

I hereby give notice that a hearing by commissioners will be held on:

**Date:** Tuesday 19 November  
Wednesday 20 November  
Thursday 21 November 2019 (if required)  
**Time:** 9.30am  
**Meeting Room:** Council Chambers  
**Venue:** Ground Floor, Auckland Town Hall  
301-303 Queen Street, Auckland

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**SUBMISSIONS**  
**VOLUME ONE**  
**PLAN MODIFICATION 20 - RURAL ACTIVITY**  
**STATUS**  
**AUCKLAND COUNCIL**

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**COMMISSIONERS**

<b>Chairperson</b>	<b>Robert Scott</b>
<b>Commissioners</b>	<b>Juliane Chetham</b>
	<b>William Smith</b>

**Paulette Kenihan**  
**SENIOR HEARINGS ADVISOR**

Telephone: 09 890 8148 or 021 706 729  
Email: [Paulette.kenihan@aucklandcouncil.govt.nz](mailto:Paulette.kenihan@aucklandcouncil.govt.nz)  
Website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

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**Note:** The reports contained within this document are for consideration and should not be construed as a decision of Council. Should commissioners require further information relating to any reports, please contact the hearings advisor.

## **WHAT HAPPENS AT A HEARING**

At the start of the hearing, the Chairperson will introduce the commissioners and council staff and will briefly outline the procedure. The Chairperson may then call upon the parties present to introduce themselves to the panel. The Chairperson is addressed as Mr Chairman or Madam Chair.

Any party intending to give written or spoken evidence in Māori or speak in sign language should advise the hearings advisor at least five working days before the hearing so that a qualified interpreter can be provided.

Catering is not provided at the hearing. Please note that the hearing may be audio recorded.

### **Scheduling submitters to be heard**

A timetable will be prepared approximately one week before the hearing for all submitters who have returned their hearing attendance form. Please note that during the course of the hearing changing circumstances may mean the proposed timetable is delayed or brought forward. Submitters wishing to be heard are requested to ensure they are available to attend the hearing and present their evidence when required. The hearings advisor will advise submitters of any changes to the timetable at the earliest possible opportunity.

### **The Hearing Procedure**

The usual hearing procedure (as specified in the Resource Management Act) is:

- The reporting officer may be asked to provide a brief overview of the plan change. After the applicant has presented their case, members of the hearing panel may ask questions to clarify the information presented.
- Submitters (for and against the application) are then called upon to speak. Submitters may also be represented by legal counsel or consultants and may call witnesses on their behalf. The hearing panel may then question each speaker. The council officer's report will identify any submissions received outside of the submission period. At the hearing, late submitters may be asked to address the panel on why their submission should be accepted. Late submitters can speak only if the hearing panel accepts the late submission.
- Should you wish to present written information (evidence) in support of your application or your submission please ensure you provide the number of copies indicated in the notification letter.
- Only members of the hearing panel can ask questions about submissions or evidence. Attendees may suggest questions for the panel to ask but it does not have to ask them. No cross-examination - either by the applicant or by those who have lodged submissions – is permitted at the hearing.
- After the applicant and submitters have presented their cases, the chairperson may call upon council officers to comment on any matters of fact or clarification.
- The chairperson then generally closes the hearing and the applicant, submitters and their representatives leave the room. The hearing panel will then deliberate "in committee" and make its decision by way of formal resolution. You will be informed in writing of the decision and the reasons for it.

**APPLICANT:** AUCKLAND COUNCIL

<b>SUBMITTERS:</b>	
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Page 100	Rachelle Audrey Millar
Page 102	Dougal Garland Harding
Page 104	Ace Jie Lin
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Page 108	Jason W & Maggie W Trustee Limited, Attn: Zhenxiao Wang
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Page 114	Russell Laurence Vincent
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Page 119	Leigh Shaw
Page 121	Qiyuan Zhang
Page 122	Royal Forest and Bird Protection Society of New Zealand Inc. Attn: Nicholas Beveridge
Page 126	Glenn William Archibald: Summerset At Karaka Villa 112, 49 Pararekau Road
Page 134	Glenn William Archibald: 310 Muir Road
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Page 153	Glenn William Archibald: 797 Linwood Rd, Papakura
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Page 198	Kenneth Ian Braines



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Page 204	Shu-Cheng Chen
Page 206	Raymond O'Brien
Page 207	Lee Suttoon
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Page 212	Justin James Cook
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Page 271	Mike

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**FURTHER SUBMITTERS:**

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**LATE FURTHER SUBMITTERS:**

Page 707	Oak Hill Vineyard Limited
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The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ruth Lois Minton

Organisation name:

Agent's full name: Ruth Minton

Email address: [struth\\_m@yahoo.co.nz](mailto:struth_m@yahoo.co.nz)

Contact phone number:

Postal address:  
173 Boshier Rd  
RD 4 Wellsford  
Auckland 0974

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Plan change 19 requiring non-complying activity to need resource consent

Property address: Boshier Road RD4 Wellsford

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

A wish to maintain rural character and amenity and avoid adverse cumulative effects on the rural environment; • The need for pre-planned management of topsoil overburden from rural residential development . Use of commercial activities in this area presently affect neighbouring properties and dwellers and are very hard on the current infrastructure ( roads, dust and noise nuisance ) and should not be allowed to be increased.

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

Submission date: 21 March 2019

### Attend a hearing

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

**Declaration**

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

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

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

Yes

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



The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Macauley Sei

Organisation name:

Agent's full name:

Email address: [m.seo@barfoot.co.nz](mailto:m.seo@barfoot.co.nz)

Contact phone number: 021 528 234

Postal address:  
1781 State Highway16 rd2  
Helensville  
Auckland 0875

**Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
if there is any subdivision potential?

Property address: 1781 State Highway16 RD2

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
change zone for land is great i would know to more about it

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

Submission date: 21 March 2019

**Attend a hearing**

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

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

**Declaration**

Could you gain an advantage in trade competition through this submission? Yes

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ravendra Chetty

Organisation name: Glenbrook Rest Home

Agent's full name: Ravendra Chetty

Email address: [ravendrachetty@hotmail.com](mailto:ravendrachetty@hotmail.com)

Contact phone number:

Postal address:  
5 Alexander St. Otahuhu  
Auckland  
Auckland 1062

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Care centre requires consent for more than 10 residents on site.

Property address: 131 Wymer Road, Glenbrook

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
The resthome is currently compliant for 23 residents.

3.1

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

Details of amendments: A consent is required for care centres having more than 25 residents

Submission date: 22 March 2019

### Attend a hearing

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Kenneth Alfred Boler

Organisation name:

Agent's full name: Ken Boler

Email address: [kboler@goodwood.org.nz](mailto:kboler@goodwood.org.nz)

Contact phone number:

Postal address:  
P O Box 389 Kumeu 0841  
Kumeu  
Auckland 0892

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

The rule that states that any activity not provided for in the Auckland Unitary Plan requires a resource consent as a non-complying activity.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This will add yet another layer of cost and time delays to an already slow and costly process.

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

Submission date: 22 March 2019

### Attend a hearing

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

## Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Eddy Zhang

Organisation name: Delfilord Investment Limited

Agent's full name: Eddy Zhang

Email address: [eddye0618@gmail.com](mailto:eddye0618@gmail.com)

Contact phone number:

Postal address:  
31 McMillan Place  
Mellons Bay  
Howick  
Auckland 2014

### **Submission details**

#### **This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### **My submission relates to**

Rule or rules:  
Plan Change 20

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
not fare

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

Submission date: 22 March 2019

### **Attend a hearing**

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

## Declaration

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

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

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

No

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



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Grant David Ford

Organisation name:

Agent's full name:

Email address: [grant@busxarchitects.com](mailto:grant@busxarchitects.com)

Contact phone number:

Postal address:  
39 Matheson Way  
Waiau Pa  
Auckland 2679

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Property address: 39 Matheson Way. Waiau Pa

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The proposed amendments seek to make it easier for the council to say a blanket "no" to things that deserve individual consideration. Some of these new uses could be the very stuff of our future and the means by which our rural production can increase.

Reviewing some of the ideas of those of us that live in the zones that are now designated mixed rural may be as vital to our urbanisation goals as oxygen is going to be to people in the intensified cities we would prefer not to live in. The changes appear to create further economic and legal barriers to the very innovation the currently highly unproductive and uneconomic mixed rural production units need.

The Unitary Plan is already a broad brush blunt instrument in unlocking the production potential of mixed rural use zones and why more discretion not less is required. (I use my own location as an example) Surely the purpose of the unitary plan is to act as a guideline to facilitate a conversation on

how best to meet the objectives of the larger community when discussing an individual site. Key to that is discussing the individual site. The RMA and AUP are ever-evolving documents that do not supersede existing covenants and past history of council decisions on the land. They have conspired to make lifestyle blocks uneconomic life sentence blocks; without hope of parole.

They have also locked up land in non-productive pasture supporting an outdated farming practice. Ten flatulent cows on 4 hectares of grass are not even carbon neutral. No cows and 10,000 trees per block could be the lungs of an expanding city. The intent of the RMA and Unitary Plan for this zone would be greatly served by abandoning historical views of what rural living and use is about and allowing it to be reimagined for the 21st century (in the same way that NZ has come very late to an understanding of urbanisation and its infrastructure, transport and liveability needs.)

Our Lifestyle Block Example: For 14 Years we have lived on a lifestyle block developing it for our family, raising three children. It was bought as a family home in a catchment that had a Cambridge curriculum school nearby. The original owner of the 4.3 hectare block, a builder, made hay up to the front door of the house. The owner before us fenced the land and ran horses on it. We arrived pre GFC and put a barn on it, with an aviary for endangered parrots and used the fields for refugee Llamas. The GFC saw my consultancy business all but fail in NZ and we spent eighteen months away doing contract work in Canada to make ends meet. When we returned to a rundown property we brought it back to life, even though it was now worth less than what we paid for it. We ran some cattle but witnessing the home kill in our neighbours paddock saw us abandon that farming practice and investigate Avocado Orchards. This too failed due to being ask to indemnify the entire industry should we lose a twig of a tree that subsequently turned up grafted to a plant in China.

To add to just the general difficulty of making 4.3 hectares/ 10 Acres work in any way to pay its way. We pay rates at pretty high levels yet:

- We supply all our own waste/wastewater system at our own cost
- We co-funded a communal water bore in our street costing us many tens of thousands of dollars, have its maintenance and power costs and pay the council an annual charge for the water coming out of the aquifer under our property, from the bore and pump we paid for
- We live down a private road that the council deemed it did not wish to own from the developer; meaning that we all pay for the upkeep of a road outside our door directly as well as giving contribution to everyone elses' street in Auckland.
- We have restrictions on our water supply that means we cannot use too much and that limits our ability to develop our blocks into mixed rural production units.
- We have original covenants on the land that says we cannot erect very much in the way of structures for plants better grown up inside.
- We are bordering and neighbored by dairy farms but we are a residential street
- The residences in our street are surrounded by grass that some of us have the obligatory cattle chewing, whilst some of us make hay for the surrounding horse and cattle community
- Despite little incentive to do so, just more cost, we have made it beautiful with ponds and 100's if not thousands of trees.
- We have developed some hobby business activities but our primary sources of income come from outside of the land use and pay for the land upkeep.
- Currently, the list of what we can't do to pay our mortgage and perhaps have something for our retirement is extensive and all based around keeping everything the same as it is now.; uneconomic, and environmentally suboptimal.

- Two of the blocks in our street (one with dwelling/ one without) are owned by foreign interests in Asia basically waiting the AUP out until such time that they can subdivide.
- Similarly, the 130acre farm on our back border has been recently sold to Asian land bankers who allow the previous owner to keep farming there....

In the meantime. I have seen the developments that have been allowed under the unitary plan; many of them too intensive for surrounding infrastructure, turning roads into parking lots and one-way streets lined with cars. I would dearly love to develop this street and surrounds as a truly useful rural property development that would be both a wonderful place to live and a huge greenhouse gas mitigation for Auckland.

To do that would entail making one and two-acre blocks with a mandatory 50% native trees and bush on it.

- It would allow the pony paddock or football practice lawn for four times as many homes that would satisfy the intent of the mixed rural category 10 times as much.
- It would enhance and transform this rural misfit into a rural paradise. There would be walking and horse treks around 100s of thousands of trees with a phenomenal carbon credit boon to the city.
- The units themselves would be residential/ home business/ boutique horticulture with self-sufficiency for fruit and vegetables and economic because the unused tracts of worthless grass, that actually take carbon to mow and maintain, would be a protected long term asset as oxygenators of our city.

Currently, though this mixed rural utopia can't happen because it doesn't meet the current flatulent cow definition of rural and it is just large enough to require a capital investment in equipment to fit that definition that will never be returned if we did. So I am sorry – anything that requires council to evaluate an individual case against the intent of the zone category and not some cookie-cutter checklist for disregarding, is better than what you propose.

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

Submission date: 22 March 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Erica Hawkett

Organisation name:

Agent's full name:

Email address: [erica.hawkett@outlook.co.nz](mailto:erica.hawkett@outlook.co.nz)

Contact phone number:

Postal address:  
58 Trig Road  
RD1 Helensville  
South Head  
South Head  
Auckland 0874

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Add to the rural zone activity tables a rule that states that any activity not provided for in the auckland unitary plan requires a resource consent as a non-complying activity and amend references in the Rural Chapter to residential buildings to read dwellings

Property address: 58 Trig Road, RD1 Helensville South Head

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I don't see any reason for the change and I don't see what value it adds.

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

Submission date: 22 March 2019

**Attend a hearing**

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

**Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Julia Puka

Organisation name:

Agent's full name: Julia Puka

Email address: [julia.puka@hotmail.com](mailto:julia.puka@hotmail.com)

Contact phone number:

Postal address:

0772

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Rural activity status

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
Costly exercise and not necessary. Private owners should be left alone

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

Submission date: 22 March 2019

### Attend a hearing

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

## Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Rosemary Wilkinson and Raymond Allen

Organisation name:

Agent's full name:

Email address: [rosiewilk@xtra.co.nz](mailto:rosiewilk@xtra.co.nz)

Contact phone number:

Postal address:  
PO BOX 35  
LEIGH  
0947  
LEIGH  
AUCKLAND 0947

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

## My submission relates to

Rule or rules:

The objective of the proposed plan change is to limit residential and industrial activities in rural areas so that rural zones are predominantly used for rural purposes. It will ensure that unintended uses like urban industrial activities and retirement villages cannot be established in rural zones unless a rigorous assessment process (via a resource consent application) is undertaken. This will reduce the potential for creating adverse effects such as the loss of rural character and amenity, and unnecessary development on elite and prime soils.

Property address:

Map or maps:

Other provisions:

The proposed plan change does two things: It amends the activity table for the rural zones so that any activity not specifically listed in the table becomes a non-complying activity. It also amends the reference to "residential activities" in specific rural policies and zone descriptions to "dwellings". The reason for the second amendment is that the term "residential activities" can include a wide range of activities such as retirement villages and other residential development types. This was never intended in the rural zones

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

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



The reason for my or our views are:

We reside in the Leigh/Pakiri area which is a quiet coastal village which is a popular tourist destination for both Aucklanders and international visitors. There are no hotels or motels in our area but there are a number of small B&Bs run by local residents, mostly retirees. In peak season these are all booked out because the demand exceeds supply and there are many further benefits to the community as a whole as hospitality and events, etc are attended by this influx of guests. Recently Council imposed a bed tax on short term stay accommodation, resulting in the closure of some of this much needed accommodation. This was because the small income received was not worth the price of the tax paid, not to mention being hounded by the Council and the insinuation in the media that such providers were tax cheats. We believe that if Council imposes a further requirement that all B& B accommodation providers register with Council, (and no doubt pay a further tax for this) that Leigh area will lose even more providers, and therefore guests and tourists to this area. Is this what was intended by the proposed modification? The short term stays are largely in picturesque pockets and the effects are all positive, not adverse.

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

Submission date: 23 March 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Jacques Imbeau

Organisation name:

Agent's full name:

Email address: [drjacques.imbeau@gmail.com](mailto:drjacques.imbeau@gmail.com)

Contact phone number:

Postal address:  
51 Crows Road  
Swanson  
Auckland 0614

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Clause 6 of First Schedule, Resource Management Act 1991 Proposed Plan Change 20 - Rural Activity Status

Property address: 51 Crows Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The proposed changes means that any future activity that is not currently listed in the AUP would automatically require resource consent, regardless of the nature of the activity. This is a blanket change that is not necessary and will further increase regulatory costs and hurdles which are too cumbersome already. WE NEED LESS REGULATIONS - NOT MORE. WE NEED A REDUCTION IN RED TAPE AND RELATED COST INCREASES. Furthermore the Council already uses a mechanism called an "overlay" to add additional restrictions over an above what is allowed by the AUP, as the Council sees fit, regardless of the ratepayers views. In my opinion the use of such "overlays" is already a mechanism that lacks transparency and not necessarily the result of proper consultation but rather bureaucratic processes. It lacks oversight. The Council now seeks to enshrine in the AUP a permanent control over "any" future activity not currently listed in the AUP for the Rural Activity Status, regardless of what that activity would be. This is not acceptable. Finally may I suggest that before

seeking more control over ratepayers properties, the Council should seek to improve its efficiency and ability to process consents in a timely manner. The way Council operates should be significantly changed so that it provides more assistance in the consent process so as to achieve an optimal outcome rather than the current "adversarial" system that is cumbersome, expensive. inefficient and, in some (many ?? ) cases, counterproductive. Many of my fellow ratepayers share my views and I know that the Council is aware of this.... Will the change have to come from outside ?!!

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

Submission date: 23 March 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Bryce catchpole

Organisation name:

Agent's full name:

Email address: [bryce@theshedco.co.nz](mailto:bryce@theshedco.co.nz)

Contact phone number:

Postal address:  
855a Whangaparaoa road  
Manly  
Auckland 0930

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Plan change 19 Plan change 20

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
I dont think the council has the right to decide this.

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

Submission date: 23 March 2019

### Attend a hearing

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

## Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ningning Li

Organisation name:

Agent's full name:

Email address: [slee\\_777@hotmail.com](mailto:slee_777@hotmail.com)

Contact phone number: 0272821123

Postal address:

Albany Heights  
Auckland 0632

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Option 1

Property address: 122 Albany Heights Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
I can't really see any points of changing the current Residential types to Dwelling only.

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

Submission date: 23 March 2019

### Attend a hearing

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

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Gi-Jun Oh

Organisation name:

Agent's full name:

Email address: [ohgijun@hanmail.net](mailto:ohgijun@hanmail.net)

Contact phone number:

Postal address:

540 Dairy Flat Highway,

Auckland 0792

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Proposed Plan Change 20 - Rural Activity Status.

Property address: 540 Dairy Flat Highway

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I support the unitary plan changes because the location is close to the city and it is easy to access from CBD.

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

Submission date: 23 March 2019

### Attend a hearing

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



## Declaration

Could you gain an advantage in trade competition through this submission? Yes

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Josephine Gray

Organisation name:

Agent's full name:

Email address: [jo.gray890@gmail.com](mailto:jo.gray890@gmail.com)

Contact phone number:

Postal address:  
37 Taupaki Road  
Auckland 0782  
Taupaki  
Auckland 0782

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Property address:

Map or maps:

Other provisions:

Proposed plan change 19 Rural "Add to the rural zone activity tables a rule that states that any activity not provided for in the Auckland Unitary Plan requires a resource consent as a non-complying activity"

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

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

The reason for my or our views are:

The use of "activity" is very vague wording. The resource consent process is challenging enough to navigate as it is. If you are wanting other "activities" to jump through the hoops of resource consent (for non-complying or otherwise), these need to be defined and not alluded to in a catch-all, vague statement.

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

Submission date: 24 March 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Barry Potter

Organisation name:

Agent's full name:

Email address: [barrysgonesailing@gmail.com](mailto:barrysgonesailing@gmail.com)

Contact phone number:

Postal address:  
214 Scenic Drive  
Titirangi  
Auckland 0604

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Proposed Plan Change 20 - Rural Activity Status

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
It protects the rural nature of the Waitakere Ranges

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

Submission date: 24 March 2019

### Attend a hearing

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

**Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Raewyn Norton

Organisation name:

Agent's full name:

Email address: [raemar@vivid.net.nz](mailto:raemar@vivid.net.nz)

Contact phone number:

Postal address:  
47 township road  
Waitakere village  
Auckland 0816

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Plan change 20 rural activity status

Property address: 47 township road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
Our choices are already restricted

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

Submission date: 24 March 2019

### Attend a hearing

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

## Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ben Wolmarans

Organisation name: Private

Agent's full name:

Email address: [benwol66@gmail.com](mailto:benwol66@gmail.com)

Contact phone number:

Postal address:  
711 Ridge Road  
RD3  
Albany  
0793  
Riverhead  
Auckland 0793

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

"add to the rural zone activity tables a rule that states any activity not provided for in the Auckland UP requires a resource consent..."

Property address: all properties affected

Map or maps: all rural zones

Other provisions:

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

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

The reason for my or our views are:

This rule introduces arbitrary and open-ended reasons for Council officials to decline or interfere with private property rights. Where an activity is not explicitly listed for a consent category, it should be permitted. Council should by now have a full grasp of activities practiced in these zones and be specific in their recommendations.

