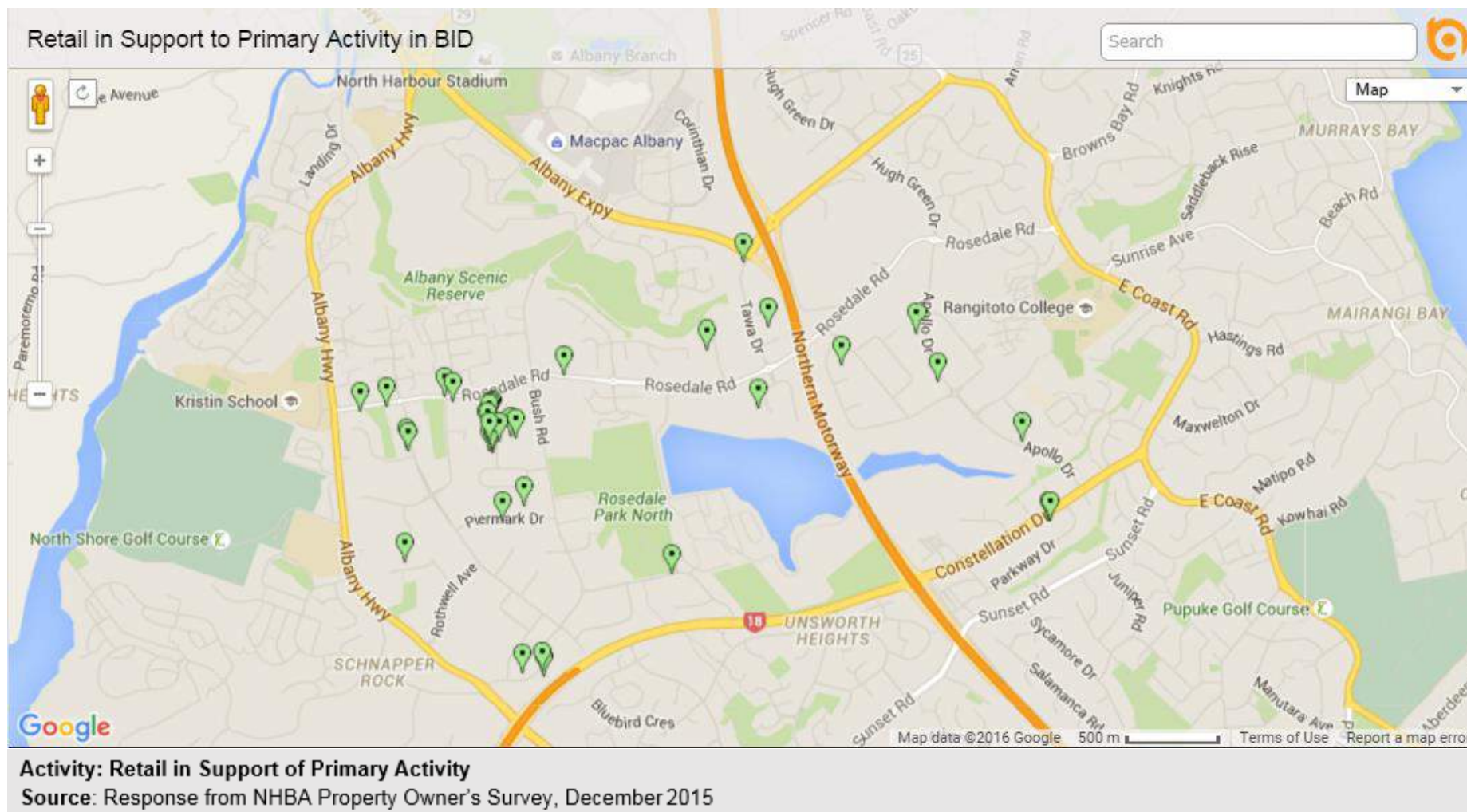
Source: Response from NHBA Property Owner's Survey, December 2015

On this page, and the following six, we summarise the responses obtained from the Property Owner survey, December 2015, as to the **current activities** conducted on their premises. We asked them to identify which of the Proposed Auckland Unitary Plan base zone would best describe these activities. This interactive map can be viewed: <https://batchgeo.com/map/03648de331dd8f0067337cc0a91bb56f>