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



Submission date: 25 March 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Carl Bigley

Organisation name:

Agent's full name:

Email address: [carlandwenfang@hotmail.com](mailto:carlandwenfang@hotmail.com)

Contact phone number:

Postal address:  
585 Whitford road  
Howick RD1  
Manukau 2571

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

Change 20. . You propose to add to the rural zone activity tables a rule that states that any activity not provided for in the Auckland unitary Plan requires a resource consent as a non-complying activity. Many of us in the rural Whitford area bought lifestyle blocks (some time back) so we could run businesses/work from home (which generally is not possible in residential areas). As such we fall under discretionary activities which, if these proposals go ahead will potentially force us to cease trading/working and have to apply for resource consent to carry on doing what some of us have done for a decade or more. We would like things to be left as they are. There is no need of a change. We also understand the proposal to change references from 'residential buildings' to 'dwellings' is to enable the application of resource consent to farm barns, sheds and other outbuildings. Again we seem no reason to change. Our fear is to bring in these changes means we need to apply for resource consent to use any of our outbuildings for any of our discretionary activities. At present one is used to store props and equipment for a local ballet school for which there is no unitary plan classification and, under these rules may require resource consent. Bringing in these changes could force us to have to relocate our business and give up our lifestyle

Property address: 585 whitford road, howick rd1

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
as above, to bring in these modifications could force us out of our property, which will mean relocation out of Auckland. There is no clarity on exactly what these modifications will be used for but these proposed changes present a potential threat to anyone working from home in a lifestyle property in Auckland

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

Submission date: 25 March 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Warren John Brown and Jill Pauline Brown

Organisation name:

Agent's full name:

Email address: [warrenbnz@yahoo.co.nz](mailto:warrenbnz@yahoo.co.nz)

Contact phone number:

Postal address:  
118 Awa Road  
Kumeu  
Auckland 0891

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
additional restrictions on rural zone activities.

Property address: 118 Awa Road, Kumeu

Map or maps:

Other provisions:  
Further restrictions to already restrictive rural zone activities.

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

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

The reason for my or our views are:  
That the rural zone is already overly restricted in what is allowable to be carried out and the proposed zone changes are far to broad and encompassing.

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

Submission date: 26 March 2019

### **Attend a hearing**

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

## Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Alistair Watts

Organisation name:

Agent's full name: Alistair Watts

Email address: [aliwatts@me.com](mailto:aliwatts@me.com)

Contact phone number:

Postal address:  
98 Shelly Beach Road  
South Head  
Helensville 0874

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

I strongly support the changes. If we are to have a rural designation we should adhere to it rather than allowing a creeping change by exception.

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

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

The reason for my or our views are:

I WANT the changes made i.e. that "dwellings" is used to replace "residential buildings" as above. We want to retain the rural countryside otherwise the whole Auckland Region will become a hotch-potch of residential dwellings, suburbs, small blocks and industrial areas. When buying land there should have some certainty about the designated land use.

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

Submission date: 26 March 2019

## Attend a hearing

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

## **Declaration**

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

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

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

Yes

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

Dear Sir or Madam

**Re Proposed Plan Change 20- Rural Activity Status**

Adding another avenue for having to apply for Resource Consent for 'non complying activities' runs the risk of putting more pressure on a system that seems to be already burdened with Consent Applications, when I thought the whole process of Consents was suppose to be getting easier and quicker.

21.1

I also propose that the immediate area around where we reside be re-zoned to Lifestyle/Rural with the ability to have a minimum of 2 acre lots. This area is within a 3-4 kilometre distance to the new Stevensons Commercial Development that will provide employment for a lot of people. There will be residential Housing in the Drury area to accommodate these personnel but there is also a demand/option from these families to live in a Lifestyle type residential property within a close commuting distance.

The Land in question right now is zoned Rural but this Land is non-productive and lends heavily towards Lifestyle Blocks that will bring a lot of rates to the Council.

Environmental Impact- There will be little impact on the environment as these Properties will be self supporting with their own Water supply, storm water and sewage systems as per Lifestyle Block regulations.

I look forward to hearing from you and are willing to attend any meetings on this matter.

Regards,

John Colebourne  
189 Pratts Rd  
Drury



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Yankai Chen

Organisation name:

Agent's full name:

Email address: [jason.chen@nzkw.com](mailto:jason.chen@nzkw.com)

Contact phone number: 021328002

Postal address:  
43A Greenmount Drive  
East Tamaki  
Auckland 2013

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Proposed Plan Change 20 - Rural Activity Status

Property address: 844D Paerata Road, Paerata Road, Pukekohe

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
3 of our neighbours land and part of our land are zoned in future urban, there will be residential activities happening in the near future, if this change is made, part of our land can be used for residential and the rest are predominantly used for rural purposes, we will be stuck right in the middle.

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

Submission date: 26 March 2019

### Attend a hearing

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

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

## **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: John Andrew Germain

Organisation name:

Agent's full name:

Email address: [johng@ge.net.nz](mailto:johng@ge.net.nz)

Contact phone number:

Postal address:  
314 Rapson Road  
Wainui  
auckland 0871

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:  
Plan change 20

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

It would appear by making the change " Add "Activities not provided for" as Non-complying activities to the Rural Activity Table " the council is essentially making land owners apply for any sort of activity (excluding the sparse items they have already pre approved) as a resource consent. Hence adding more red tape to an already expensive process of doing things on our lands!. The status quo should stand. You will find that the majority of people have had enough of applying for expensive and useless consents from the council. This will only add more hassle / costs for using our lands as we want without "permission" from the council.

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

Submission date: 26 March 2019

## **Attend a hearing**

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

## **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Stephen and Julie Waddell

Organisation name:

Agent's full name:

Email address: [waddells@xtra.co.nz](mailto:waddells@xtra.co.nz)

Contact phone number:

Postal address:

### **Submission details**

#### **This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### **My submission relates to**

Rule or rules:  
Rural Activity Status

Property address: 100 Old North Rd, Kumeu

Map or maps:

Other provisions:

We object to the plan change (proposed plan change 20 - Rural Activity Status). We should be able to do, within reason, what ever we want on our land.

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

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

The reason for my or our views are:

As stated above, we should be able to do what we want on our own land, within reason, and not have to apply for a consent for every little thing. This is just a money gathering revenue for the Auckland council.

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

Submission date: 27 March 2019

### **Attend a hearing**

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

## **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Janet Phuah

Organisation name:

Agent's full name:

Email address: [jnc.lim@xtra.co.nz](mailto:jnc.lim@xtra.co.nz)

Contact phone number: 094129792

Postal address:

PO Box 623

Kumeu

Auckland 0841

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Non-specific

Property address: 59 Foster Road, RD1 Kumeu 0891

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Insufficient information provided as at this point in time to make a real proper submission. The proposed changes are too generic, as Council processes can change / modify the Unitary Plan such that any activity suddenly becomes non-compliant without further advice or notice to interested parties such as myself. While there are no specific modifications for submission at this time, I wish to remain as an interested party for any proposed changes to Rural Activity Status

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

Submission date: 27 March 2019

**Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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



The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Ben Jones

Organisation name:

Agent's full name:

Email address: [benjaminmichaeljones@gmail.com](mailto:benjaminmichaeljones@gmail.com)

Contact phone number:

Postal address:

[benjaminmichaeljones@gmail.com](mailto:benjaminmichaeljones@gmail.com)

Whitford

Auckland 2571

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

H19.2.4(1b) - Policies – rural character, amenity and biodiversity values

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I disagree with "residential dwellings" being amended to read "dwellings" in H19.2.4(1b) so as to specifically restrict aged care/retirement development in the Rural zones. Aged care / retirement is generally compatible with rural residential outcomes provided development height is consistent with surrounding rural residential improvements and is appropriately treated in terms of urban design and landscaping (typical features of aged care/retirement facilities) The current rural zone rules and Resource Consent requirements are already sufficiently onerous in terms of any aged care/retirement application, with applicants needing to demonstrate an optimal development outcome and that any effects are less than minor. Given that any aged care/retirement application in the Rural zones is highly likely to already be subject to a notified Resource Consent process, the current rules provide sufficient opportunity for any parties to lobby for/against any proposed application

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

Submission date: 27 March 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Jody Leigh Stewart

Organisation name:

Agent's full name: Jody Foster

Email address: [jody@jodyfoster.co.nz](mailto:jody@jodyfoster.co.nz)

Contact phone number:

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

iv) H19.7.Rural – Countryside Living H19.7.1 Zone Description .... This zone incorporates a range of rural lifestyle developments, characterised as low-density rural lifestyle dwellings on rural land. These rural lifestyle sites include scattered rural dwelling sites, farmlets and horticultural sites, residential bush dwelling sites and papakāinga...

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

While I understand the general intention in changing 'residential' and 'residential activity' to dwelling when applied to this rule it is repetitious and unnecessary. There is simply no need to change the word 'development' to 'rural lifestyle dwellings'. 'Low-density development' is well understood - is 'low-density rule lifestyle dwellings' is simply cumbersome.

27.1 | I or we seek the following decision by council: Accept the plan modification with amendments

27.2 | Details of amendments: Do not change 'development' to 'rural lifestyle dwellings'

Submission date: 27 March 2019

## **Attend a hearing**

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

## **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Christopher Richard Welch

Organisation name:

Agent's full name:

Email address: [crw218@gmail.com](mailto:crw218@gmail.com)

Contact phone number:

Postal address:  
52 Woodhill Park Rd  
Waimauku  
Rodney 0883

### **Submission details**

#### **This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### **My submission relates to**

Rule or rules:

The proposal to change the Rural Chapter from residential buildings to dwellings.

Property address: to all areas covered by the change.

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This is just further restricting the areas development and adding another layer of cost and bureaucracy to any development. At a time when building costs have massively escalated Council should be working to assist, not further hinder. There are sufficient controls in place already for Council to effectively influence development outcomes.

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

Submission date: 28 March 2019

### **Attend a hearing**

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

## **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Richard Brown

Organisation name:

Agent's full name:

Email address: [karakamews@xtra.co.nz](mailto:karakamews@xtra.co.nz)

Contact phone number:

Postal address:  
29a Pukehana Ave  
Epsom  
Auckland 1023

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

Opposed to any changes to rural property use. Current regulations with exceptions are fine. No need to change anything.

Property address:

Map or maps:

Other provisions:

I oppose any changes to further restrict rural land usage by making activities currently accepted as 'non-complying' going forward. This is a breach of trust as rural properties were no doubt purchased with existing rules and regulations in mind.

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

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

The reason for my or our views are:

This is a breach of trust as rural properties were no doubt purchased with existing rules and regulations in mind and owners rightfully had plans for use. Will there be compensation offered to landowners if the activities currently allowed become non compliant?

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

Submission date: 28 March 2019

## **Attend a hearing**

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

## **Declaration**

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

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

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

Yes

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



The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Jennifer Shanks

Organisation name:

Agent's full name: Jennifer Shanks

Email address: [jenni.shanks@gmail.com](mailto:jenni.shanks@gmail.com)

Contact phone number: 0211347673

Postal address:

R.D. Bombay  
R.D. Bombay 2675

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

Chapter H: Rural Zones: activity tables & substitution of "residential buildings" with "dwellings".

Property address: 47 Kanuka Rd and 30 Sawyer Rd, R.D. Bombay

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The home occupation definition for the rural zone needs to be much more tightly defined to exclude inappropriate activities operating under this guise. We currently have a car mechanics/ panel-beating and fabrication business operating at our front gate. This is not an appropriate home occupation in the rural zone yet the council has shown little appetite to deal with the compliance issues. As part of Plan change 20, please tighten up these loopholes in the definition as it is currently far too loose. Similarly another neighbour on our southern boundary has been allowed to relocate his pattern and mould making business from the industrial zone in Otahuhu to his 4ha lifestyle block amongst other small lifestyle blocks. Despite our early and vociferous protests this business was permitted to relocate to the Rural Production Zone as a "Home Occupation" although it has no connection whatsoever to rural activities.

30.1 | I or we seek the following decision by council: Accept the plan modification with amendments

30.2 | Details of amendments: Tighten the definition of a Home Occupation as it pertains to the Rural Zones. It should specifically exclude inappropriate activities such as car mechanics and purely industrial businesses.

Submission date: 28 March 2019

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Linda Isbister

Organisation name:

Agent's full name: Linda Isbister

Email address: [maclinda@xtra.co.nz](mailto:maclinda@xtra.co.nz)

Contact phone number:

Postal address:

[maclinda@xtra.co.nz](mailto:maclinda@xtra.co.nz)

KUMEU

KUMEU 0891

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Property address:

Map or maps:

Other provisions:

Change 20 rural activity status

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

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

The reason for my or our views are:

I am not at all clear what you are getting at. It just sounds like a whole lot more red tape. It needs to be stated in much simpler language for the average person to understand.

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

Submission date: 28 March 2019

### **Attend a hearing**

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

## **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Robert Grahame de Clive-Lowe

Organisation name:

Agent's full name:

Email address: [robert.declivelowe@rbnz.govt.nz](mailto:robert.declivelowe@rbnz.govt.nz)

Contact phone number: 8328155

Postal address:  
55 Coulter Road  
Swanson  
Auckland 0614

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
PPC20

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The reasoning behind the change is overarching; possibly it is relevant to other parts of Auckland (although I do not believe so) but it is not at all relevant to the Waitakere Heritage Area (of which I am part). In this area the resource/building consent process is already extremely restrictive, and this change appears to be nothing less than an attempt to ban any and all development that is not explicitly stated in the plan. I feel that claiming certain discretionary developments would now be banned infers that they were incorrectly approved in the first place, however, as noted, they were discretionary; ie the relevant council department, at their discretion, approved them. Thus this change smacks of a small grouping seeking to ban developments that they disapprove of, that would otherwise be approved by the wider community, as they were, and are, unable to oppose these specific developments on their own merits. This whole change is at loggerheads with the council and government claims to want to allow development, increase housing stock, reduce costs etc. Adding yet more burdensome regulations is a retrograde step. Then there is the specious claim that said

changes (and thus reduced development) will benefit the wider environment and preserve the character of the area. One of the biggest problems in the Waitakere Heritage area is actually the lack of development; the council wishes to set the minimum rural property size to approx. 4 Hectares. In a fertile part of Auckland such as Clevedon this is possibly a sustainable area that can be economically farmed, but in the Waitakere Heritage area, where the soils are marginal, and the vast majority of such properties are at least partially bush clad, the properties are not economically viable. Even if a 4 H property were entirely in pasture it would not be able to support a high enough stocking ratio to be self-supporting. As a result it is not possible to maintain the properties without an external income to fund the maintenance, but the full time job this income requires precludes having the time to actually do the required maintenance. Thus the invasive weeds (of which there are many) are able to thrive and multiply. On the other hand smaller blocks would have a lower income to maintenance ratio and a higher time to maintenance ratio. I have never met an owner of a rural property who willingly degrades the property, but with the current constraints this is happening. Actually allowing a development would thus improve the environment not degrade it. It is well known that there is a small ,but very vocal and influential ,grouping who wish to ban any and all development within the area, (and I believe would roll back any current development if they could). Their ethos seems to be Urban high density; Rural no density, whereas a common sense approach would be a gradated one. The changes to the plan do not in my opinion constitute this common sense approach, and appear squarely aimed at a ban. I strongly disagree with the proposed change.

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

Submission date: 29 March 2019

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Gary Running

Organisation name:

Agent's full name: Atlas Building Removals

Email address: [atlasbuildingremovals@xtra.co.nz](mailto:atlasbuildingremovals@xtra.co.nz)

Contact phone number:

Postal address:

PO Box 178

Drury

Papakura 2247

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

add to the rural zone activity tables a rule that states that any activity not provided for in the Auckland Unitary Plan requires a resource consent as a non complying activity.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

There are properties that already have well established existing use rights. In my view, the proposed change and the current table do not adequately cater for the many mixed and varied rural based activities which are currently in operation, and potentially new activities which could benefit the local rural area and economy by providing local employment etc. I currently own properties that are used for the storage and refurbishment of relocatable houses and associated equipment / materials. These properties have been used for this purpose for between 30 - 50 years. Many of the staff and contractors associated with this business and these sites are based locally, and they enjoy avoiding the Auckland traffic congestion by being able to take rural country roads on their commute to work. Requiring any activity not provided for in the Auckland Unitary Plan to apply for a resource consent, in my view is prohibitive to existing / potential new businesses which may fall just outside the parameters set out in the table to set up in a rural zone. The cost and unknowns of applying for a

Resource Consent would be daunting to an existing business, let alone a fledgling business trying to start up.

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

Submission date: 1 April 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

No

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



The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Tony fraser Mansell

Organisation name:

Agent's full name: Tony

Email address: [tony@response-eng.net](mailto:tony@response-eng.net)

Contact phone number:

Postal address:

177 muir rd

RD.1

Papakura

papakura 2580

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

- amend references in the Rural Chapter to “residential buildings” to read “dwellings”

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

-this will lead to non permanent residence living at the dwellings . -the occupants are temporary and would be most probably be foreign who could be exploited . -a similar example where this happened where the land owner turned the use of the land into a holiday park!

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

Submission date: 2 April 2019

**Attend a hearing**

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

## **Declaration**

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

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

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

Yes

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

35.1 | I am Against these plan changes. I do not want council to have powers to clip the ticket on everything that anyone wants to do. Anything like these changes makes me extremely suspicious because council never does anything in our interest. My suspicious mind makes me think the dwelling changes will turn into taxes on every building on a property SO NO TO THIS PLAN CHANGES Stick to your core business thanks Bryan Greenwood

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: YN Chang

Organisation name:

Agent's full name:

Email address: [cynsandy@icloud.com](mailto:cynsandy@icloud.com)

Contact phone number:

Postal address:

PO Box 39518

Howick 2145

Howick

Auckland 2145

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

add to the rural zone activity tables a rule that states that any activity not provided for in the Auckland Unitary Plan requires a resource consent as a non-complying activity

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

this limit is not necessary

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

Submission date: 3 April 2019

### **Attend a hearing**

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

## Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Lanzhong Zhao

Organisation name:

Agent's full name:

Email address: [957275868@qq.com](mailto:957275868@qq.com)

Contact phone number:

Postal address:  
36 Longbow Terrace, Flagstaff  
Rototuna  
Hamilton 3210

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

We want to build a resort, so the surrounding environment can be conducive to the development of the resort.

Property address: 240 Monowai Rd, Wainiu

Map or maps:

Other provisions:

A good transportation system is needed to ensure the safety of residents.

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

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

The reason for my or our views are:

I support this provisions.

37.1 | I or we seek the following decision by council: Accept the plan modification with amendments

37.2 | Details of amendments: A good transportation system is needed to ensure the safety of residents.

Submission date: 3 April 2019

### Attend a hearing

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

## **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Philip Malcom Granger

Organisation name: Sherbrook Farm

Agent's full name:

Email address: [phil@sherbrookfarm.com](mailto:phil@sherbrookfarm.com)

Contact phone number: 0274791646

Postal address:  
87a Whitford-Maraetai Road  
Whitford  
Auckland 2571

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

Table H19.8.1 Use AA1, Activities not provided for: Rural Conservation Zone NC; Countryside Living Zone NC; Rural Coastal Zone NC; Mixed Rural Zone NC; Rural Production Zone NC. Rule 19.2.4 Policies, 19.6 Rural H19.6.1; H19.6.2; H19.6.3; H19.7 Rural Countryside Living H19.7.1.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
See attached submission.

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

38.2 | Details of amendments: Option 3 as identified in the Section 32 report

Submission date: 3 April 2019



Supporting documents  
Submission - PMGranger PPC20 April 2019.pdf

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

No

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

## To Auckland Council

Name of submitter: Philip Malcom Granger

This is a submission to a change proposed to the Auckland Unitary Plan (the **proposal**):

### Proposed Plan Change 20 Rural Activity Status

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

I am not directly affected by an effect of the subject matter of the submission.

The specific provisions of the proposal that my submission relates to are:

- a) Additions to the Rural Activity Table H19.8.1
- b) Amend references to “residential” in various parts of the Unitary Plan to “dwellings”.

My submission is:

- I do not support the proposal.
- *My reasons are:*
  1. There are ample safeguards in the various specific rules that currently apply within the OUP(In-Part) to prevent “unexpected residential development” in rural zones.
  2. The proposal fails to reflect an understanding of how new development within Auckland's rural fringe could occur within the current policy framework.
  3. The proposal negates all other options available to the Council by seizing upon the single avenue of “non-compliance”.
  4. Similarly the proposal may increase compliance costs for applicants.
  5. The proposal applies to all rural zones without taking into account the policies and objectives of each zone and precincts.
  6. The proposal is two-dimensional in that it assumes that the only concerning characterization of rural areas is one of residential dwellings and structures aligned to farming.
  7. Section 32 Report

The proposal references Environment Court Decision 2018-27, which allowed a consent for a retirement home near Kumeu. The proposal infers that this decision was somehow injurious to the intent of the unitary plan in that a consent was granted when

it might otherwise not have succeeded. It also references a Hearing Commissioner Decision LUC 60066560 11 Sept 2017 and Draft National Planning Standards. Decision LUC 6006650 could not be located via Council's online services.

8. Section 32 Attachment A2 Section 32 Analysis

The statements in this table appear in part not to be objective and slew the narrative in favour of the proposal. For example; Option 2 (The Proposal) states that costs would be neutral as opposed to Option 1 (The Status Quo) yet in the Benefits Column a clear distinction is made between easier (Option 1) and harder (Option 2) for land owners. Further more in the Employment/Growth columns, Option 1 says "more jobs are likely" and with Option 2 "more applications would be declined", with a rider that "it is unlikely that this will result in reduced economic growth as start-up facilities will find land in more appropriate zones." This is a very bold statement. It is therefore difficult to agree these options are cost neutral or growth functional.

9. The proposal is an attempt to secure a form of overarching "planning purity" without the expense of having to re-evaluate the rural policies within the AUP.

10. The jump to NC from Discretionary is I believe a major change to policy intent and has implications for many parts of the plan. As anyone with RC experience will attest, any non-complying application has a much higher degree of uncertainty, and thus carries a much higher risk of financial loss for the applicant.

I seek the following decision from the local authority:

- 1) Abandon the Plan Change completely (Options 1 and 5); or
- 2) Consider Option 3

I wish to be heard in support of my submission.

Philip M Granger

April 4<sup>th</sup>, 2019

Email: phil@sherbrookfarm.com  
Telephone: 0274791646  
Postal address: 87a Whitford-Maraetai Road, Auckland 2571

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: David Clark

Organisation name: S.Clark Nurseries Ltd

Agent's full name:

Email address: [apium@ps.gen.nz](mailto:apium@ps.gen.nz)

Contact phone number:

Postal address:  
14 Eden Road  
Pukekohe  
Auckland 2120

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:  
H19.8.1 (AA1)

Property address: 14 Eden Road Pukekohe, 35 Eden Road Pukekohe.

Map or maps:

Other provisions:  
Protection of Elite and Prime soils in the Pukekohe rural production zone.

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

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

The reason for my or our views are:  
To protect elite and prime soils from non complying land use activities.

39.1 | I or we seek the following decision by council: Accept the plan modification with amendments

39.2 | Details of amendments: I would like plan change 20 to include the rule AA1 to read: "Activities not provided for and activities not based on or related to rural production on elite and prime soils".

Submission date: 3 April 2019

## Attend a hearing

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

## **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: DI SUN

Organisation name:

Agent's full name: Amber

Email address: [449651953@qq.com](mailto:449651953@qq.com)

Contact phone number:

Postal address:

[449651953@qq.com](mailto:449651953@qq.com)

Coatesville

Coatesville 0793

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

proposed plan change 20

Property address: 583 Ridge road,coatesville

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The rural area should have equal right which the owner can make decision of the usage of the lands.

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

Submission date: 23 March 2019

### **Attend a hearing**

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

## Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Chan Hon

Organisation name:

Agent's full name:

Email address: [jcyanz@gmail.com](mailto:jcyanz@gmail.com)

Contact phone number:

Postal address:

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Property address: 87 Brookby Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The reason I accept the plan modification is that by building a community here with more facilities with more school, supermarket and shopping mall will be more convenient for Brookbys' resident.

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

Submission date: 6 April 2019

### **Attend a hearing**

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

### **Declaration**



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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Katrina Marie Stuart

Organisation name:

Agent's full name:

Email address: [katie.stuart130@gmail.com](mailto:katie.stuart130@gmail.com)

Contact phone number:

Postal address:  
130 lone kauri rd  
Karekare rd2  
Auckland 0772

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
The proposal

Property address: 130 lone kauri rd, karekare and the surrounds.

Map or maps:

Other provisions:  
Changes from negative to positive property rights and compliance.

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

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

The reason for my or our views are:  
The unitary plan was an extensive process and there is no need for wholesale changes. This is a breach of due process and a abuse of the RMA rules and safeguards.

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

Submission date: 6 April 2019

### **Attend a hearing**

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

## **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: peter merton

Organisation name:

Agent's full name: peter merton

Email address: [pmmerton@outlook.com](mailto:pmmerton@outlook.com)

Contact phone number:

Postal address:

[pmmerton@outlook.com](mailto:pmmerton@outlook.com)

4 Hamana St

Devonport 0622

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

PLan Change 20

Property address: 1132 Old North Road Waimauku

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

To say any activity not included in "rural activities" needs resource consent means that any future farming activity that may become the norm, or more efficient etc could be prevented by needing to be notified and needing a resource consent.....a process and cost beyond most individual farmers. If you want to stop retirement villages, say that is what you want to stop in the legislation. You should also define productive soil, because not all agricultural soil is productive and it is quite possible that it is better not used as farmland.

43.1 | I or we seek the following decision by council: Accept the plan modification with amendments

43.2 | Details of amendments: Amend the wording so that it is specified exactly what is not allowed, and therefore becomes silent on what is not defined as a rural activity. ie non defined activities do not necessarily need resource consent.

Submission date: 7 April 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Lanzhong ZHAO

Organisation name:

Agent's full name:

Email address: [louislu2010@hotmail.com](mailto:louislu2010@hotmail.com)

Contact phone number: 0220239900

Postal address:  
36 Longbow Terrace  
Flagstaff  
Hamilton 3210

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
n/a

Property address: n/a

Map or maps: n/a

Other provisions:  
n/a

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

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

The reason for my or our views are:

Due to the increasing of population, the traffic and living environment has been dramatically affected. We think we have the responsibility to get the human living resources more widely, so we welcome more and more people moving their family and home towards into the rural zone.

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

Submission date: 8 April 2019

### Attend a hearing

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

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

## **Declaration**

Could you gain an advantage in trade competition through this submission? Yes

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Rachelle Audrey Millar

Organisation name: N/A

Agent's full name: N/A

Email address: [irachellemillar@gmail.com](mailto:irachellemillar@gmail.com)

Contact phone number: 0276584552

Postal address:  
238 Te Arai Point Road  
RD5 Wellsford  
Auckland 0975

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

add to the rural zone activity tables a rule that states that any activity not provided for in the Auckland Unitary Plan requires a resource consent as a non-complying activity;

Property address: 238 Te Arai Point Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Whilst I agree that it is important to keep the rural landscape as such, it is important to be more specific rather than just stating that anything not in the rural activity table requires resource consent. retirement homing and industrial zones are not correct for the rural activity and this can easily be amended by ensuring that this is not in the rural activity table or making a rule that would specify that they are not. This rule though would change a number of things that have gone on in rural areas for over 100 years. For example; hunting with horses. This happens on occasion on different farms and has been in place for many years. This activity is at the discretion of the farmer and is a controlled activity. There are other events that happen informally at present that if you put a rule that said any activity not provided for in the rural activity table requires a resource consent you would reduce community activities and innovation of activities that are for the community. Currently the table does allow for 3 days of informal camping. - this is a helpful rule that ensures that dwellings are not allowed



to be erected for more than 3 days. I wonder if an activity that is longer than 3 consecutive nights is not in the rural activity table would require resource consent then you may have a better hold on keeping the rural landscape etc as it is and soils etc. I just think that the rule needs to be less all inclusive as it is not helpful to current landowners and their current activities.

45.1 | I or we seek the following decision by council: Accept the plan modification with amendments

45.2 | Details of amendments: As described earlier - that any activity not in the rural activity that is longer than 3 consecutive days/nights is subject to resource consent.

Submission date: 8 April 2019

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Dougal Garland Harding

Organisation name:

Agent's full name:

Email address: [dougal@myredpostbox.com](mailto:dougal@myredpostbox.com)

Contact phone number: 021574447

Postal address:  
147b Portsmouth Rd  
Bombay  
Auckland 2675

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
PC20

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

PC20 specifically the proposal to amend the activities table to consider any activities not specifically listed in the table as non-complying activities. This will create a precedent in planning law by preventing activities unless specifically allowed instead of allowing activities unless specifically restricted. If there are specific activities the council wants to restrict these should be named rather than bringing in a rule that effectively removes most property rights that an owner has and restricts owners to just that which the council deems acceptable. I support protection of special rural character but not at the expense of basic property rights. This rule change is a gross overreach of council responsibilities and the negative effects of this rule change on property rights outweigh any positive effects of protecting rural character. The council has an obligation to reduce minimise or eliminate the adverse effects of council activities. This proposed plan change has significant adverse effects on the social and cultural sustainability of rural communities by excessive restriction of property rights.

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

Submission date: 9 April 2019

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Ace Jie Lin

Organisation name:

Agent's full name:

Email address: [acelinhehe@gmail.com](mailto:acelinhehe@gmail.com)

Contact phone number: 0211191857

Postal address:  
9 para close  
Fairview heights  
auckland 0632

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Property address: 9 kitenga road flat bush

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
im ok with the plan change

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

Submission date: 9 April 2019

### **Attend a hearing**

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

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

## **Declaration**

Could you gain an advantage in trade competition through this submission? Yes

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Ian John Smith

Organisation name:

Agent's full name:

Email address: [ijdf6565@gmail.com](mailto:ijdf6565@gmail.com)

Contact phone number:

Postal address:  
1 Sydney Owen Rd  
Pukekohe  
Auckland 2679

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Proposed Plan Change 20 - Rural Activity Status

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
In discussion with my family living in the house we want to congratulate the Auckland City Planners in proposing this change and fully support the council in making this plan modification.

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

Submission date: 9 April 2019

### **Attend a hearing**

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

## **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: zhenxiao wang

Organisation name: Jason W & Maggie W Trustee Limited

Agent's full name:

Email address: [jason\\_wzx@hotmail.com](mailto:jason_wzx@hotmail.com)

Contact phone number:

Postal address:  
po box 40296  
glenfield  
Auckland 0747

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Proposed Plan Change 20 ---Rural Activity Status

Property address: 126 richards road, Dairy Flat

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
Big city development need more residential buildings.

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

Submission date: 10 April 2019

### **Attend a hearing**

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



## **Declaration**

Could you gain an advantage in trade competition through this submission? Yes

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Daniel Lord

Organisation name:

Agent's full name:

Email address: [zero\\_impact@hotmail.com](mailto:zero_impact@hotmail.com)

Contact phone number:

Postal address:  
515 Old Woodcocks Road  
Kaipara Flats  
Warkworth 0981

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Plan Change 20

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
Family owned farming businesses and the rural character are being compromised by non-farming property developments. Once these benefits are lost, they can never be regained.

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

Submission date: 10 April 2019

### **Attend a hearing**

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

## **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Jianyu Chen

Organisation name:

Agent's full name:

Email address: [chenyan797@163.com](mailto:chenyan797@163.com)

Contact phone number: 0220755087

Postal address:  
26 Glofland Drive  
Gloflands  
Auckland 2013

### **Submission details**

#### **This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### **My submission relates to**

Rule or rules:  
Proposed Plan Chang 20 - Rural Activity Status

Property address: Lot 26, 571 Ormiston Road, Flat Bush

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
support council modification

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

Submission date: 10 April 2019

### **Attend a hearing**

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

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

## **Declaration**

Could you gain an advantage in trade competition through this submission? Yes

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

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

Yes

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

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

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

AUCKLAND COUNCIL

09 APR 2019



CBD - ALBERT ST

Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

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

For office use only
Submission No:
Receipt Date:

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Russell Lawrence Vincent

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

Address for service of Submitter

806 North Road Clevedon  
R.D. 2. Papakura 2582

Telephone:

2966258

Fax/Email:

Laurie@xtra.co.nz  
Laurie@xtra.co.nz

Contact Person: (Name and designation, if applicable)

## Scope of submission

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

Plan Change/Variation Number

PC 20

Plan Change/Variation Name

Rural Activity Status

Plan Change

The specific provisions that my submission relates to are:

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

Plan provision(s)

change the rural zone activities tables & residential Building to read dwellings + any activity not provided in the unitary Plan

Or

Property Address

806 North Road Clevedon

(Requires a Resource consent)

Or

Map

[Empty box for map]

Or

Other (specify)

## Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

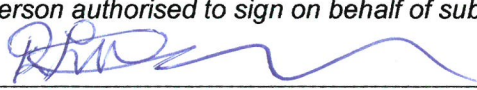
The reasons for my views are: too opposing & controlling as in the farming district we need to attend to problems immediately not having to apply for resource consent to fix or alters to the best interest on our property I still believe in NZ as a free country not controlled by governments & local bodies (continue on a separate sheet if necessary)

I seek the following decision by Council:

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

I looked up in the dictionary dwell & dwelling. Place to dwell to lead astray, hinder to make ones home (sounds like council) reside dwelling a place to live in residence house abode interestingly the government had to step in on the RMA to free up land for residential

- I wish to be heard in support of my submission  *provisional*
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

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


Date  
2.3.2019

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

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

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

I could  / could not  gain an advantage in trade competition through this submission.  
If you could gain an advantage in trade competition through this submission please complete the following:

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

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



04 APR 2019

A24

Unitary Plan: EXHIBIT ST

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

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



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

For office use only
Submission No:
Receipt Date:

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

#### Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Kathleen Matilda Vitasovich SKNV Trust

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

Address for service of Submitter

107 Forest Hill Rd Henderson Auckland 0612.

Telephone: 09 8386536 Fax/Email: VV L44@Slingshot.CO.NZ

Contact Person: (Name and designation, if applicable) or 022 689 5843 (Kathleen)

#### Scope of submission

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

Plan Change/Variation Number PC 20

Plan Change/Variation Name Rural Activity Status

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

Plan provision(s) \* Add to <sup>the</sup> Rural zone activity rules a rule that states that any activity not provided for in the Auckland Unitary Plan requires a resource consent as a NON COMPLING ACTIVITY - land

Property Address \* Amend references in the Rural Chapter to "Residential Buildings" to read dwellings

Map  
Or  
Other (specify)

53.2

#### Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No



The reasons for my views are: We need flexibility but agree that productive land should be preserved in some areas - Clay based soil such as ours + our neighbours in the Henderson Valley area just inside the WRHDA requires large amounts of fertilizer & water to produce anything & the reason why the <sup>early</sup> Dalmatian settlers in Oratia + Henderson Valley have stopped growing. (continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

53.1 Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

I am a third generation Kiwi Dalmatian. My late grand father set up his 2 acre vineyard in 1936 & like most of his countrymen could not afford to buy productive land & struggled to make a living. Don't like "Complying Activity" (See on another sheet) Don't want "Dwellings" as sands like "Humble (Cottages" with Functional

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

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

Facilities)

R Vitasaut

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

Date 1-4-2019

**Notes to person making submission:**

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

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

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

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

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

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

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

The plan aims to ----

---- add to the rural zone activity tables a rule that states that any activity not provided for in Auckland Unitary Plan requires a resource consent as a non complying activity and

---- amend references to the Rural Chapter to "residential buildings " to read "dwellings'

Further to my submission enclosed, I wish to confirm that my husband and I purchased our 4.2 of land 47 year ago directly on the Rural Urban Boundary between Oratia and Henderson Valley. We are within 3 minutes drive , and walking distance to the Henderson Town Centre, on reticulated water, have street lighting and footpaths plus single house zoning in front and behind us, and we are close to 5 railway stations and buses. There are 2 proposed roads between us and 270 Henderson Valley Rd, and although the proposed Plan Change relates to the wider Auckland area , we can only discuss our and our neighbours situations.

Although we are living within an urban area, we are unfortunately just inside the Waitakere Heritage Area -----Our zoning is "Countryside Living " with "Non Complying activity' which was granted in the Unitary Plan , with a Court Appeal presently opposing it by wanting to retain Prohibited Activity in an area just 20 minutes drive to the Auckland CBD, therefore I am not against the wider Auckland rural area zoned " Discretionary Activity " which has made it easier for such activities as Rest Home Care and Wedding Venues being set up.[ My answer to first amendment]

I am of retirement age and the wider Auckland area has always been a living and working environment which was confirmed by the Unitary Plan Panel for our area ,with small business, whether rural or not, operating from home without affecting neighbours , however, poultry farming which is a rural activity has caused much opposition because of noise and smells but business must continue, with that activity placed in more rural areas away from people in the future [ if possible]

When we purchased our property , I do remember that we could have built a Retirement Facility and I can't think of a better location for them and Wedding Venues than within a rural setting.---- Great well being for senior citizens residing in a healthy pollution free environment also, so I do not support returning to " Non Complying Activity " for the wider Auckland rural area and would prefer to have more flexibility in our area after waiting 47 years-

Also, I wish to retain { as mentioned earlier] "Residential Buildings "[ my answer to second amendment ] as don't like the identification " Dwellings" as my interpretation of that is " humble cottages with basic functional facilities

Also , as mentioned on my cover page-----Preserve Grade 1 soils for food production , not unproductive West Auckland clay based land -----

Worth mentioning is that the Minister of Housing ,is seeking to remove the RUB by opening up land behind it for housing. In my understanding the RUB is more flexible than the MUL so Council should use more discretion in their approach before making the amendments and allow more small business activities & <sup>housing</sup> development in the rural part of Auckland.  
1

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Leigh Shaw

Organisation name:

Agent's full name: Leigh Shaw

Email address: [leighthal1977@gmail.com](mailto:leighthal1977@gmail.com)

Contact phone number: 0272851000

Postal address:

PO Box 466

Pukekohe

Pukekohe 2340

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Rural Activity Table, Table H19.8.1, reference to "Activities not provided for"

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The S32 evaluation that resulted in the proposal for making "any activity not provided for" a non-complying (NC) activity is flawed. Firstly, the objectives and policies of the rural zone are strong enough to curtail RDA and DA activities that are provided for so there is no need to introduce reference to "Activities not provided for" when this is already covered by Chapter C - General Rules which makes such activities Discretionary. Secondly, reading through the Section 32 evaluation, the issues that have been identified as the reasons for the proposed plan modification are not relevant to the outcome sought by Council: - Self storage facilities (BUN60314368 at Kumeu, at Brookby and a motor storage facility at Drury) are provided for under activity A40 - Storage and lock-up facilities as either a DA or NC activity, depending on the rural zone. The proposed plan modification will have no effect on the outcome of similar applications so this should not be referred to as an inappropriate activity in the S32 evaluation. - Visitor accommodation in the Rural Production Zone is provided for under activity A34 as a DA activity (RDA or NC for other rural zones). The proposed plan modification

will have no effect on the outcome of similar applications so this should not be referred to as an inappropriate activity in the S32 evaluation. - A cooking school (Buckleton Beach) is provided for under activity A48 - Education facilities as either a DA or NC activity, depending on the rural zone. The proposed plan modification will have no effect on the outcome of similar applications so this should not be referred to as an inappropriate activity in the S32 evaluation. - A dental surgery (Ardmore) is provided for under activity A47 - Healthcare facilities as either a DA or NC activity, depending on the rural zone. The proposed plan modification will have no effect on the outcome of similar applications so this should not be referred to as an inappropriate activity in the S32 evaluation. All of these activities do not need to be considered a rural commercial service or rural industry as they are already specifically provided for in the rural activity table and the proposed plan modification will have no effect on the outcome of similar applications. Regarding other activities (expansion of an existing lawfully established activity not otherwise provided for by, wedding and function venues, art galleries and the manufacture of water tanks for rural properties) Council need to consider these activities based on their effects and not whether or not they are listed in a table as provided for or not. If Council consider the objectives and policies of the rural zone are not strong enough, then a NC activity status may still be allow these activities to be approved if they are not contrary to the objectives and policies. Based on the S32 evaluation provided, I am unable to determine if any of the activities referred to are truly inappropriate, each application needs to be assessed on a case-by-case basis. The matters for discretion include "effects on land containing elite soil or prime soil for rural production activities" which has proven to curtail a rural commercial service or rural industry that is specifically provided for. Therefore I consider the proposed plan modification will have no positive effect on the outcome of other "inappropriate activities" not provided for.

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

Submission date: 11 April 2019

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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

Dear Sir or Madam,

For replying the letter I received on 18/03/19, I would like to AGREE the changes:

55.1

-add to the rural zone activity tables a rule that states that any activity not provided for in the Auckland Unitary Plan requires a resource consent as a non-complying activity and

-amend references in the Rural Chapter to "residential buildings" to read "dwellings".

Kind regards.

Qiyuan Zhang

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Nicholas Beveridge

Organisation name: Royal Forest and Bird Protection Society of New Zealand Inc.

Agent's full name:

Email address: [n.beveridge@forestandbird.org.nz](mailto:n.beveridge@forestandbird.org.nz)

Contact phone number: 09 302 3901

Postal address:  
PO Box 108 055  
Symonds Street

Auckland 1150

### **Submission details**

#### **This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### **My submission relates to**

Rule or rules:  
Use

Property address: Region-wide

Map or maps: NA

Other provisions:  
Please see attached document

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

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

The reason for my or our views are:  
Please see attached document

56.1 | I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: Please see attached document

Submission date: 12 April 2019

Supporting documents  
FB Submission on PC20 AUP.pdf

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

No

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

18 March 2019

**Submission to Auckland Council – Proposed Plan Change 20 to the Auckland Unitary Plan**

To: Auckland Council

By online submission: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/proposed-plan-changes/Pages/auckland-unitary-plan-submission-form.aspx?itemID=41>

From: Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)

**Address for service:**

Forest & Bird  
Auckland 1150  
Attention: Nicholas Beveridge

Email: [n.beveridge@forestandbird.org.nz](mailto:n.beveridge@forestandbird.org.nz)  
Telephone: 09 302 3901

**INTRODUCTION**

1. Forest & Bird is New Zealand's largest non-governmental conservation organisation with many members and supporters. Our mission is to be a voice for nature, on land, in fresh water, and at sea. We have been involved in resource management processes around New Zealand for many years, and our experience informs this submission.
2. Forest & Bird has for many years expressed a strong interest in the greater Auckland area, particularly the North-West Wildlink. This has including advocating for greater protection of indigenous species, on land, in freshwater and the coastal environment, and in protecting and enhancing the healthy function and integrity of indigenous ecosystems.
3. Forest & Bird could not gain an advantage in trade competition through this submission.
4. Forest & Bird wishes to be heard in support of this submission, and would be prepared to consider presenting this submission in a joint case with others making a similar submission at any hearing.
5. For the purposes of this submission, relief sought includes such other relief, including consequential changes, as is necessary to give effect to the relief sought.