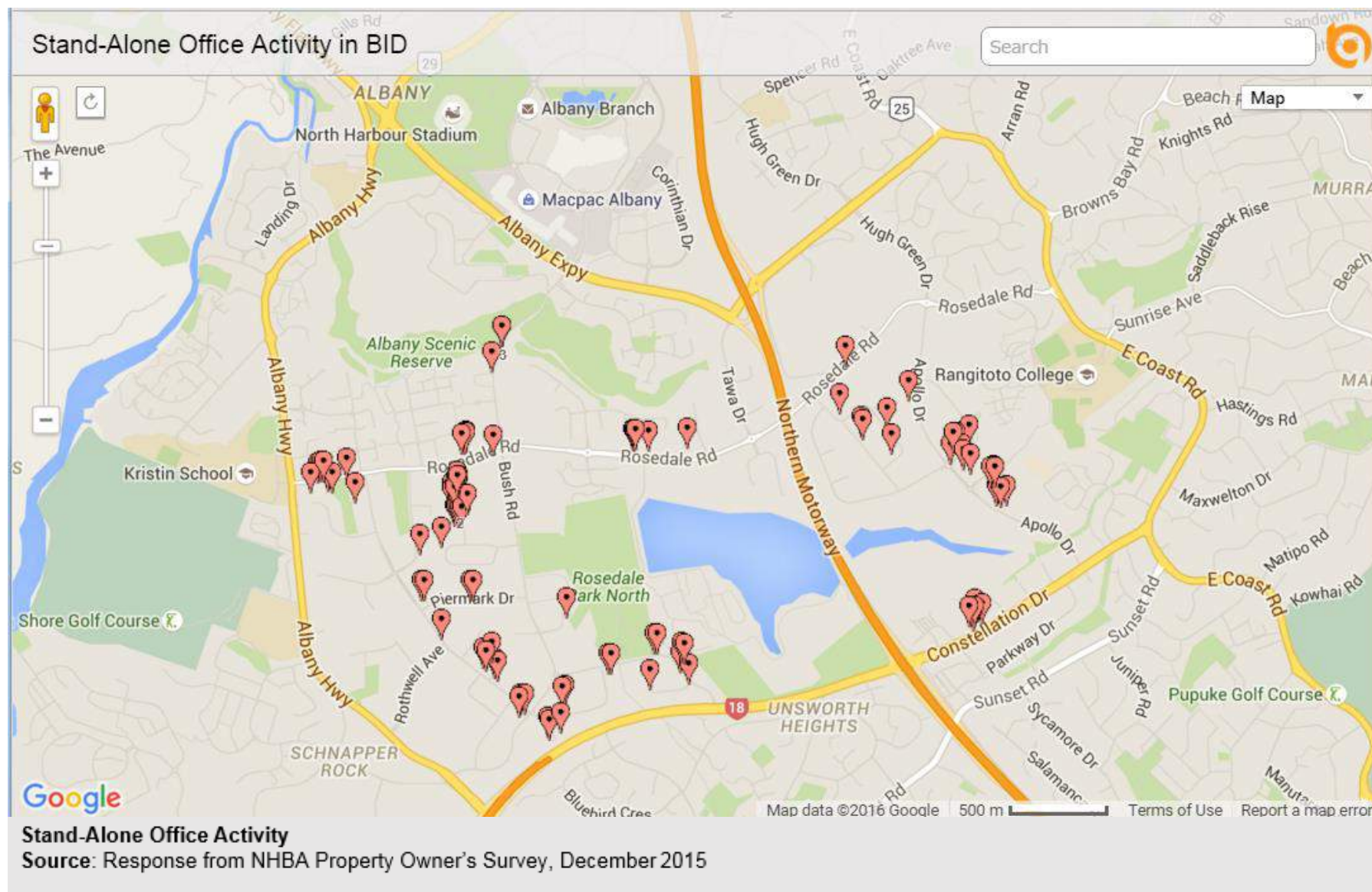




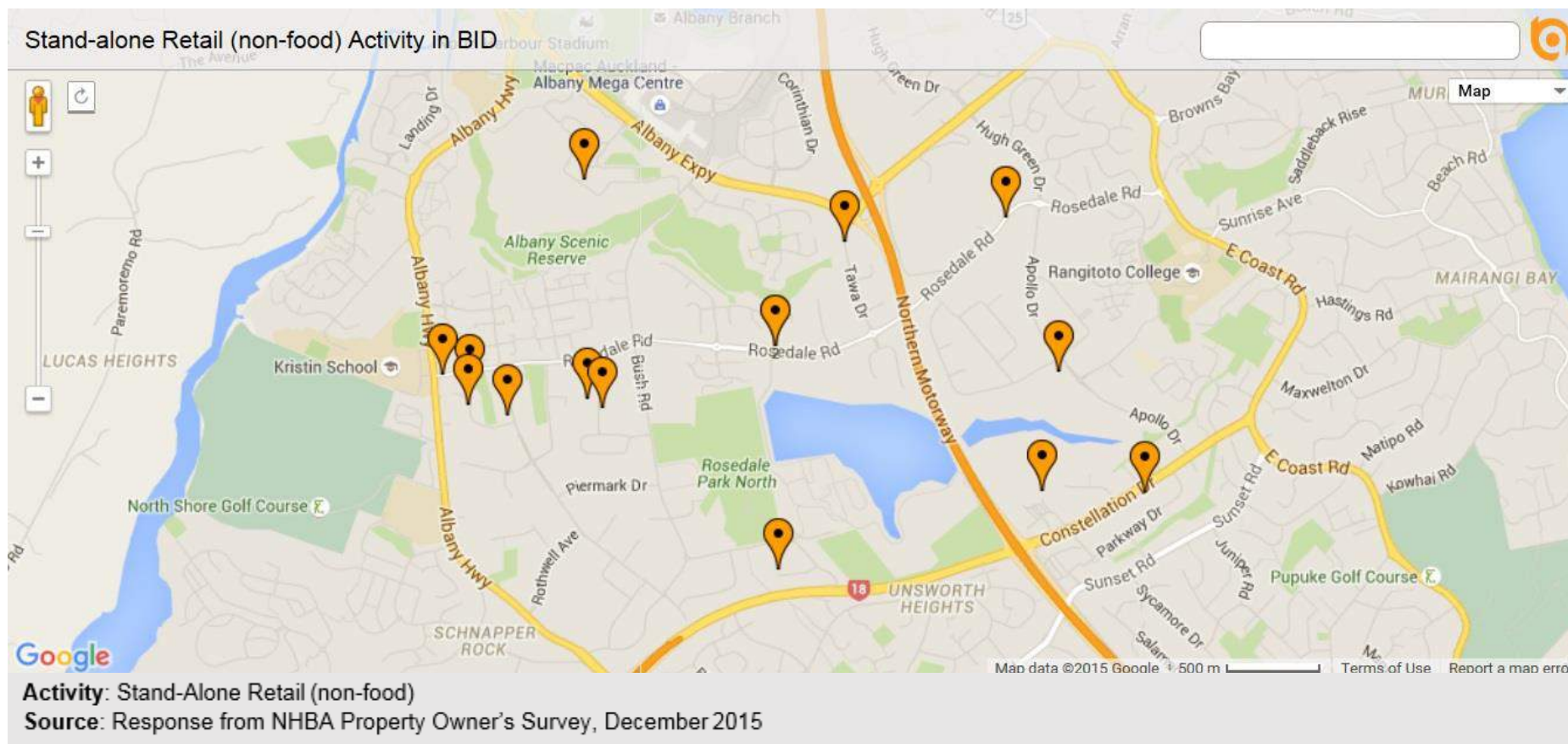
This interactive map can be viewed here: <https://batchgeo.com/map/7b0eafb3afe674407e059908ff93be62>