**SUBMISSION**



Forest & Bird supports Plan Change 20 to include non-complying activity where the activity has not specifically been provided for in other rules within the Rural Zones. A non-complying activity is appropriate where an activity is not anticipated by the plan and it is not appropriate to identify the activity as prohibited.

We seek a minor change for consistency with other similar rules for example in Chapter H20, Table H20.4.1, and to avoid any unintentional exclusion of development activities from the rule. This is because Rule Table H19.8.1 applies to Use and Development; however the heading above the new non-complying rule only states "Use". In other chapters a heading is not used at all which avoids any confusions.

56.2 Forest & Bird seeks that the heading for "Use" is removed from Table H19.8.1 and that the non-complying activity rule (AA1) is added as proposed.

Amend as follows:

**Table H19.8.1 Activity Table – use and development [rp/dp]**

	Activity	Activity Status				
		Rural Conservation Zone	Countryside Living Zone	Rural Coastal Zone	Mixed Rural Zone	Rural Production Zone
<del>Use</del>						
(AA1)	Activities not provided for	NC	NC	NC	NC	NC
Rural						

Thank you for taking the time to read our submission

Nick Beveridge

On behalf of Forest & Bird

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Glenn William Archibald

Organisation name:

Agent's full name:

Email address: [glenn@aatax.co.nz](mailto:glenn@aatax.co.nz)

Contact phone number: 021 298 7639

Postal address:  
Summerset At Karaka  
Villa 112  
49 Pararekau Road  
RD 1  
Karaka  
Papakura

2580

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Papakainga Developements in all Rural Areas

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
Generally support the thrust of the Proposed Plan Change but need to seek more clarity

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

Details of amendments: That Papakainga remains as per Table E20.4.1 A1 to A6 Activity Table Under3.5 of Attachment A4 of the Section 32 Report

Submission date: 12 April 2019

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

No

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

Bronnie,

Many thanks for your email below.

I wish to add more to my Submission. The further points are made as the Electronic Submission was gone before I had completed.

Further points being:

1. The Existing Activity status is to remain for papakainga on general title in all of Aucklands Rural Zones.
2. The previous submissions made to Franklin DC's Plan Change 20 in regard to Whatapaka Road per the details now attached should help you to identify the lack of support given some 20 years back as I recall it.
3. I was tasked some 25 years ago to see papakainga or similar achieved & we have all failed!!
4. With this Proposed Plan Change we must sieze the opportunity, and enable, as the RMA is in place to do.
5. Now the Auckland Plan 2050 contains a section on 'Homes and Places' with an outcome to invest in & support Maori to meet their specfic housing aspirations.
6. As our Prime Minister stated in achieving her goal(s) "Lets do this".

I welcome the oportunity to add further at the time of further submissions and when being heard.

Regards.

*Glenn W Archibald*

*Summerset At Karaka,  
Villa 112, 49 Pararekau Road,  
RD 1, Karaka, Papakura 2580*

027 298 7639

[Home](#) > [Property rates and valuations](#) > Whatapaka Road

# Whatapaka Road

Papakura, 2580

## Certificate of title

NA1693/11, NA1558/36, NA2116/77

## Legal description

Lot 64B1 Parish OF KARAKA, Lot 64B2 Parish OF KARAKA, Lot 64C Parish OF KARAKA

---

### Property valuations

---

#### Latest property values (to be used for 2019/20 rates)

##### Capital Value (CV)

\$3,887,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

##### Land value

\$3,775,000

##### Value of improvements

\$112,000

##### Valuation number

03730-00000000900

If you disagree with your valuation, see [Object to our valuation of your property](#).

---

#### Current property values (used for 2018/19 rates)

##### Capital Value (CV)

\$3,887,000

Your current property rates payments are based on this valuation.

##### Land value

\$3,775,000

##### Value of improvements

\$112,000



## Property rates

### Rates this year 2018/2019

\$6,619.11 [Pay rates](#)

This rates amount is based on the Capital Value from 1 July 2017.

### Rates assessment number

12343350978

### Detailed rates breakdown

<b>General Rate - Farm and Lifestyle</b>	
Calculation	Capital Value \$3,887,000 x 0.00146653
Total rate	\$5,700.40
<b>Natural Environment Targeted Rate - Non Business</b>	
Calculation	Capital Value \$3,887,000 x 0.00004326
Total rate	\$168.15
<b>Uniform Annual General Charge</b>	
Calculation	Number of separate parts 1 x \$414.00
Total rate	\$414.00
<b>Waste Management - Base Service</b>	
Calculation	Number of separate parts 1 x \$100.39
Total rate	\$100.39
<b>Water Quality Targeted Rate - Non Business</b>	
Calculation	Capital Value \$3,887,000 x 0.00006076
Total rate	\$236.17
Total rates assessed for 2018/2019 (including GST)	
<b>\$6,619.11</b>	

---

## Property information

---

**Land area**

29.7594ha

**Land use**

Dairy

**Description of improvements**

DWG FG OB OI

[View in GeoMaps](#)**Local board**

Franklin

**Total floor area**80m<sup>2</sup>**Building site coverage**80m<sup>2</sup>**Property zone**

Rural - Rural Coastal Zone

**Number of bedrooms**

0

**Off-street parking**

N/A

**Garage freestanding**

N/A

**Garage under main roof**

N/A









0 30 60 90  
Meters

Scale @ A4  
= 1:5,000

Date Printed:  
15/04/2019



DISCLAIMER:  
This map plan is for informative only and all information should be independently verified on site before taking any action.  
Copyright Auckland Council. Land parcel boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan cover correctness of any information on this map/plan and accepts no liability for any errors, omissions or lack of information. Height datum: Auckland 1949.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Glenn William Archibald

Organisation name:

Agent's full name:

Email address: [glenn@aatax.co.nz](mailto:glenn@aatax.co.nz)

Contact phone number: 021 298 7639

Postal address:  
Summerset At Karaka  
Villa 112  
49 Pararekau Road  
RD 1  
Karaka  
Papakura

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Separate email will cover this

Property address: 310 Muir Road

Map or maps: Separate email will attach more details

Other provisions:

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

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

The reason for my or our views are:  
Allow as permitted or restricted discretionary a subsequent separate dwelling(s) as accommodation for other family members or staff members of the Business operated at 755 Linwood Road, Papakura. See separate submission thereon.

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

Details of amendments: As above

Submission date: 16 April 2019

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

No

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

[Home](#) > [Property rates and valuations](#) > 310 Muir Road

# 310 Muir Road

Papakura, 2580

## Certificate of title

116042

## Legal description

Lot 1 DP 328443

---

### Property valuations

---

#### Latest property values (to be used for 2019/20 rates)

##### Capital Value (CV)

\$1,425,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

##### Land value

\$1,125,000

##### Value of improvements

\$300,000

##### Valuation number

03730-00000012401

If you disagree with your valuation, see [Object to our valuation of your property](#).

---

#### Current property values (used for 2018/19 rates)

##### Capital Value (CV)

\$1,425,000

Your current property rates payments are based on this valuation.

##### Land value

\$1,125,000

##### Value of improvements

\$300,000



## Property rates

### Rates this year 2018/2019

\$2,752.43 [Pay rates](#)

This rates amount is based on the Capital Value from 1 July 2017.

### Rates assessment number

12343673378

### Detailed rates breakdown

<b>General Rate - Farm and Lifestyle</b>	
Calculation	Capital Value \$1,425,000 x 0.00146653
Total rate	\$2,089.81
<b>Natural Environment Targeted Rate - Non Business</b>	
Calculation	Capital Value \$1,425,000 x 0.00004326
Total rate	\$61.65
<b>Uniform Annual General Charge</b>	
Calculation	Number of separate parts 1 x \$414.00
Total rate	\$414.00
<b>Waste Management - Base Service</b>	
Calculation	Number of separate parts 1 x \$100.39
Total rate	\$100.39
<b>Water Quality Targeted Rate - Non Business</b>	
Calculation	Capital Value \$1,425,000 x 0.00006076
Total rate	\$86.58
Total rates assessed for 2018/2019 (including GST)	
<b>\$2,752.43</b>	

---

## Property information

---

**Land area**

2.0095ha

**Land use**

Lifestyle - single unit

**Description of improvements**

DWG FG OB OI

[View in GeoMaps](#)**Local board**

Franklin

**Total floor area**208m<sup>2</sup>**Building site coverage**208m<sup>2</sup>**Property zone**

Rural - Rural Production Zone

**Number of bedrooms**

N/A

**Off-street parking**

2

**Garage freestanding**

2

**Garage under main roof**

2





0 6.5 13 19.5  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
16/04/2019

DISCLAIMER: This map is for general information only and does not constitute a guarantee of accuracy. The Auckland Council is not responsible for any errors or omissions. The map is provided as a service and is not intended to be used for legal purposes. The map is provided as a service and is not intended to be used for legal purposes. The map is provided as a service and is not intended to be used for legal purposes.



Info

Legend

Results

1 : 2,500 Zoom

### Property Summary

This summary lists searched address, legal description, Zone and other limitations that apply to the site.

#### Address

797 Linwood Road Papakura Auckland 2580

#### Legal Description

PT ALLOT 30 DP 26564 BLK VI DRURY SD (DCDB HAS PT ALLOT 30

#### Appeals

#### Modification

Notice of Requirements, NoR 7: Proposed Northern Runway, Airspace Restriction Designations, [View PDF](#), Notified, 15/02/2018

#### Zone

Rural - Rural Production Zone

#### Precinct

#### Overlays

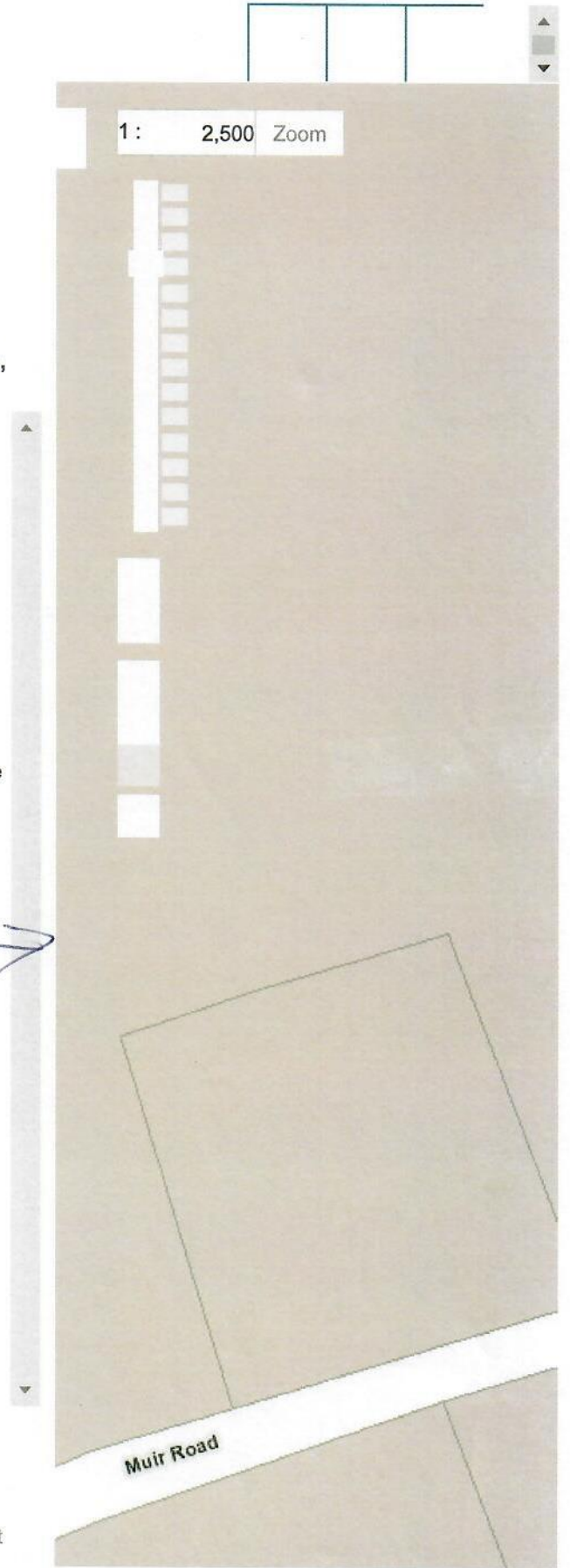
#### Controls

Controls: Macroinvertebrate Community Index - Rural

#### Designations

For other mapped information that may apply to the searched property please use the Data Discovery tool or check the main [GIS viewer \(GeoMaps\)](#).

[View full Unitary Plan text](#)



NZTM : 1765442, 5890481 | 0 30 60m



The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Glenn William Archibald

Organisation name:

Agent's full name:

Email address: [glenn@aatax.co.nz](mailto:glenn@aatax.co.nz)

Contact phone number: 021 298 7639

Postal address:  
Summerset At Karaka  
Villa 112  
49 Pararekau Road  
RD 1  
Karaka  
Papakura

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Many Rules need much further consideration here.

Property address: 15 Karaka Nth Road

Map or maps: Separate details will follow

Other provisions:  
That it is inappropriate to simply eliminate by such a blunt blanket move to prevent all or most of Aucklands Rural Land Mass from having the capacity to accommodate many forms of residential buildings into the future. the Auckland Plan 2050 and Proposed Plan Change 20 seems to have overlooked the demands of the last twenty or so years for many current day forms of Urban Living over all parts of Auckland Councils land masses & beyond.

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

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

The reason for my or our views are:  
Separate details will follow

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

Details of amendments: Separate details will follow

Submission date: 17 April 2019

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

No

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

[Home](#) > [Property rates and valuations](#) > 15 Karaka Nth Road

# 15 Karaka Nth Road

Papakura, 2580

## Certificate of title

NA266/188, NA62D/162

## Legal description

Pt Lot 22 DP 9285, Lot 2 DP 111321

---

### Property valuations

---

#### Latest property values (to be used for 2019/20 rates)

##### Capital Value (CV)

\$8,020,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

##### Land value

\$7,450,000

##### Value of improvements

\$570,000

##### Valuation number

03730-00000007200

If you disagree with your valuation, see [Object to our valuation of your property](#).

---

#### Current property values (used for 2018/19 rates)

##### Capital Value (CV)

\$8,020,000

Your current property rates payments are based on this valuation.

##### Land value

\$7,450,000

##### Value of improvements

\$570,000

## Property rates

### Rates this year 2018/2019

\$13,110.21 [Pay rates](#)

This rates amount is based on the Capital Value from 1 July 2017.

### Rates assessment number

12343531336

### Detailed rates breakdown

<b>General Rate - Farm and Lifestyle</b>	
Calculation	Capital Value \$8,020,000 x 0.00146653
Total rate	\$11,761.57
<b>Natural Environment Targeted Rate - Non Business</b>	
Calculation	Capital Value \$8,020,000 x 0.00004326
Total rate	\$346.95
<b>Uniform Annual General Charge</b>	
Calculation	Number of separate parts 1 x \$414.00
Total rate	\$414.00
<b>Waste Management - Base Service</b>	
Calculation	Number of separate parts 1 x \$100.39
Total rate	\$100.39
<b>Water Quality Targeted Rate - Non Business</b>	
Calculation	Capital Value \$8,020,000 x 0.00006076
Total rate	\$487.30
Total rates assessed for 2018/2019 (including GST)	
<b>\$13,110.21</b>	



---

## Property information

---

**Land area**

53.4197ha

**Land use**

Dairy

**Description of improvements**

3 DWG FG OB OI

[View in GeoMaps](#)**Local board**

Franklin

**Total floor area**340m<sup>2</sup>**Building site coverage**340m<sup>2</sup>**Property zone**

Rural - Mixed Rural Zone

**Number of bedrooms**

0

**Off-street parking**

N/A

**Garage freestanding**

2

**Garage under main roof**

N/A

Residential - Single House Zone

Primary lists searched address, legal description, and other limitations that apply to the site.

RESIDENTIAL -

MIXED HOUSING SUBURBAN ZONE

DP 26564 BLK VI DRURY SD (DCDB HAS PT ALLOT

Requirements, NoR 7: Proposed Northern Runway, Airspace designations. [View PDF](#), Notified, 15/02/2018

BUSINESS - TOWN CENTRE ZONE

Production Zone

Environment Community Index - Rural

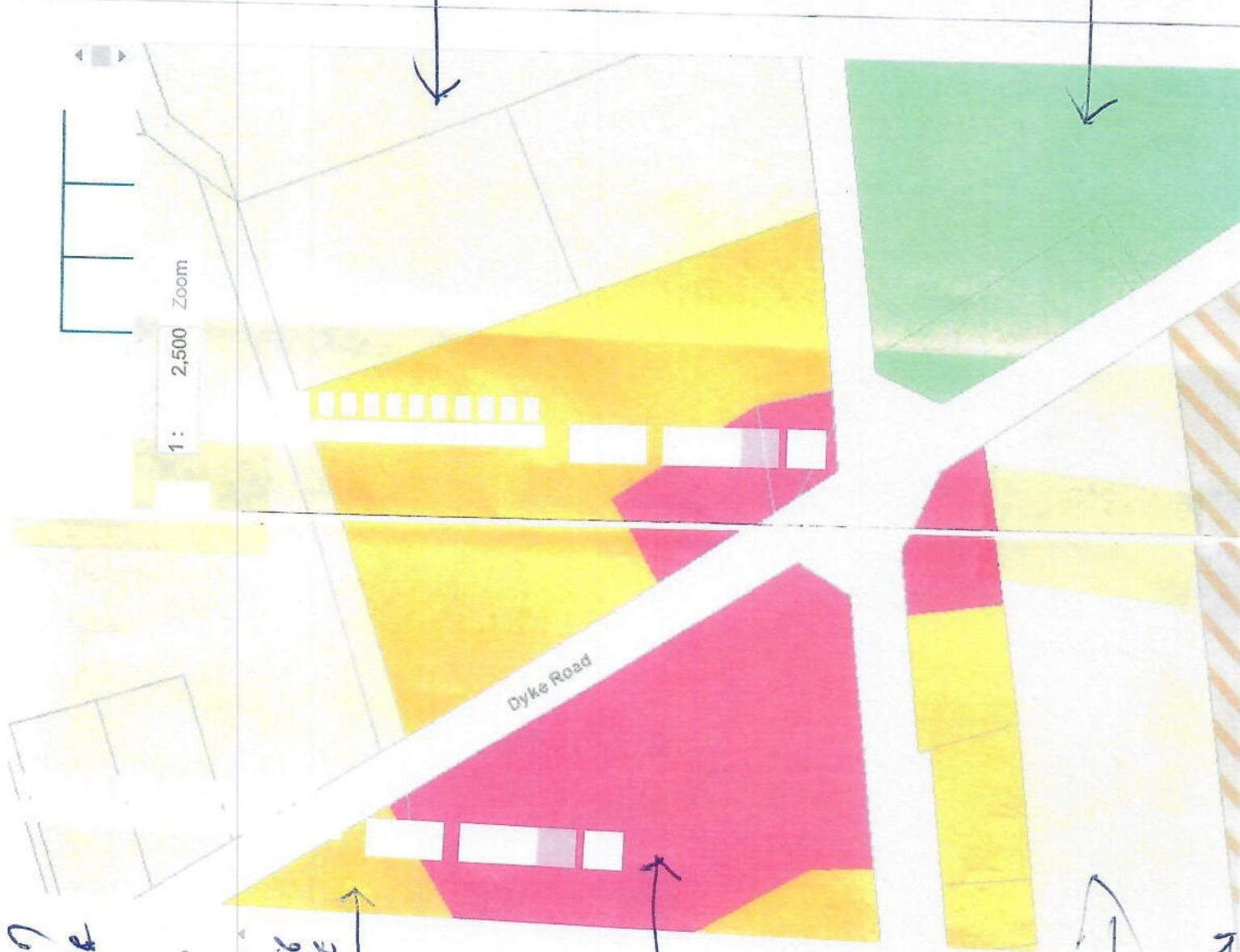
Residential - Single House Zone

RURAL - MIXED RURAL

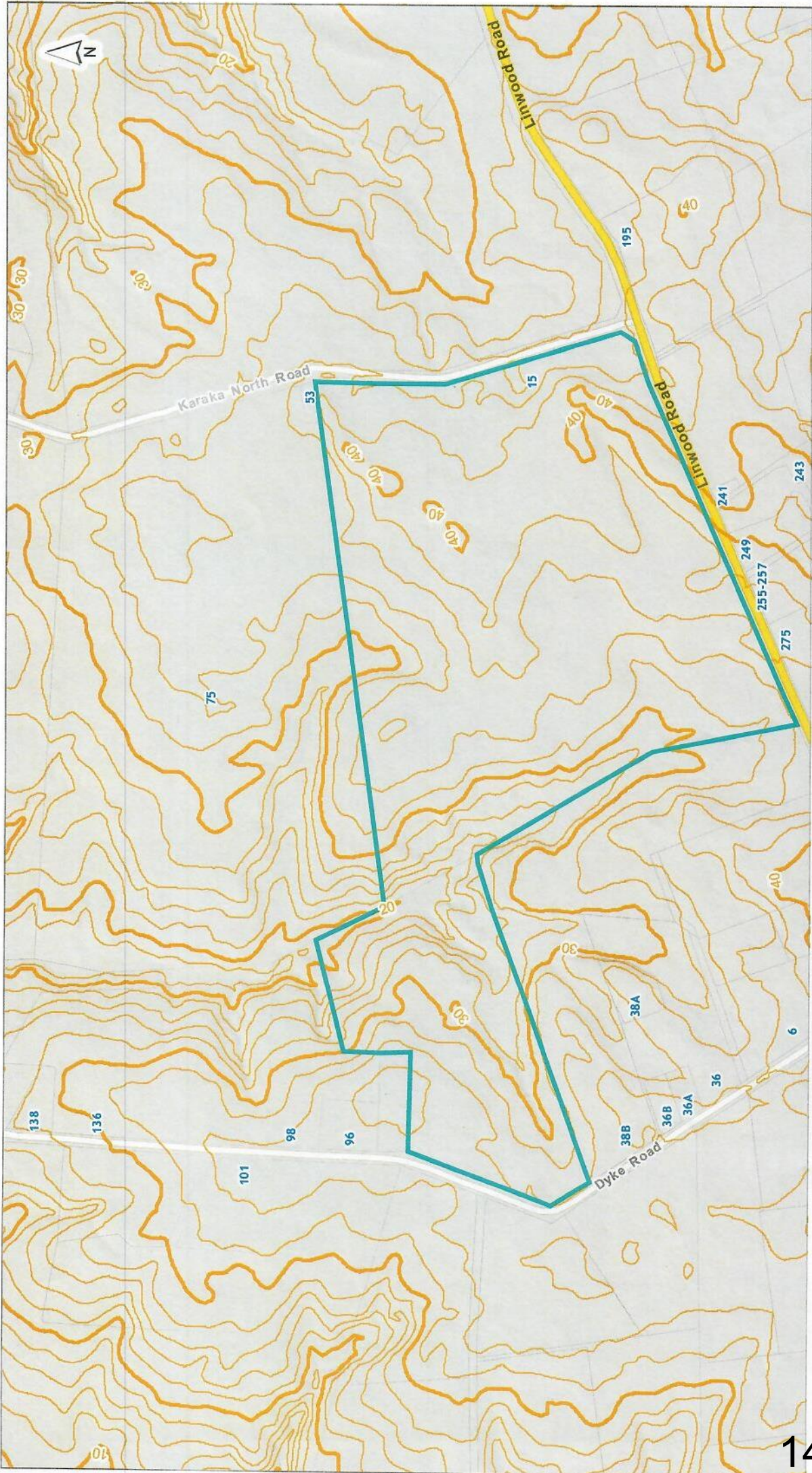
Additional information that may apply to the searched property. Use Data Discovery tool or check the main GIS viewer

Residential Single House Zone

OPEN SPACE - SPORT AND ACTIVE RECREATION ZONE







0 50 100 150  
Meters

Scale @ A4  
= 1:8,000

Date Printed:  
14/04/2019



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0 30 60 90  
Meters

Scale @ A4  
= 1:5,000

Date Printed:  
14/04/2019



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0 10 20 30  
Meters  
Scale @ A4  
= 1:2,500  
Date Printed:  
17/04/2019



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0 10 20 30  
Meters  
Scale @ A4  
= 1:2,500  
Date Printed:  
17/04/2019



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**Auckland Council**  
Te Kaitiaki o Te ōhanga Kaitiaki

0 10 20 30  
Meters

Scale @ A4  
= 1:2,500

Date Printed:  
17/04/2019





 Auckland

0 30 70 30  
Meters

Scale @ A4

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Glenn William Archibald

Organisation name:

Agent's full name:

Email address: [glenn@aatax.co.nz](mailto:glenn@aatax.co.nz)

Contact phone number: 021 298 7639

Postal address:  
Summerset At Karaka  
Villa 112  
49 Pararekau Road  
RD 1  
Karaka  
Papakura

2580

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

The need to have Rules that assure us all of the rights already held or granted are never retracted by this or any future Plan Changes.

Property address: 797 Linwood Road, Papakura

Map or maps: These will follow in a separate email

Other provisions:

These will follow in a separate email

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

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

The reason for my or our views are:

It is unclear as to whether the Proposed Plan Change 20 will affect the Consents we already hold, and it would be preferable to have these more firmly protected in the Auckland Unitary Plan rather than having to keep abreast of the changes that seem more determined to prevent Land Owners from their historic rights, or use rights that are taken as being protected in perpetuity?

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

Details of amendments: Total clarity that assures all Land Owners that their historic rights are never to be taken away.

Submission date: 18 April 2019

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

No

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



[Home](#) > [Property rates and valuations](#) > 797 Linwood Road

# 797 Linwood Road

Papakura, 2580

## Certificate of title

NA681/277

## Legal description

PT ALLOT 30 DP 26564 BLK VI DRURY SD (DCDB HAS PT ALLOT 30)

---

## Property valuations

---

### Latest property values (to be used for 2019/20 rates)

#### Capital Value (CV)

\$535,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

#### Land value

\$530,000

#### Value of improvements

\$5,000

#### Valuation number

03730-00000009800

If you disagree with your valuation, see [Object to our valuation of your property](#).

---

### Current property values (used for 2018/19 rates)

#### Capital Value (CV)

\$535,000

Your current property rates payments are based on this valuation.

#### Land value

\$530,000

#### Value of improvements

\$5,000

## Property rates

### Rates this year 2018/2019

\$1,352.31 [Pay rates](#)

This rates amount is based on the Capital Value from 1 July 2017.

### Rates assessment number

12343599666

### Detailed rates breakdown

<b>General Rate - Rural Residential</b>	
Calculation	Capital Value \$535,000 x 0.00164984
Total rate	\$882.66
<b>Natural Environment Targeted Rate - Non Business</b>	
Calculation	Capital Value \$535,000 x 0.00004326
Total rate	\$23.14
<b>Uniform Annual General Charge</b>	
Calculation	Number of separate parts 1 x \$414.00
Total rate	\$414.00
<b>Water Quality Targeted Rate - Non Business</b>	
Calculation	Capital Value \$535,000 x 0.00006076
Total rate	\$32.51
Total rates assessed for 2018/2019 (including GST)	
<b>\$1,352.31</b>	



---

## Property information

---

**Land area**

1376m<sup>2</sup>

**Land use**

Residential - vacant

**Description of improvements**

FG OB OI

[View in GeoMaps](#)

**Local board**

Franklin

**Total floor area**

m<sup>2</sup>

**Building site coverage**

m<sup>2</sup>

**Property zone**

Rural - Rural Production Zone

**Number of bedrooms**

N/A

**Off-street parking**

2

**Garage freestanding**

2

**Garage under main roof**

N/A

**Legend**

**Results**

mary

lists searched address, legal description,  
or limitations that apply to the site.

260 Papakura Auckland 2580

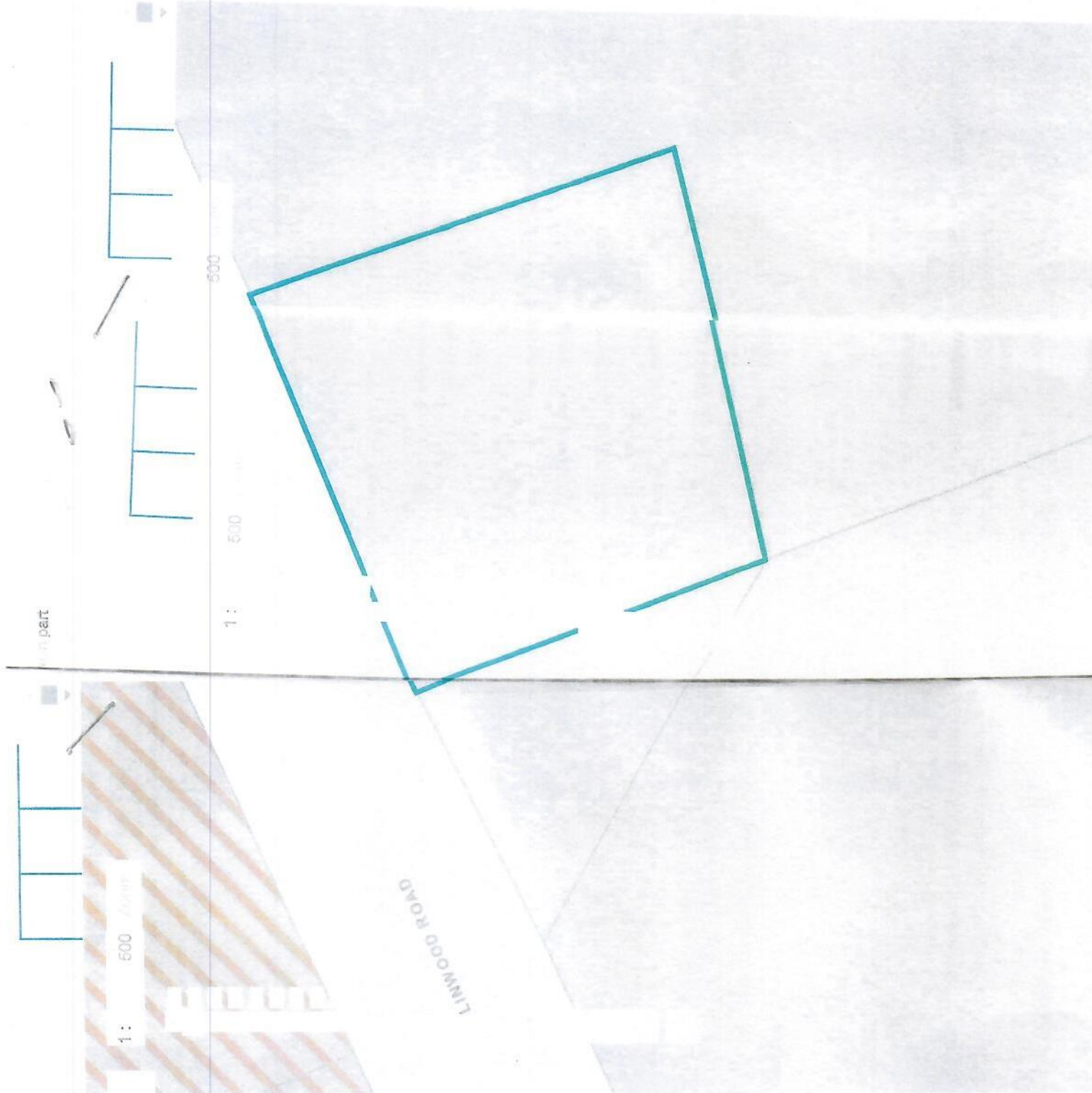
IP 24564 BLK V (COURT) 50 (DCTB HAS PT) ALLOT

remitted, Nov 7, 2012-2013 Northern Runway Airspace

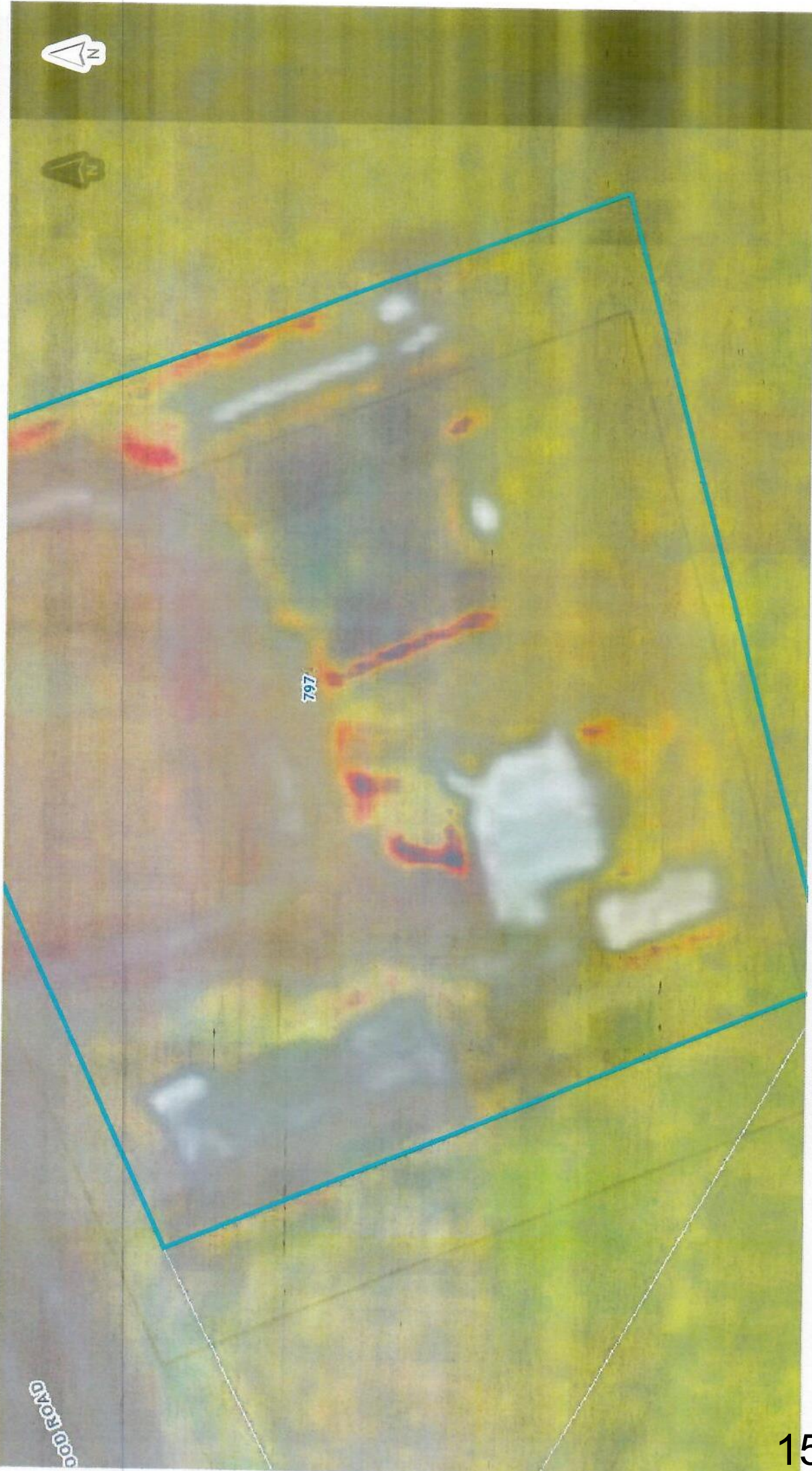
ignition: [View PDE](#) Modified: 15/02/2018

15/02/2018

Community Index - Rural







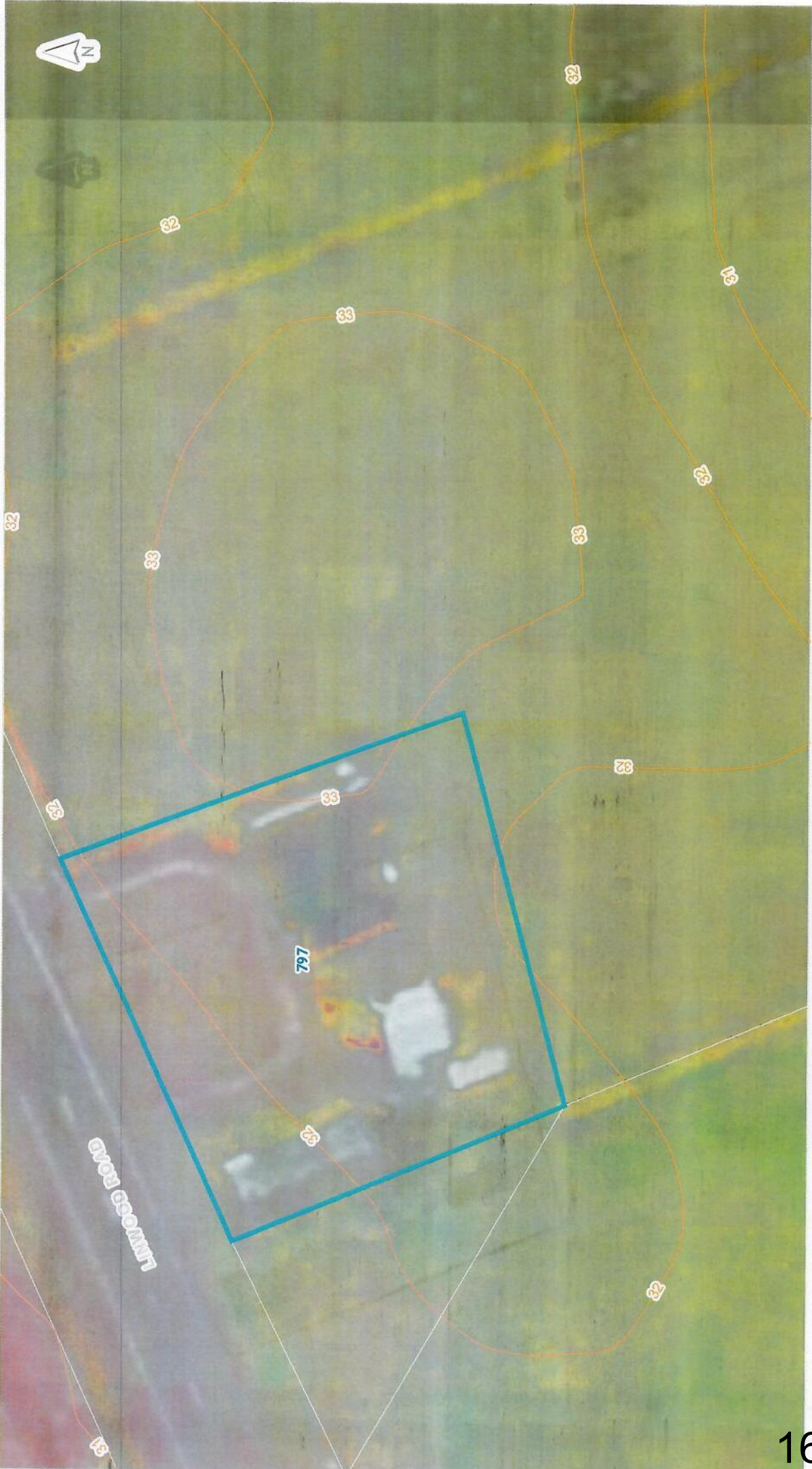
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= 1:250  
Date Printed:  
18/04/2019



159

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Meters  
Scale @ A4  
= 1:500  
Date Printed:  
18/04/2019



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The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Glenn William Archibald

Organisation name:

Agent's full name:

Email address: [glenn@aatax.co.nz](mailto:glenn@aatax.co.nz)

Contact phone number: 021 298 7639

Postal address:  
Summerset At Karaka  
Villa 112  
49 Pararekau Road  
RD 1  
Karaka  
Papakura

2580

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Allow for possible future expansion of the Local Business Zone and Rural and Coastal Settlement Zone into the Rural - Rural Production Zone as stretches east & south from 755 Linwood Road, Papakura, as was in part acknowledged when Franklin's Plan Change 14 was considered. Any such expansion must remain contiguous to that particular corner of the intersection of Linwood Road with both Batty Road & Kidd Road

Property address: 755 Linwood Road Papakura

Map or maps: These will follow in a separate email

Other provisions:

These will follow in a separate email

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

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

The reason for my or our views are:

That the presence of Te Hihi School, & the Open Space - Sport & Active Recreation Zone at this intersection will, once Public Water & Sewer Lines/Mains are in close proximity, demand some

greater Business - Local Centre Zone Land for Parking & Commercial Buildings that compliment any rebuild of the existing Business along with other complimentary Businesses, and housing for the staff & business proprietors.

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

Details of amendments: As noted above

Submission date: 16 April 2019

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

No

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



[Home](#) > [Property rates and valuations](#) > 753 Linwood Road

# 753 Linwood Road

Papakura, 2580

## Certificate of title

NA1315/19

## Legal description

Lot 1 DP 41387

---

### Property valuations

---

#### Latest property values (to be used for 2019/20 rates)

##### Capital Value (CV)

\$760,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

##### Land value

\$550,000

##### Value of improvements

\$210,000

##### Valuation number

03730-00000010501

If you disagree with your valuation, see [Object to our valuation of your property](#).

---

#### Current property values (used for 2018/19 rates)

##### Capital Value (CV)

\$760,000

Your current property rates payments are based on this valuation.

##### Land value

\$550,000

##### Value of improvements

\$210,000

## Property rates

### Rates this year 2018/2019

\$1,847.33      Pay rates

This rates amount is based on the Capital Value from 1 July 2017.

### Rates assessment number

12343613065

### Detailed rates breakdown

<b>General Rate - Rural Residential</b>	
Calculation	Capital Value \$760,000 x 0.00164984
Total rate	\$1,253.88
<b>Natural Environment Targeted Rate - Non Business</b>	
Calculation	Capital Value \$760,000 x 0.00004326
Total rate	\$32.88
<b>Uniform Annual General Charge</b>	
Calculation	Number of separate parts 1 x \$414.00
Total rate	\$414.00
<b>Waste Management - Base Service</b>	
Calculation	Number of separate parts 1 x \$100.39
Total rate	\$100.39
<b>Water Quality Targeted Rate - Non Business</b>	
Calculation	Capital Value \$760,000 x 0.00006076
Total rate	\$46.18
Total rates assessed for 2018/2019 (including GST)	
<b>\$1,847.33</b>	



---

## Property information

---

**Land area**1348m<sup>2</sup>**Land use**

Single units, excluding bach

**Description of improvements**

DWG FG OB OI

[View in GeoMaps](#)**Local board**

Franklin

**Total floor area**109m<sup>2</sup>**Building site coverage**109m<sup>2</sup>**Property zone**

Residential - Rural and Coastal Settlement Zone

**Number of bedrooms**

0

**Off-street parking**

1

**Garage freestanding**

2

**Garage under main roof**

N/A

[Home](#) > [Property rates and valuations](#) > 755 Linwood Road

# 755 Linwood Road

Papakura, 2580

## Certificate of title

NA898/146

## Legal description

Lot 2 DP 34749

---

## Property valuations

---

### Latest property values (to be used for 2019/20 rates)

#### Capital Value (CV)

\$760,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

#### Land value

\$600,000

#### Value of improvements

\$160,000

#### Valuation number

03730-00000010600

If you disagree with your valuation, see [Object to our valuation of your property](#).