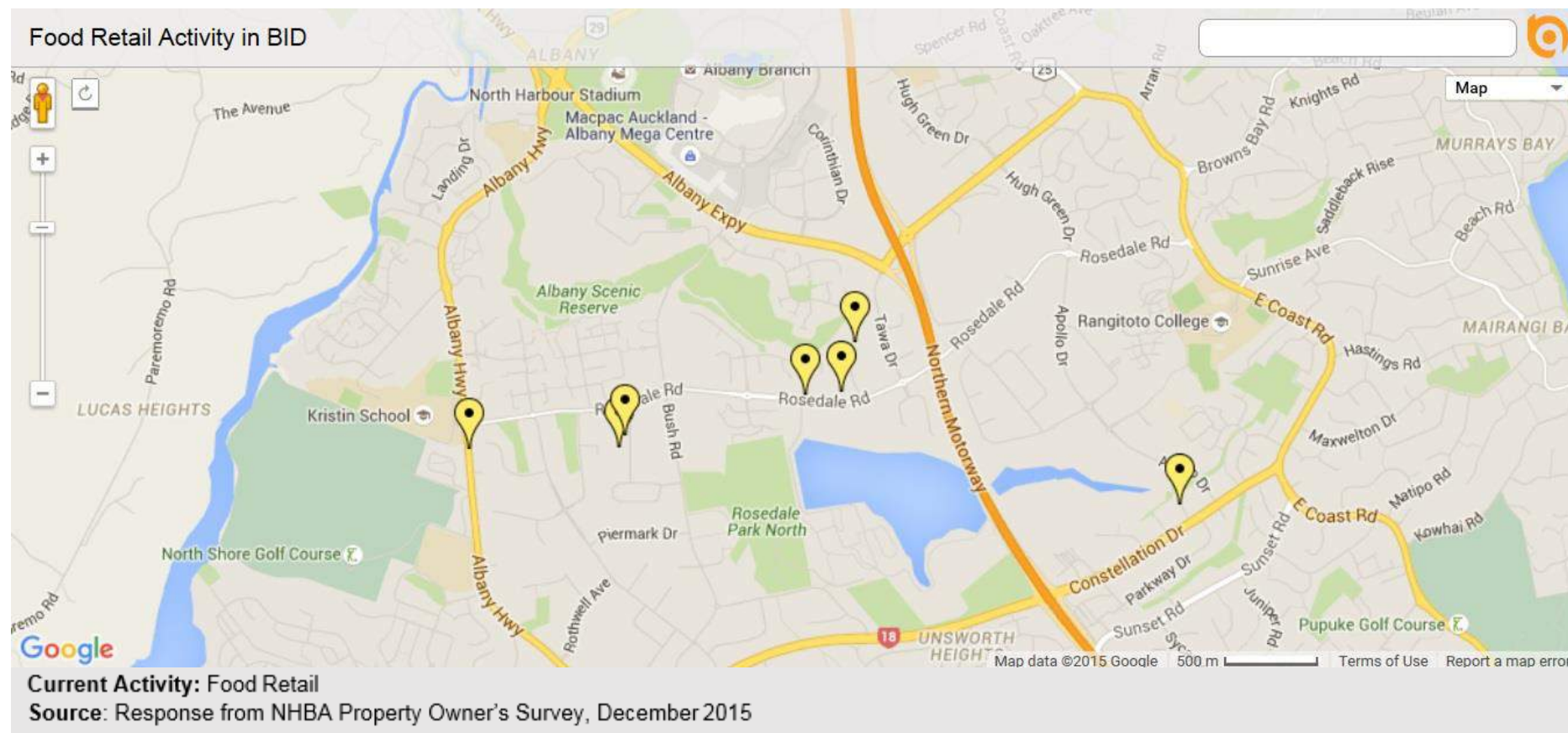
This interactive map can be viewed here <https://batchgeo.com/map/7311c982c8e6daa39ff5e77b2ecd4ddb>