---

### Current property values (used for 2018/19 rates)

#### Capital Value (CV)

\$760,000

Your current property rates payments are based on this valuation.

#### Land value

\$600,000

#### Value of improvements

\$160,000

## Property rates

### Rates this year 2018/2019

\$4,157.24      [Pay rates](#)

This rates amount is based on the Capital Value from 1 July 2017.

### Rates assessment number

12343614150

### Detailed rates breakdown

<b>General Rate - Rural Business</b>	
Calculation	Capital Value \$760,000 x 0.00461042
Total rate	\$3,503.92
<b>Natural Environment Targeted Rate - Business</b>	
Calculation	Capital Value \$760,000 x 0.00007603
Total rate	\$57.78
<b>Uniform Annual General Charge</b>	
Calculation	Number of separate parts 1 x \$414.00
Total rate	\$414.00
<b>Waste Management - Base Service</b>	
Calculation	Number of separate parts 1 x \$100.39
Total rate	\$100.39
<b>Water Quality Targeted Rate - Business</b>	
Calculation	Capital Value \$760,000 x 0.00010677
Total rate	\$81.15
Total rates assessed for 2018/2019 (including GST)	
<b>\$4,157.24</b>	



---

## Property information

---

**Land area**1349m<sup>2</sup>**Land use**

Engineering, metalworking

**Description of improvements**

SHOP/WORKSHOP

[View in GeoMaps](#)**Local board**

Franklin

**Total floor area**512m<sup>2</sup>**Building site coverage**230m<sup>2</sup>**Property zone**

Business - Neighbourhood Centre Zone

**Number of bedrooms**

N/A

**Off-street parking**

0

**Garage freestanding**

N/A

**Garage under main roof**

N/A

[Home](#) > [Property rates and valuations](#) > 518 Batty Road

# 518 Batty Road

Papakura, 2580

## Certificate of title

NA1646/30

## Legal description

Lot 4 DP 41387

---

### Property valuations

---

#### Latest property values (to be used for 2019/20 rates)

##### Capital Value (CV)

\$740,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

##### Land value

\$495,000

##### Value of improvements

\$245,000

##### Valuation number

03730-00000010503

If you disagree with your valuation, see [Object to our valuation of your property](#).

---

#### Current property values (used for 2018/19 rates)

##### Capital Value (CV)

\$740,000

Your current property rates payments are based on this valuation.

##### Land value

\$495,000

##### Value of improvements

\$245,000

## Property rates

### Rates this year 2018/2019

\$1,812.24 [Pay rates](#)

This rates amount is based on the Capital Value from 1 July 2017.

### Rates assessment number

12343613575

### Detailed rates breakdown

<b>General Rate - Rural Residential</b>	
Calculation	Capital Value \$740,000 x 0.00164984
Total rate	\$1,220.88
<b>Natural Environment Targeted Rate - Non Business</b>	
Calculation	Capital Value \$740,000 x 0.00004326
Total rate	\$32.01
<b>Uniform Annual General Charge</b>	
Calculation	Number of separate parts 1 x \$414.00
Total rate	\$414.00
<b>Waste Management - Base Service</b>	
Calculation	Number of separate parts 1 x \$100.39
Total rate	\$100.39
<b>Water Quality Targeted Rate - Non Business</b>	
Calculation	Capital Value \$740,000 x 0.00006076
Total rate	\$44.96
Total rates assessed for 2018/2019 (including GST)	
<b>\$1,812.24</b>	



---

## Property information

---

**Land area**1024m<sup>2</sup>**Land use**

Single units, excluding bach

**Description of improvements**

DWG FG OB OI

[View in GeoMaps](#)**Local board**

Franklin

**Total floor area**135m<sup>2</sup>**Building site coverage**135m<sup>2</sup>**Property zone**

Residential - Rural and Coastal Settlement Zone

**Number of bedrooms**

0

**Off-street parking**

2

**Garage freestanding**

2

**Garage under main roof**

N/A





0 3.5 7 10.5  
Meters

Scale @ A4  
= 1:500

Date Printed:  
16/04/2019



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Info

Legend

Results

1: 2,500 Zoom

Property Summary

This summary lists searched address, legal description, Zone and other limitations that apply to the site.

Address

797 Linwood Road Papakura Auckland 2580

Legal Description

PT ALLOT 30 DP 26564 BLK VI DRURY SD (DCDB HAS PT ALLOT 30

*OPEN SPACE - SPORT & ACTIVE REC ZONE*

Appeals

Modification

Notice of Requirements, NoR 7: Proposed Northern Runway, Airspace Restriction Designations, [View PDF](#), Notified, 15/02/2018

*BUSINESS - LOCAL CENTRE ZONE*

Zone

Rural - Rural Production Zone

*RESIDENTIAL -*

Precinct

Overlays

Controls

Controls: Macroinvertebrate Community Index - Rural

*RURAL AND COASTAL SETTLEMENT ZONE*

Designations

For other mapped information that may apply to the searched property please use the Data Discovery tool or check the main [GIS viewer \(GeoMaps\)](#).

[View full Unitary Plan text](#)

NZTM : 1762802, 5891186 | 0 30 60m

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Shane Cornell Paki

Organisation name:

Agent's full name:

Email address: [shanepaki@gmail.com](mailto:shanepaki@gmail.com)

Contact phone number:

Postal address:  
195 Forest Hill Road  
Waiaatarua  
Auckland 0612

### **Submission details**

#### **This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### **My submission relates to**

Rule or rules:  
Plan Change 20: Rural Chapter - Auckland Council propose to amend current description references "residential buildings" to read "dwellings"

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
The current wording "residential buildings" is more than an adequate description and I see no reason why it should be changed to "dwelling" So no change is necessary for this part of the Rural Activity Status.

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

Submission date: 15 April 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Moya Anne Kelly

Organisation name:

Agent's full name:

Email address: [moyakelly@mac.com](mailto:moyakelly@mac.com)

Contact phone number:

Postal address:  
45 J Tolhopf Rd. RD1  
Puhoi  
Warkworth 0981

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Rural activity status

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
Yes I support the change of wording from building to dwelling.

59.1 | I or we seek the following decision by council: Accept the plan modification with amendments

59.2 | Details of amendments: the types of residential buildings it refers to should ALL be listed so it is totally clear. You say Retirement villages, commercial buildings, but it needs to be more specific.

Submission date: 15 April 2019

**Attend a hearing**

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

### **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Marie Van Es

Organisation name:

Agent's full name:

Email address: [roelandmarie@outlook.com](mailto:roelandmarie@outlook.com)

Contact phone number:

Postal address:

P.O. Box 72631

Papakura

Auckland 2244

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

"Add to the rural zone activity tables a rule that states that any activity not provided for in the Ak Unitary plan requires a resource consent as a non-complying Activity" And "amend references in the Rural Chapter to "residential buildings" to read "dwellings"

Property address: 457 Ardmore Quarry Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I agree with councils intention to limit residential and industrial activities in rural areas. I have lived in Rural Papakura/Clevedon for 29 years and in this period of time have seen a large loss of rural land and the impact it has had on the "Rural Character" in the Clevedon valley. Once it is gone, it is gone and we can't get it back. NZ is know for it's green land but unfortunately you need to go a lot further out of town these days to find it. The loss of Rural land also has huge impacts on the local roads and infrastructure.

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



Submission date: 15 April 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Noni Bruce Burnett

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:

Po Box 113 Kumeu 0841

Kumeu

Auckland 0841

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Plan Change 20- Rural activity status

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

No need to change the existing activity status

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

Submission date: 15 April 2019

### **Attend a hearing**

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

## **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Bing Tong

Organisation name:

Agent's full name: Katie Tong

Email address: [katietong168@gmail.com](mailto:katietong168@gmail.com)

Contact phone number:

Postal address:

[katietong168@gmail.com](mailto:katietong168@gmail.com)

Pukekohe

Pukekohe 2676

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Rural

Property address: 20A Ostrich Farm Road, Pukekohe, Auckland

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

No Idea

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

Submission date: 15 April 2019

### Attend a hearing

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

## Declaration

Could you gain an advantage in trade competition through this submission? Yes

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Kumeu Property Ltd

Organisation name:

Agent's full name: Harrison Burnard

Email address: [harrison@mhg.co.nz](mailto:harrison@mhg.co.nz)

Contact phone number: 021996886

Postal address:

Po Box 37694

Parnell

Auckland 1151

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

The entirety of the plan change.

Property address: 455 Taupaki Road, Kumeu

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Outlined in the submission attached.

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

Submission date: 15 April 2019

Supporting documents

Plan Change 20 - Final Submission.pdf

**Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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



**SUBMISSION ON PROPOSED PLAN CHANGE 20 (RURAL ACTIVITY STATUS) UNDER THE  
RESOURCE MANAGEMENT ACT (RMA) 1991**

**To:** Auckland Council      **ATTN:** John Duguid

**Submitter Name:** Kumeu Property Ltd

**Address:** 455 Taupaki Road, Kumeu

Dear John,

This submission is made on behalf of Kumeu Property Ltd, the owners of 455 Taupaki Road, Kumeu. Kumeu Property Ltd opposes this plan change in its entirety.

We note that the plan change intends to add an additional activity to the rural chapter, making 'activities not provided for' a non-complying activity, and changing the use of 'residential buildings' to dwellings. We understand that this plan change is intended to send a strong signal in the plan against any activity not explicitly provided for, partly in response to NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], which involved Kumeu Property Ltd as the applicants.

Section 3 of the s32 analysis focuses on a number of recent resource applications or approved consents that Council considers to be not anticipated in the rural zones, for activities such as aged care, visitor accommodation or cooking schools. However, this is an overly simplistic interpretation of the acceptability of these activities in the rural environment. Each application required resource consent, which therefore requires Council to scrutinise the appropriateness of each activity, considering such factors as the scale and surrounding environment. The current process of obtaining a resource consent with expert input and analysis is appropriate for activities that are not permitted in these zones, as activities that are not appropriate will not be granted consent.

We believe that requiring additional scrutiny for such a resource consent is entirely unnecessary, given that the aged care consent at 455 Taupaki Road was initially declined by Council at a hearing, and was only granted in the Environment Court after an 18 month process. This application was therefore assessed in depth by a wide range of planning, architectural, landscape and engineering experts, at a great cost to the applicant. A change in activity status to 'Non-Complying' would unnecessarily increase the burden of scrutiny and cost of such applications, which may still be appropriate in the given environment, as demonstrated by the fact that the above consent that was granted.

Further to this point, this plan change assumes that any activity not specifically provided for is not appropriate. However, it is not common for large utilitarian buildings to be established in a rural environment. As outlined in NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], a number of large buildings already exist in the surrounding environment, including two existing retirement villages and a grape-production factory. Further, a nationally-important State Highway (SH16) that carries significant volumes of traffic borders the subject site to the south. These existing activities contribute to this environment not meeting several criteria for 'rural character and amenity', as discussed in the court decision.

Therefore, it is important to recognise that not all rural environments are the same, or possess the same level of 'rural amenity'. The above court decision effectively concluded that some rural

environments may therefore be suitable for the type of activities that this plan change is trying to discourage. As such, we consider this plan change to be an overreach of Council's regulatory functions.

We also understand that this plan change is in part also driven by a desire to protect elite soils for agricultural and horticultural production. While in principle this goal is understandable, it also does not take into consideration the fragmented nature of a number of rural sites, particularly along rural highways and on the periphery of the city. As such, many rural sites, including the subject site, cannot produce such goods at a scale that is economic and sustainable.

Kumeu Property Ltd therefore requests that Plan Change 20 is declined in its entirety.

The submitter could not gain an advantage in trade competition through this submission.

The submitter or agents on behalf wishes to be heard in support of this submission.

Regards,



Harrison Burnard

Planner – Mt Hobson Group

On behalf of Kumeu Property Ltd

<b>Date:</b>	15 <sup>th</sup> April 2019
<b>Name:</b>	Kumeu Property Ltd
<b>Contact person/agent:</b>	Harrison Burnard
<b>Address for service:</b>	Kumeu Property Ltd C/- Mt Hobson Group PO Box 37964 Parnell Auckland 1151
<b>Telephone:</b>	09 950 5106
<b>Email:</b>	<a href="mailto:Harrison@mhg.co.nz">Harrison@mhg.co.nz</a>

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: F Boric and Sons Ltd

Organisation name:

Agent's full name: Harrison Burnard

Email address: [Harrison@mhg.co.nz](mailto:Harrison@mhg.co.nz)

Contact phone number: 09 950 5106

Postal address:  
P.O BOX 37964  
Parnell  
Auckland 1151

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
The entirety of the plan change

Property address: 1368 Coatesville-Riverhead Highway, Kumeu

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
As outlined in the attached submission

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

Submission date: 15 April 2019

Supporting documents  
Plan Change 20 - Final Submission Boric.pdf

**Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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

## SUBMISSION ON PROPOSED PLAN CHANGE 20 (RURAL ACTIVITY STATUS) UNDER THE RESOURCE MANAGEMENT ACT (RMA) 1991

**To:** Auckland Council ("Council")

**Submitter Name:** F Boric & Sons Ltd

### 1. INTRODUCTION

1.1 This submission is made by F Boric & Sons Ltd, who own 1368 Coatesville-Riverhead Highway, Kumeu (*Legal Description Lot 1 DP 170533, Lot 7 DP 22456, Lot 8 DP 22456, Sec 5 SO 451650, Sec 6 SO 451650, Lot 1 DP 179746, Lot 1 DP 22456, Lot 12 DP 22456, LOT 9 DP22456*).

1.2 F Boric and Sons Ltd own the above site, which is located on the eastern periphery of Kumeu village and is zoned Mixed Rural. Plan Change 20 (PC20) seeks to amend the provisions of the rural zones, and as such the site will be affected.

1.3 This submission requests that PC20 is rejected in its entirety.

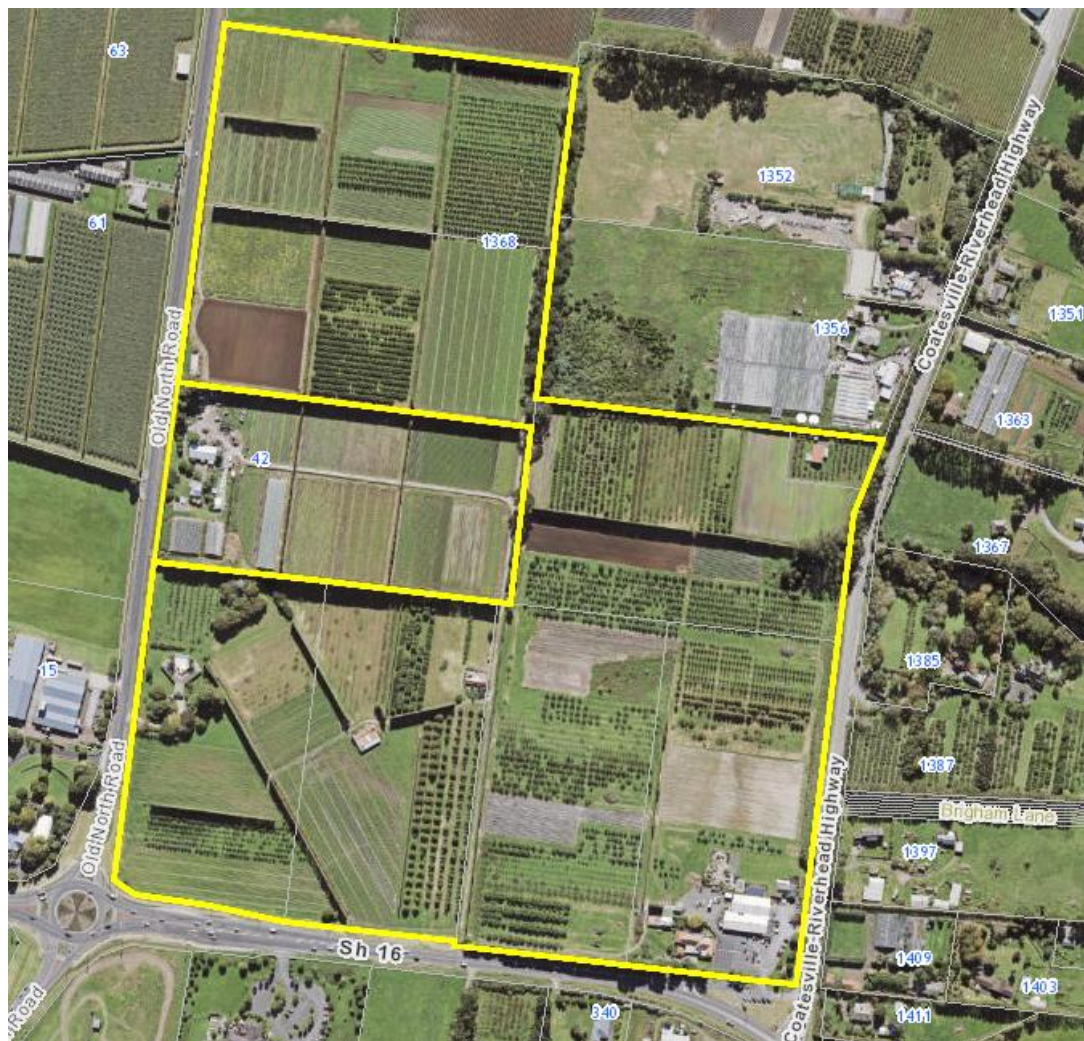


Figure 1: The subject site

## **2. SCOPE OF SUBMISSION**

2.1 This submission relates to the entirety of PC20.

## **3. NATURE OF SUBMISSION**

3.1 The submitter objects to PC20 in its entirety.

## **4. REASONS FOR SUBMISSION**

4.1 The objection is lodged because it:

- (a) do not represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means; and
- (b) will not enable the social and economic wellbeing of Mr Boric in his capacity as a landowner and ratepayer of Auckland; and
- (c) represents a burden upon Mr Boric, by placing additional and undue restrictions upon his ability to redevelop his property.

### **Plan Change 20 – Rural Activity Status**

4.2 PC20 is the proposed plan change to Chapter 19 Rural zones in the Auckland Unitary Plan (Operative in part).

4.3 The proposed changes to the Auckland Unitary Plan seek to:

- a) add to the rural activity tables an activity that essentially makes any activity not provided for in the tables non-complying; and
- b) amend references to “residential buildings” (and similar) in the Rural chapter to “dwellings”.

4.4 1368 Coatesville-Riverhead Highway is within a rural zone, and will therefore be affected by any changes made to the rural chapter and provisions.

### **Activity Status of Activities Not Provided For**

4.5 We note that the plan change intends to add an additional activity to the rural chapter, making ‘activities not provided for’ a non-complying activity.

4.6 We note that while this plan change is intended to send a strong signal in the plan that any activity not explicitly provided for, there is already a high level of scrutiny for such applications. NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], one of the key resource consents that Council references in this plan change, was initially declined by Council at a hearing, and was only granted in the Environment Court after an 18 month process. This application was therefore scrutinised in depth by a wide range of

planning, architectural, landscape and engineering experts, at a great cost to the applicant. A change in activity status to 'Non-Complying' would unnecessarily increase the burden of scrutiny of such applications, which may still be appropriate in the given environment, as demonstrated by the fact that the above consent that was granted.

- 4.7 Further to this point, this plan change assumes that any activity not specifically provided for is not appropriate. However, it is not common for large utilitarian buildings to be established in a rural environment. As outlined in NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], a number of large buildings already exist in the surrounding environment, including two existing retirement villages and a grape-production factory. Further, a nationally-important State Highway (SH16) that carries significant volumes of traffic borders the subject site to the south. These existing activities contribute to this environment not meeting several criteria for 'rural character and amenity', as discussed in the court decision.
- 4.8 Therefore, it is important to recognise that not all rural environments are the same, or possess the same level of 'rural amenity'. The above court decision effectively concluded that some rural environments may therefore be suitable for the type of activities that this plan change is trying to discourage. As such, we consider this plan change to be an overreach of Council's regulatory functions.

#### **Residential Buildings v Dwellings**

- 4.9 We also note that the plan change seeks to remove the term 'residential buildings' or similar such terms from the rural chapter, and instead only referring to dwellings.
- 4.10 We believe that this places an onerous burden on any proposed residential development beyond dwellings, and sends a strong policy signal that such activities are not appropriate in a rural environment. This is considered an overreach, as activities such as retirement villages and visitor accommodation are not uncommon in the rural environment, and cannot be considered as an entirely 'urban' activity. Rural settlements still require these types of services, and as discussed above, not all rural environments contain the same level of amenity. As such, there will be locations within the rural environment where other types of residential development may be appropriate, such as within the Kumeu-Huapai corridor or similarly near main rural highways.
- 4.11 Furthermore, in the specific context of retirement activities, it is not reasonable to expect every such facility to be located within an urban environment. Many residents will have lived their entire lives within a rural setting, and as such it would be unreasonable to expect these residents to relocate to a retirement village within the city when they require greater care in their later years. We do not believe that Council has entirely considered the implications of such a policy direction.

#### **Elite Soils**

- 4.12 We understand that this plan change is in part also driven by a desire to protect elite soils for agricultural and horticultural production. While in principle this goal is understandable, it also does not take into consideration the fragmented nature of a number of rural sites, particularly along rural highways and on the periphery of the city.



As such, many rural sites, including the subject site, cannot produce such goods at a scale that is economic and sustainable.

### **S32 Analysis and the consenting process**

- 4.13 Section 3 of the s32 analysis focuses on a number of recent resource applications or approved consents that Council considers to be not anticipated in the rural zones, for activities such as aged care, visitor accommodation or cooking schools. However, this is an overly simplistic interpretation of the acceptability of these activities in the rural environment. Each application required resource consent, which therefore requires Council to scrutinise the appropriateness of each activity, considering such factors as the scale and surrounding environment. The current process of obtaining a resource consent with expert input and analysis is appropriate for activities that are not permitted in these zones, as activities that are not appropriate will not be granted consent.

## **5. SPECIFIC RELIEF SOUGHT**

- 5.1 F Boric & Sons Ltd objects to the proposed plan change in whole, and therefore seeks:
- (a) That activities not provided for in the rural zones remain a discretionary activity; and
  - (b) The use of 'residential buildings' in the rural chapter remains; and
  - (c) Such further or other consequential relief as may be necessary to fully give effect to the relief sought in this submission.

## **6. OTHER MATTERS**

- 6.1 The submitter could not gain an advantage in trade competition through this submission.
- 6.2 The submitter or agents on behalf wishes to be heard in support of this submission.

**Date:** 15<sup>th</sup> April 2019

**Name:** F Boric & Sons Ltd

**Contact person/agent:** Harrison Burnard

**Address for service:** F Boric & Sons Ltd  
C/- Mt Hobson Group  
PO Box 37964  
Parnell  
Auckland 1151

**Telephone:** 09 950 5106

**Email:** [Harrison@mhg.co.nz](mailto:Harrison@mhg.co.nz)

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Berislav Stulich

Organisation name:

Agent's full name: Harrison Burnard

Email address: [Harrison@mhg.co.nz](mailto:Harrison@mhg.co.nz)

Contact phone number: 09 950 5106

Postal address:  
P.O BOX 37964  
Parnell  
Auckland 1151

### **Submission details**

#### **This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### **My submission relates to**

Rule or rules:  
The entirety of the plan change

Property address: 407 State Highway 16, Kumeu

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
As written in submission attached

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

Submission date: 15 April 2019

Supporting documents  
Plan Change 20 - Final Submission Stulich.pdf

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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

**SUBMISSION ON PROPOSED PLAN CHANGE 20 (RURAL ACTIVITY STATUS) UNDER THE  
RESOURCE MANAGEMENT ACT (RMA) 1991**

**To:** Auckland Council      **ATTN:** John Duguid

**Submitter Name:** Berislav Stulich

**Address:** 407 State Highway 16, Kumeu

Dear John,

This submission is made on behalf of Berislav Stulich, the owners of 407 State Highway 16, Kumeu. Mr Stulich opposes this plan change in its entirety.

We note that the plan change intends to add an additional activity to the rural chapter, making 'activities not provided for' a non-complying activity, and changing the use of 'residential buildings' to dwellings. We understand that this plan change is intended to send a strong signal in the plan against any activity not explicitly provided for, partly in response to NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], which is located in close proximity to the subject site.

Section 3 of the s32 analysis focuses on a number of recent resource applications or approved consents that Council considers to be not anticipated in the rural zones, for activities such as aged care, visitor accommodation or cooking schools. However, this is an overly simplistic interpretation of the acceptability of these activities in the rural environment. Each application required resource consent, which therefore requires Council to scrutinise the appropriateness of each activity, considering such factors as the scale and surrounding environment. The current process of obtaining a resource consent with expert input and analysis is appropriate for activities that are not permitted in these zones, as activities that are not appropriate will not be granted consent.

We believe that requiring additional scrutiny for such a resource consent is entirely unnecessary, given that the aged care consent at 455 Taupaki Road was initially declined by Council at a hearing, and was only granted in the Environment Court after an 18 month process. This application was therefore assessed in depth by a wide range of planning, architectural, landscape and engineering experts, at a great cost to the applicant. A change in activity status to 'Non-Complying' would unnecessarily increase the burden of scrutiny and cost of such applications, which may still be appropriate in the given environment, as demonstrated by the fact that the above consent that was granted.

Further to this point, this plan change assumes that any activity not specifically provided for is not appropriate. However, it is not common for large utilitarian buildings to be established in a rural environment. As outlined in NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], a number of large buildings already exist in the surrounding environment, including two existing retirement villages and a grape-production factory. Further, a nationally-important State Highway (SH16) that carries significant volumes of traffic borders the subject site to the south. These existing activities contribute to this environment not meeting several criteria for 'rural character and amenity', as discussed in the court decision.

Therefore, it is important to recognise that not all rural environments are the same, or possess the same level of 'rural amenity'. The above court decision effectively concluded that some rural

environments may therefore be suitable for the type of activities that this plan change is trying to discourage. As such, we consider this plan change to be an overreach of Council's regulatory functions.

We also understand that this plan change is in part also driven by a desire to protect elite soils for agricultural and horticultural production. While in principle this goal is understandable, it also does not take into consideration the fragmented nature of a number of rural sites, particularly along rural highways and on the periphery of the city. As such, many rural sites, including the subject site, cannot produce such goods at a scale that is economic and sustainable.

Mr Stulich therefore requests that Plan Change 20 is declined in its entirety.

The submitter could not gain an advantage in trade competition through this submission.

The submitter or agents on behalf wishes to be heard in support of this submission.

Regards,



Harrison Burnard

Planner – Mt Hobson Group

On behalf of Berislav Stulich

**Date:** 15<sup>th</sup> April 2019  
**Name:** Berislav Stulich  
**Contact person/agent:** Harrison Burnard  
**Address for service:** Berislav Stulich  
C/- Mt Hobson Group  
PO Box 37964  
Parnell  
Auckland 1151  
**Telephone:** 09 950 5106  
**Email:** [Harrison@mhg.co.nz](mailto:Harrison@mhg.co.nz)

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: KENNETH IAN BRAINES

Organisation name:

Agent's full name:

Email address: [brainesken@gmail.com](mailto:brainesken@gmail.com)

Contact phone number: 0211072800

Postal address:  
p.o. box 165  
WAIWERA  
AUCKLAND 0950

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

proposed plan change 20 proposed plan change 19 add to the rural zone a rule that states that any activity not provided for in the Auckland unitary plan requires a resource consent as a non complying activity and amend references in the rural chapter to residential buildings to read dwellings.

Property address: 20 FOWLER ACCESS ROAD WAIWERA/PUHOI

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The suggested provision does not take into account special factors such as the CLEAR lack of suitability for the subject property to be used as rural farmland or suchlike. The fact that in the event it is used and or later developed for a retirement village would enhance not harm the character of the location and give older folks a rare opportunity to live in a semi rural location with outstanding views in a location that would not hurt or offend anyone if so developed in a property with easy rear access from a little used back street. Further there is already a huge existing permitted dwelling on the property far to big for one families use and indeed being rated at this time by AK council for multi dwellings .Council with vision here could enable the possibility of a outstanding site for a semi rural retirement village that could be a inspiration and example of wisdom and consideration for all and at the same time increase councils rates take dramatically if a retirement village was created.. Further if

these proposed amendments to the rules are implemented the provisions without excluding our property it would further penalize the owners who are now elderly as they cannot live here alone and maintain the huge park like grounds because of infirmity caused by old age We wisely invested here and seriously beautified the area during our term of occupation. At this time, Wise movement and decision by council on this matter could created a outstanding and unique semi rural retirement village opportunity for the region and the council i am sure would be lauded by all for such a forward thinking decision.

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

66.2 | Details of amendments: exclude 20 Fowler access road from the provisions or give it existing use right recognizing its unique location landscape and infrastructure.

Submission date: 15 April 2019

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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



The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Adria Properties Ltd

Organisation name:

Agent's full name: Harrison Burnard

Email address: [Harrison@mhg.co.nz](mailto:Harrison@mhg.co.nz)

Contact phone number: 09 950 5106

Postal address:  
P.O BOX 37964  
Parnell  
Auckland 1151

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
The entirety of the plan change

Property address: 538 State Highway 16, Kumeu

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
As written in submission attached

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

Submission date: 15 April 2019

Supporting documents  
Plan Change 20 - Final Submission Adria.pdf

**Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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

**SUBMISSION ON PROPOSED PLAN CHANGE 20 (RURAL ACTIVITY STATUS) UNDER THE  
RESOURCE MANAGEMENT ACT (RMA) 1991**

**To:** Auckland Council      **ATTN:** John Duguid

**Submitter Name:** Adria Properties Ltd

**Address:** 538 State Highway 16, Kumeu

Dear John,

This submission is made on behalf of Adria Properties Ltd, the owners of 538 State Highway 16, Kumeu. Adria Properties Ltd opposes this plan change in its entirety.

We note that the plan change intends to add an additional activity to the rural chapter, making 'activities not provided for' a non-complying activity, and changing the use of 'residential buildings' to dwellings. We understand that this plan change is intended to send a strong signal in the plan against any activity not explicitly provided for, partly in response to NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], which is located in close proximity to the subject site.

Section 3 of the s32 analysis focuses on a number of recent resource applications or approved consents that Council considers to be not anticipated in the rural zones, for activities such as aged care, visitor accommodation or cooking schools. However, this is an overly simplistic interpretation of the acceptability of these activities in the rural environment. Each application required resource consent, which therefore requires Council to scrutinise the appropriateness of each activity, considering such factors as the scale and surrounding environment. The current process of obtaining a resource consent with expert input and analysis is appropriate for activities that are not permitted in these zones, as activities that are not appropriate will not be granted consent.

We believe that requiring additional scrutiny for such a resource consent is entirely unnecessary, given that the aged care consent at 455 Taupaki Road was initially declined by Council at a hearing, and was only granted in the Environment Court after an 18 month process. This application was therefore assessed in depth by a wide range of planning, architectural, landscape and engineering experts, at a great cost to the applicant. A change in activity status to 'Non-Complying' would unnecessarily increase the burden of scrutiny and cost of such applications, which may still be appropriate in the given environment, as demonstrated by the fact that the above consent that was granted.

Further to this point, this plan change assumes that any activity not specifically provided for is not appropriate. However, it is not common for large utilitarian buildings to be established in a rural environment. As outlined in NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], a number of large buildings already exist in the surrounding environment, including two existing retirement villages and a grape-production factory. Further, a nationally-important State Highway (SH16) that carries significant volumes of traffic borders the subject site to the north. These existing activities contribute to this environment not meeting several criteria for 'rural character and amenity', as discussed in the court decision.

Therefore, it is important to recognise that not all rural environments are the same, or possess the same level of 'rural amenity'. The above court decision effectively concluded that some rural

environments may therefore be suitable for the type of activities that this plan change is trying to discourage. As such, we consider this plan change to be an overreach of Council's regulatory functions.

We also understand that this plan change is in part also driven by a desire to protect elite soils for agricultural and horticultural production. While in principle this goal is understandable, it also does not take into consideration the fragmented nature of a number of rural sites, particularly along rural highways and on the periphery of the city. As such, many rural sites, including the subject site, cannot produce such goods at a scale that is economic and sustainable.

Adria Properties Ltd therefore requests that Plan Change 20 is declined in its entirety.

The submitter could not gain an advantage in trade competition through this submission.

The submitter or agents on behalf wishes to be heard in support of this submission.

Regards,



Harrison Burnard

Planner – Mt Hobson Group

On behalf of Adria Properties Ltd

**Date:** 15<sup>th</sup> April 2019  
**Name:** Adria Properties Ltd  
**Contact person/agent:** Harrison Burnard  
**Address for service:** Adria Properties Ltd  
C/- Mt Hobson Group  
PO Box 37964  
Parnell  
Auckland 1151  
**Telephone:** 09 950 5106  
**Email:** [Harrison@mhg.co.nz](mailto:Harrison@mhg.co.nz)

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Shu-Cheng Chen

Organisation name:

Agent's full name:

Email address: [kyletseng@hotmail.com](mailto:kyletseng@hotmail.com)

Contact phone number:

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

The entire proposed Plan Change 20

Property address: 382 Airfield Road

Map or maps:

Other provisions:

The entire proposed Plan Change 20

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

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

The reason for my or our views are:

We would like to see that the proposed Plan Change 20 declined as the IHP (Independent Hearing Panel) back in 2016 had already heard all the relevant evidence and held the view that there could be some residential activity in the rural zones and subdivision ability of the rural zone should not be outright prohibited. We believe the Council should accept the view of the Independent Hearing Panel and only try to bring up this sort of Plan Modification when the Unitary Plan is due for its 10 year review. In doing so saves time and also money collected from rates payer.

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

Submission date: 15 April 2019

### Attend a hearing

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

## **Declaration**

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

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

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

Yes

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

Submission on Auckland Unitary Plan  
Proposed Plan Change 20 – Rural Activity Status

Dear Sir/Madam,

69.1 | **I oppose the proposed plan change.**

Rationale

It is my understanding that currently if an activity is not provided for in the Activity Tables for Rural zones, the default is that it is a “Discretionary” Activity.

As there are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities, raising the bar to make all un-listed activities Non-Complying is a lazy approach to law and over-reach.

Regards,

Raymond O’Brien  
Kakanui



Dear Sir/Madam,

70.1 | I oppose the proposed plan change.

Rationale

It is my understanding that currently if an activity is not provided for in the Activity Tables for Rural zones, the default is that it is a "Discretionary" Activity.

As there are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities, raising the bar to make all un-listed activities Non-Complying is a lazy approach to law and over-reach.

Regards,

Lee Sutton

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Tim Yang

Organisation name:

Agent's full name:

Email address: [timyangnz@gmail.com](mailto:timyangnz@gmail.com)

Contact phone number: 021 183 4236

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

PC 20: Rural Activity Status

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Shooting is predominately a rural activity. Shooting ranges, clubs and or recreational hunting and shooting must be allowed as primary rural activity.

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

71.2 | Details of amendments: Shooting is a rural activity and should not be disallowed in rural areas.

Submission date: 15 April 2019

### Attend a hearing

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

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

## **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Esther Huang

Organisation name: Xiao Huihui Trustee Company Limited

Agent's full name:

Email address: [estherhuang66@163.com](mailto:estherhuang66@163.com)

Contact phone number:

Postal address:

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Property address: 15 Kitenga Road FLAT BUSH Auckland 2576

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
I support the Plan Change 20.

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

Submission date: 15 April 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Justin James Cook

Organisation name:

Agent's full name:

Email address: [justin@skull.co.nz](mailto:justin@skull.co.nz)

Contact phone number: 0212700222

Postal address:  
1 Brashier Circle  
Sunnyvale  
Auckland 0612

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:  
Proposed plan change 20: rural activity status

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The Activity Tables for Rural Zones is a very serious example of the Auckland Council's fundamental commitment to the people of Auckland breaking down. It is not the duty of the Auckland Council to wholesale regulate activities in the region. The council must show discretion and restraint in deciding where their authority may apply and this well oversteps the bounds of the council's area of responsibility as defined in their charter. As per the Auckland City Council charter the council exists to serve the people, to look after council funds and to manage council assets. In no way does this proposed change meet any of the responsibilities listed in the charter and in some ways violates them. This is an unacceptable abuse of the legal power the council wields and the public money that funds it. These changes seek to regulate ordinary behaviour by pre-approving a handful of activities while preventing many others by gate-keeping them with expensive resource consents. This is draconian and worthy of a novel such as William Orwell's 1984 and completely lacks any natural justice. The people of Auckland demand autonomy in their day-to-day lives, the Auckland Council has

no place restricting that autonomy without overwhelming reason to do so. No such reason exists for this change and it violates the Auckland Council charter.

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

Submission date: 15 April 2019

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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



The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Sunny Sun

Organisation name:

Agent's full name:

Email address: [sunnys163@gmail.com](mailto:sunnys163@gmail.com)

Contact phone number:

Postal address:

[sunnys163@gmail.com](mailto:sunnys163@gmail.com)

Auckland

Auckland 1050

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Rule or Rules

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Dear Sir/Madam, I oppose the proposed plan change. Rationale It is my understanding that currently if an activity is not provided for in the Activity Tables for Rural zones, the default is that it is a "Discretionary" Activity. As there are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities, raising the bar to make all un-listed activities Non-Complying is a lazy approach to law and over-reach. Regards, Sunny

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

Submission date: 15 April 2019

**Attend a hearing**

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

## **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Edgar Reichardt

Organisation name:

Agent's full name:

Email address: [rt1200ed@xtra.co.nz](mailto:rt1200ed@xtra.co.nz)

Contact phone number:

Postal address:

### **Submission details**

#### **This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### **My submission relates to**

Rule or rules:

Change of activities permitted under the new rules.

Property address: ASC Tuhirangi Rd Rodney

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

You're making previous lawful obtained rights an unlawful activity. Which I feel is injustice.

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

Submission date: 15 April 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: John Paul browne

Organisation name:

Agent's full name:

Email address: [jp.browne@gmail.com](mailto:jp.browne@gmail.com)

Contact phone number:

Postal address:

Auckland 1072

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

To whom it may concern, I oppose the proposed plan change. It is my understanding that currently if an activity is not provided for in the Activity Tables for Rural zones, the default is that it is a "Discretionary" Activity. As there are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities, raising the bar to make all un-listed activities Non-Complying is a lazy approach to law and over-reach. Regards, Jp

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

To whom it may concern, I oppose the proposed plan change. It is my understanding that currently if an activity is not provided for in the Activity Tables for Rural zones, the default is that it is a "Discretionary" Activity. As there are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities, raising the bar to make all un-listed activities Non-Complying is a lazy approach to law and over-reach. Regards, Jp

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

Submission date: 15 April 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Hugh William Baird litchfield

Organisation name:

Agent's full name:

Email address: [hughlitchfield@xtra.co.nz](mailto:hughlitchfield@xtra.co.nz)

Contact phone number: 0274922424

Postal address:  
16 Clarence st

Hamilton 3204

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
plan change 20

Property address: 157 Kimptons Road Brookby

Map or maps:

Other provisions:  
activities on Brookby Quarry buffer zones and remainder of farm said to require resource consent as a result of buffer zone extension 2016.

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

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

The reason for my or our views are:

I was told by Mr Cashmore that it had not then been decided what these new expanded buffer zones would mean.for example if a dwelling was required for farm operation would that be permitted without resource consent?.any building required should be able to be considered by ordinary building consent without resource consent if only required to enable the farm to operate.

77.2

77.1 | I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: as above



Submission date: 15 April 2019

### **Attend a hearing**

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

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

Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? Yes

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: john buchanan

Organisation name:

Agent's full name: john buchanan

Email address: [john@galaxie.co.nz](mailto:john@galaxie.co.nz)

Contact phone number:

Postal address:  
122 stoney creek drive  
swanson  
Waitakere 0782

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:  
proposed plan change 20 - Rural Activity Status

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

There are many activities not provided for in the activity of tables for rural zones. These activities default as discretionary activities. i dont think Council have considered that there are alot of activities that could be permitted activities that arent listed. Any unlisted activities cannot be non complying - that would be wrong to land owners and not be fair to those involved. Please dont do this to simple land owners such as myself

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

Submission date: 15 April 2019

## Attend a hearing

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

## **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Creswell Randolph John Hartnett and Sheryl Diane Hartnett

Organisation name:

Agent's full name:

Email address: [hartnettclan@xtra.co.nz](mailto:hartnettclan@xtra.co.nz)

Contact phone number: 09 2360469

Postal address:

1988 Great South Road  
Bombay  
Auckland 2675

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Proposed Plan Change 20- Rural Activity Status

Property address: 1972, 1974, 1994 Great South Road Bombay

Map or maps:

Other provisions:

The breach of Conditions in regards to the usage of the above properties. Council do not respond to concerns raised and do not monitor the property usage. The non adherence by the Applicant to the Conditions agreed to by all parties and the lack of action by the Auckland City Council to Police the conditions demonstrates that once an Application for Consent is granted, the Applicants appear to be free to do as they see fit, as the Council lack teeth. If Plan Change 20 is passed, we would like to see the Auckland City Council show some fortitude and take to task any breeches of Conditions that have been Consented. However, by tightening up the Conditions for the Rural Activities and limiting them to "Specific Ruralness," would go some way to addressing the Commercial and industrialization of invaluable rich arable rural land. We Support Auckland City Council in this Proposed Change 20. As a move in the right direction.

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

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

The reason for my or our views are:

The invasion of Rural Property by greedy developers who only have the foresight of the next dollar, is a irretrievable plague on Arable land that will be lost forever if the trend continues unabated. Rural

communities grow the future generations of farmers and produce growers. As the Rural properties are lost to Commercial and Industrial Enterprise, so is the Lifestyle of the Rural dwellers and all the associated rural activities such as Calf Club days, the rearing of livestock, fowls and other farm animals. NZ can't afford to lose any more of it's Arable land, there has to be a delineation put down Now and strictly adhered to.