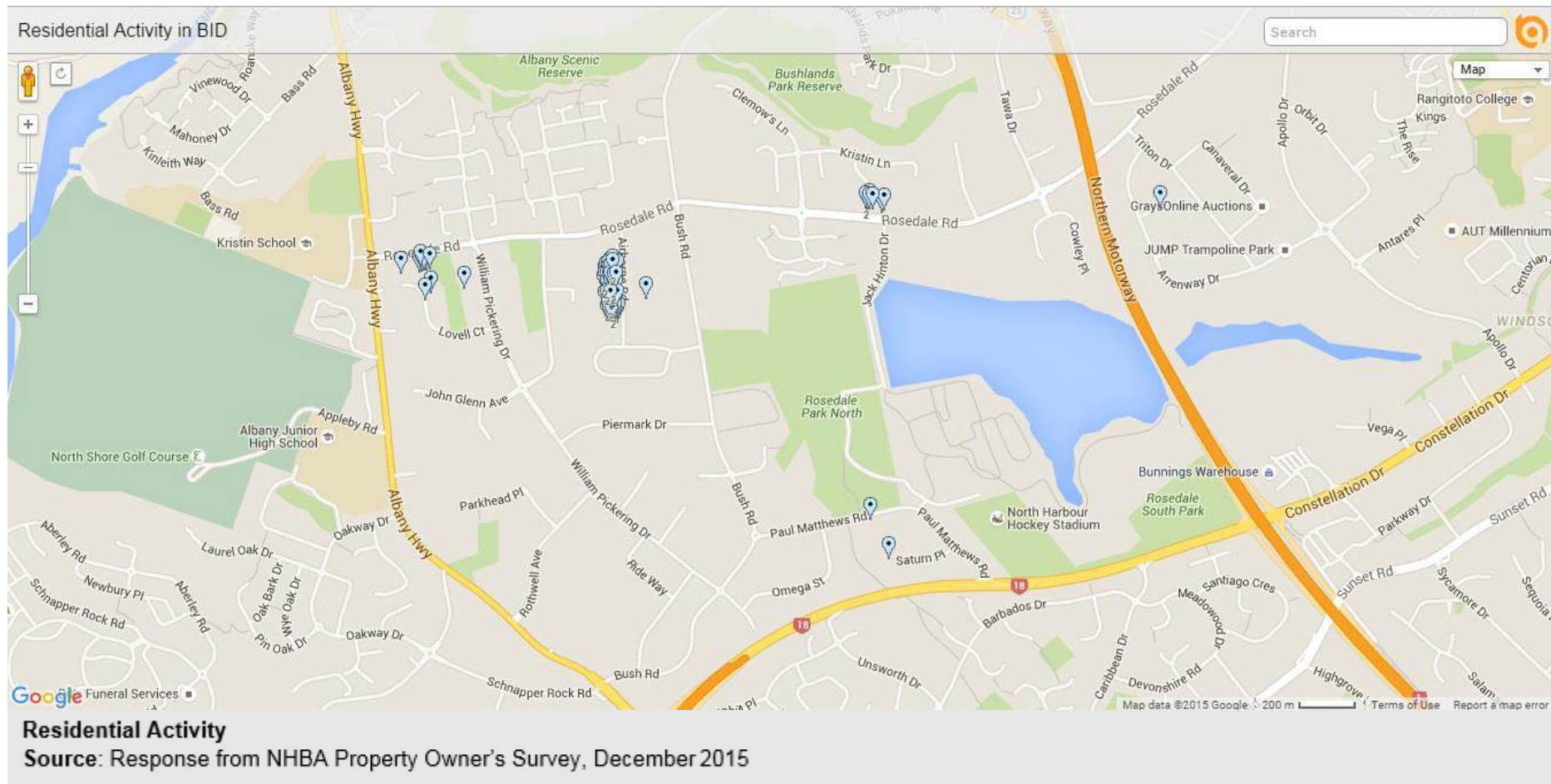
This interactive map can be viewed here: <https://batchgeo.com/map/0ff955fcafb2e4309127ebdfde3326d4>



This interactive map can be viewed here: <https://batchgeo.com/map/c3a5adcf9452590bb8c21298f79099a0>



This interactive map is available to view here: <https://batchgeo.com/map/fde2b786f511668d62e0f0823613471e>



This interactive map is available to view here: <https://batchgeo.com/map/900a16775d6ca7514294a43f71f2565f>

The final two pages of evidence, provides two maps – one relating to Office Space depicted above, the second Warehousing. These responses were obtained by Business North Harbour through an online survey, July 2015. The respondents were business owners rather than property owners.