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

Submission date: 15 April 2019

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Glenn liddington

Organisation name:

Agent's full name:

Email address: [shooterglenn@gmail.com](mailto:shooterglenn@gmail.com)

Contact phone number:

Postal address:

Kumeu  
Auckland 0891

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
All parts

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
Left out to many activities

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

Submission date: 15 April 2019

### **Attend a hearing**

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

## Declaration

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

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

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

Yes

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



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Aaron Cunningham

Organisation name:

Agent's full name:

Email address: [aaron.cunny@gmail.com](mailto:aaron.cunny@gmail.com)

Contact phone number:

Postal address:  
3/2 Carton Crescent  
Mt Roskill  
Auckland 1042

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Proposed plan change 20 - Rural activity status

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I oppose the proposed plan change as my understanding is that if an activity is not provided for in the Activity Tables for Rural zones, the default is that it becomes a "Discretionary" Activity. There are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities. This action to make all un-listed activities Non-Complying is a disappointing approach to law from an organization I had held high trust and confidence in.

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

Submission date: 15 April 2019

**Attend a hearing**

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

## **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Michael Ryu

Organisation name:

Agent's full name:

Email address: [jr8bc94@gmail.com](mailto:jr8bc94@gmail.com)

Contact phone number:

Postal address:  
240a Henderson Valley Road  
Henderson  
Waitakere 0612

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

From my understanding of this proposal, it aims to redefine the strictures on what rural areas like Henderson Valley can be used for, to prevent any construction that will harm the beauty of the land. In specific terms, making it so that no retirement villages or more industrial buildings can be built in our area.

Property address: 240A Henderson Valley Road, Henderson, Waitakere

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Our family agrees with the principle that we should avoid industrial construction and anything that involves ruining the close connection with nature, but we're wondering if this proposal will have a negative effect on commercial development. Right now in the area, we feel that we could use a location that allows the neighborhood to come together and interact with each other. There are the Henderson Valley shops, but those feel a bit dated, and only one of them really caters to a sitdown experience. We're also unsure about the reasons behind the banning of retirement villages. To us it feels like a way to maximize living space, so that less trees needed to be cut down to build more houses. My family thinks that construction of this type, such as small apartments and townhouses

make the best use of space, and might even make it easier to build community ties. So we're wondering if the ban on retirement villages will also discourage this form of residential building.

82.1 | I or we seek the following decision by council: Accept the plan modification with amendments

82.2, | Details of amendments: Address commercial development. Clarify reasons behind banning of  
82.3, | retirement villages. Encourage denser housing?

82.4 | Submission date: 15 April 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

No

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

From:

Robert Sutton  
12 Martin Pl  
Kelston  
Auckland

Submission on Auckland Unitary Plan

Proposed Plan Change 20 - Rural Activity Status

Dear Sir/Madam,

83.1 | I oppose the proposed plan change.

Rationale

It is my understanding that currently if an activity is not provided for in the Activity Tables for Rural zones, the default is that it is a "Discretionary" Activity.  
Please keep shooting sports as a discretionary activity.

As there are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities, raising the bar to make all un-listed activities Non-Complying is a lazy approach to law and over-reach.

Regards,

Robert Sutton

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Brandon Lancaster

Organisation name:

Agent's full name:

Email address: [work@fruitloop.org.nz](mailto:work@fruitloop.org.nz)

Contact phone number:

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

Rural discretionary activities

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Dear Sir/Madam, I oppose the proposed plan change. Rationale It is my understanding that currently if an activity is not provided for in the Activity Tables for Rural zones, the default is that it is a "Discretionary" Activity. As there are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities, raising the bar to make all un-listed activities Non-Complying is a lazy approach to law and over-reach. Regards,

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

Submission date: 15 April 2019

### Attend a hearing

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

## Declaration

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

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

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

Yes

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

Dear Sir/Madam,

85.1 | I oppose the proposed plan change.

**Rationale**

It is my understanding that currently if an activity is not provided for in the Activity Tables for Rural zones, the default is that it is a “Discretionary” Activity.

As there are many current or potential activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities, raising the bar to make all unlisted activities Non-Complying is inappropriate and short sighted. It will add layers of complexity and bureaucracy that rate payers will foot the bill for.

Regards,

Tony Dickson



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Rishi Vaswani

Organisation name:

Agent's full name:

Email address: [propertyhouse@xtra.co.nz](mailto:propertyhouse@xtra.co.nz)

Contact phone number:

Postal address:

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Property address:

Map or maps:

Other provisions:  
Non Complying Activity

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

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

The reason for my or our views are:  
Currently any activity not listed for the rural zone is a discretionary activity. Any activity that Auckland Council wants to list as non-complying must be specifically mentioned.

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

Submission date: 15 April 2019

### Attend a hearing

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

### Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Marc Whinery

Organisation name:

Agent's full name:

Email address: [whinery@gmail.com](mailto:whinery@gmail.com)

Contact phone number:

Postal address:  
[whinery@gmail.com](mailto:whinery@gmail.com)  
Torbay  
Auckland 0630

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
19.2 and 19.6

Property address: 15 Waitakere Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The rules are designed to stop all urban sprawl. The old rules allowed for reasonable sprawl, so investments in properties have been made based on existing rules. This rule change decreases land values, by restricting development and personal use of rural lands. The population is growing 1.9% per annum. The "urban" land should increase at a similar rate. The North Shore plan had properly accounted for that with "future urban" and idea that wasn't abolished by the Unitary plan, but also wasn't adopted. "future urban" should be aggressively spread to the rest of Auckland. Especially around Kumeu and other places which are quickly intensifying. Franklin is also seeing intensification, but no push to change rules, only restrictions to force slow and costly consents to develop land adjacent to existing urban areas.

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

Submission date: 15 April 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Alan William Tasker

Organisation name:

Agent's full name:

Email address: [awjltasker@gmail.com](mailto:awjltasker@gmail.com)

Contact phone number:

Postal address:  
270 Forest Hill Rd  
Waiatarua  
Auckland 0612

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

Plan Change 20 - Rural Activity Status - AKL Council propose to amend current description "Residential Buildings" to "Dwellings"

Property address: Forest Hill Rd, Waiatarua

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The current wording of Residential Buildings does not require any changes, we believe it works fine the way it is currently stated. The reasons you have provided for the additional rules, do not require these wording changes to prevent such developments - there are already processes in place to control large proposed developments that would be rejected by the local community. we already have more restrictions on building than areas within 2 km's of us.

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

Submission date: 15 April 2019

## **Attend a hearing**

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

## **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Blayne Peacock

Organisation name:

Agent's full name:

Email address: [blaynepeacock@hotmail.com](mailto:blaynepeacock@hotmail.com)

Contact phone number:

Postal address:

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
PC20

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The amendment proposes to make all non listed activities discretionary. This is completely unreasonable. It puts a massive burden on existing property owners in the rural area carrying out existing lawful activities, that will now become discretionary.

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

Submission date: 15 April 2019

### **Attend a hearing**

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

## Declaration

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

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

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

Yes

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



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Nicolas Jon Berry

Organisation name:

Agent's full name:

Email address: [Nic@fixd.co.nz](mailto:Nic@fixd.co.nz)

Contact phone number:

Postal address:  
50 Vandeleur ave  
Birkdale  
Auckland 0626

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
rural activity status

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

To whom it may concern, I oppose the proposed plan change. My understanding is that currently if an activity is not provided for in the Activity Tables for Rural zones, the default is that it is a "Discretionary" Activity. As there are a multitude of activities that are not mentioned, that in fact if they were considered, more than likely to be permitted activities, stating and enforcing all un-listed activities Non-Complying is a very lazy approach to law making and it impinges on peoples recreational time and abilities to enjoy New Zealand's "great outdoors".

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

Submission date: 15 April 2019

## **Attend a hearing**

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

## **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Victoria O'Brien

Organisation name:

Agent's full name:

Email address: [vmobrien.88@gmail.com](mailto:vmobrien.88@gmail.com)

Contact phone number:

Postal address:  
728 South Titirangi Road  
Titirangi  
Auckland 0604

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

To add to the rural zone activity tables a rule that states that any activity not provided for in the Auckland Unitary Plan requires a resource consent as a non-complying activity

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

It is my understanding that currently if an activity is not provided for in the Activity Tables for Rural zones, the default is that it is a "Discretionary" Activity. I wish for this to remain unchanged, rather than the change proposed. As there are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities, raising the bar to make all un-listed activities Non- Complying is a lazy approach to law and over-reach.

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

Submission date: 15 April 2019

## **Attend a hearing**

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

## **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Chris Mavius

Organisation name:

Agent's full name:

Email address: [lexie.chris@xtra.co.nz](mailto:lexie.chris@xtra.co.nz)

Contact phone number:

Postal address:

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

rural zone activity tables and rural chapter reference ammendments

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The plan change affects us negatively

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

Submission date: 16 April 2019

### Attend a hearing

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

### Declaration

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

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

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

No

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

Dear Sir/Madam,

93.1 | "I oppose the proposed plan change".

Rationale

It is my understanding that currently if an activity is not provided for in the Activity Tables for Rural Zones, the default is that it is a "Discretionary" Activity.

As there are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities, raising the bar to make all un-listed activities Non-Complying is a lazy approach to law and over-reach.

Regards,

Gerald Bautista

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Brent Jamieson

Organisation name:

Agent's full name: Brent Jamieson

Email address: [westpacific@xtra.co.nz](mailto:westpacific@xtra.co.nz)

Contact phone number: 021 271 1615

Postal address:  
405 Mount Albert Road  
Auckland  
Auckland 1041

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Proposed Plan Change 20-Rural Activity Status

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Dear Sir/Madam, These new rules are too far reaching as will make anything not specifically listed as an activity almost impossible to do. These activities are already discretionary and require a resource consent process. To make non-complying would make it much more difficult. This is overstepping by council into bureaucratic compliance nightmare totally unnecessary and does not seem a priority for any reason? Council should concentrate on core business rather than over-reach into all facets of ratepayers potential lives by complicating with unnecessary compliance levels and expense. Regards, Brent Jamieson

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

Submission date: 16 April 2019



## **Attend a hearing**

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

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

## **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Douglas Ross Withers

Organisation name: Accent Gifts & Prints Ltd

Agent's full name:

Email address: [accentgifts@gmail.com](mailto:accentgifts@gmail.com)

Contact phone number:

Postal address:  
250 Silver Hill Rd  
RD5  
Te Hana  
Wellsford 0975

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

The proposal to amend the activity table for the rural zones so that any activity not specifically listed in the table becomes a non-complying activity.

Property address: 250 Silver Hill Rd, Wellsford

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

While I support the objective of the proposed amendment to reduce adverse effects I think the proposal as it stands will have detrimental effects on many residents of rural areas who are not impacting the character or amenity of the rural area. I am aware of many small businesses that will be affected by this proposal in addition to my own. These businesses operate from homes, garages and sheds in the rural zone but have no impact on the character or amenity of the rural area. Most don't even have a sign at the front gate so passers by have no idea that there is a business operating from the premises. Some businesses operate purely online, providing services via a phone and website. Others make and or sell a product that is not directly rural related but the manufacture and delivery of the product creates no impact on the character or amenity of the rural area. My business operates from a pre-existing farm building on our lifestyle block. It involves repackaging bulk product into

smaller packages which are collected by the rural delivery contractor, contributing to that contractor's income. There are no additional vehicle movements generated by the business, no noise, smell or visual changes to the landscape. I am the sole person operating the business full time so I don't have to commute to work elsewhere as I once did. The reduction in my commuting traffic more than outweighs the one or two customers per month who want to stop in and collect an order on their way north or south through Te Hana. I think making all businesses in rural areas that are not directly related to rural industry have to apply for resource consent puts an unnecessary stress and burden on those business owners. I suggest a better approach is to define the impacts the Council wishes to minimise and only require a resource consent for businesses that cross a threshold on one or more factors that impact on the character or amenity of the rural area. A principle of natural justice is to presume someone is innocent until proven guilty. Likewise businesses should be considered to have no adverse impact unless it can be shown that they do, and only then should they be required to apply for resource consent. I implore you, don't impose extra cost and workload on ratepayers who are not causing any adverse impact in the rural area.

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

Submission date: 16 April 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Allen Douglas Barr

Organisation name:

Agent's full name:

Email address: [allenbarr1@gmail.com](mailto:allenbarr1@gmail.com)

Contact phone number:

Postal address:  
221 Blackbridge Road  
Albany  
Auckland 0794

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

The interpretation of the terms, Residential activities and Normal Rural Purposes can differ vastly depending on the perception of the individual. None of the material I have been able to read puts things into a format of how the rules will be designated into, who can do what in what area. My concern is that some people moving to the rural environment may be under the assumption that the only noise they will ever hear is that of birds chirping, and the other side of the coin is that some people who have activities that create a great amount of noise and discomfort to others move to where they don't have close immediate neighbours and think that no one will be affected by their activities. So in some sense I support the proposal of such a rule being implemented but query how far this will affect 'normal' rural lifestyles.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I can agree to the concept of restricting noise creating anti social type activities but am unclear to how far this will go and whether we will need consents for all manner of activities

96.1 | I or we seek the following decision by council: Accept the plan modification with amendments

96.2 | Details of amendments: More specific details are required to determine what activities will require consent

Submission date: 16 April 2019

### **Attend a hearing**

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

### **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: George and Mara Vitasovich

Organisation name:

Agent's full name: Mara Vitasovich

Email address: [george.mara@xtra.co.nz](mailto:george.mara@xtra.co.nz)

Contact phone number: 021362872

Postal address:  
266 Henderson Valley Road  
Henderson  
Auckland 0612

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:  
Relates to Proposed Plan Change 20 - Rural Activity Status

Property address: 266 Henderson Valley Road

Map or maps:

Other provisions:  
amend references in the Rural Chapter to "residential buildings" to read "dwellings"

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

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

The reason for my or our views are:

-The council wants to restrict what you can do in rural areas through a change to the Unitary Plan. - There is a specific focus on "residential activities". This would include countryside dwellings. Seeking resource consent for an unapproved activity can cost upwards of half a million dollars. That means you won't be able to build that house in the countryside anymore unless you are ultra wealthy. -The Auckland Unitary plan has failed the ranges in many areas. In the foothills and ranges for example the threshold of earth moving is so low that upgrading a septic system requires a consent for earthworks. On one side you have the Council saying everyone should upgrade to protect the watersheds and upgrading is expensive enough without out the council asking for money for a resource consent because the up grade requires 9m3 of dirt to be moved. -Why amend the name "residential buildings" to "Dwellings"? I would rather live in a residence than a dwelling.

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

Submission date: 16 April 2019

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: David James Palmer

Organisation name:

Agent's full name:

Email address: [dpalmernz@gmail.com](mailto:dpalmernz@gmail.com)

Contact phone number: 0220443928

Postal address:

14 Jays rd  
Titirangi  
Auckland 0604

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

All of it

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

There is no up side for the general public and huge down sides for people who currently, and always have, used rural areas for "non rural activities". This seems like a council power grab and I do not trust that the current council will use this power in the best interests of the public.

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

Submission date: 16 April 2019

### Attend a hearing

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



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

## **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Mark Illingworth

Organisation name:

Agent's full name: Mark Illingworth

Email address: [marknikkillingworth@gmail.com](mailto:marknikkillingworth@gmail.com)

Contact phone number: 094259183

Postal address:

[marknikkillingworth@gmail.com](mailto:marknikkillingworth@gmail.com)

Auckland

Auckland 0910

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Proposed Plan Change 20

Property address: 42 Kaipara Flats Road

Map or maps:

Other provisions:

Discretionary activities default rule changes to none complying . Areas of Land use may not be provided for in the activity table . Amend reference to residential in the charter.

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

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

The reason for my or our views are:

We have purchased the property to start up a Adventure Tourism business which will include many outdoor pursuits and a motor home park - Cafe .With the new rules this will become much more harder to achieve making many of the activities none complying.

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

Submission date: 16 April 2019

**Attend a hearing**

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

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

## **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Andrew Potter

Organisation name:

Agent's full name:

Email address: [anddeb6@xtra.co.nz](mailto:anddeb6@xtra.co.nz)

Contact phone number:

Postal address:  
33 Gearon Road  
RD1 Wauiku  
Auckland 2681

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

Add to the rural activity tables an activity that makes any activity not provided for in the tables non complying

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The proposal is too far reaching and far too open to council led views or political influence, it grossly inhibits rural land owners to have full use of their land and without undue or excessive costs to them. The proposal is therefore unclear in its meaning and has undefined activities that may arise that would be "non complying" and decided by who - the council if it is not on the table. This is not democratic!

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

Submission date: 16 April 2019

## **Attend a hearing**

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

## **Declaration**

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: John O'Grady and Kevin O'Grady

Organisation name:

Agent's full name:

Email address: [johnogrady@xtra.co.nz](mailto:johnogrady@xtra.co.nz)

Contact phone number:

Postal address:  
152 Hinemoa Street  
Birkenhead  
Auckland 0626

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

The proposed changes to the Auckland Unitary Plan: A) add to the activity tables an activity that essentially makes any activity not provided for in the tables non-complying. B) amend references to "residential buildings" in the Rural chapter to "dwellings".

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

We write this submission as affected owners of a rural property at 33 Coutler Road Swanson. Our submission is in support of option 1 (page 10 section 4) to maintain the status quo where activities not listed in the activity table are Discretionary Activities under Chapter C General Rules, C1.7 Activities not provided for. The current policies provide Council with adequate provisions to manage the potential for inappropriate activities to establish in rural zones. Rural zones need to provide broad, sustainable, affordable and user friendly provisions to adequately provide for and manage future advancements in Innovation and Technology. The current test for Landowners in support of Resource consent applications is more sustainable and cost effective. It should not be the intent of/or objective of the Plan to provide major obstacles to business start up aligned with rural zones. Some activities not listed may be of significant benefit to a particular regional rural zone and considered on that basis.

Rural Zones require employment to maintain regional development in their local area to provide local job opportunities, reduce transport pressure and provide regional contributions to gross domestic product. New Zealand's economy relies on the small to medium size businesses model for employment. Council's submission tends to rely on isolated consents for activities not contemplated for in rural zones to support the proposed plan change. The proposed plan change document uses the term " 'may be' (Page 9, paragraph 1) that these types of activities once proposed beyond certain scale thresholds would be better assessed as a non-complying activity." The use of the term 'may be' tends to suggest that Council itself is unclear whether there is any major benefit from changing the current status where these Activities currently default to and are considered as a discretionary activities. We submit that the current Discretionary status provides sustainable tools to adequately consider these applications. More detail required on the perceived pressure from applications primarily designed to establish additional dwellings. With Auckland's current housing shortage and poor public transport model coupled with the need for regional rural zones to provide adequate local accommodation for workers and the trend of family migration back home there is a need for rural zones to adequately accommodate additional residential dwellings including minor household and minor dwellings. Without further data to prove otherwise one would assume that the number of applications to date would probably be within acceptable parameters. Summary We submit that the Unitary plan maintain the status quo where activities not listed in the activity table are Discretionary. We consider it more prudent and user friendly that the Plan seek to list inappropriate activities (such as retirement villages) in rural zones rather than the use of blanket exclusion clauses. The use of blanket exclusion clauses often have far more reaching effect than originally planned for as the intent of the policy tends to change and get lost over time. The policy change then becomes unhelpful to both the Local Authority and the Landowner with the controls used to stop activities that are currently compliant in a rural zones from been established. Non-complying applications are more likely to be declined and further control on the landowners rights and enjoyment of their land.

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

Submission date: 16 April 2019

### **Attend a hearing**

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

### **Declaration**

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

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Graeme McCarrison

Organisation name: Spark New Zealand Trading Limited

Agent's full name:

Email address: [graeme.mccarrison@spark.co.nz](mailto:graeme.mccarrison@spark.co.nz)

Contact phone number: 0274 811816

Postal address:  
Private Bag 92028

Auckland 1010

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

Proposed change to H19.8.1 that introduces (AA1) Activities not provided for as a non-complying activity

Property address: N/A

Map or maps: N/A

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Spark is not opposed to the proposed catch-all activity. We are concerned that for Network activities being undertaken in a Rural zones not specifically provided for by Chapter E26 Council could in practice of interpreting the status of activity apply the Rural (AA1) status of non-complying rather than the default of discretionary under E26.2.3.1 (A16). While this not the intent as E26 Infrastructure is largely a standalone section and would defeat the purpose of having E26 as a standalone chapter the practice of how the Unitary Plan widely varies among the Councils Regulatory resource consent teams. We wish to have a note added to H19.8.1 (AA1) does not apply to Chapter E26.

102.1 | I or we seek the following decision by council: Accept the plan modification with amendments



102.2

Details of amendments: We wish to have a note added to H19.8.1 (AA1) does not apply to Chapter E26.

Submission date: 17 April 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Mr Tony Ross Timmins

Organisation name:

Agent's full name:

Email address: [tonyrosstimmins@hotmail.com](mailto:tonyrosstimmins@hotmail.com)

Contact phone number:

Postal address:  
1400 Awhitu Rd  
rd4  
pollok  
Waiuku  
Auckland 2684  
pollok  
Auckland 2684

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Property address:

Map or maps:

Other provisions:  
"residential buildings" to read "dwellings"

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
I believe my residential building "carport-workshop" can not be classed as a Dwelling!

103.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

**Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Dear Sir/Madam

104.1 | I oppose the proposed plan change.

Rationale.

It is my understanding that currently if an activity is not provided for in the activity Tables for Rural zones, the default is that it is a “Discretionary” activity.

As there are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities.

Non-Complying is a lazy approach to law and over-reach.

Regards,  
Mike.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: RQ and RX Family Trust

Organisation name:

Agent's full name: MIKE FOSTER-Zomac Planning Solutions Ltd

Email address: [mike@zomac.co.nz](mailto:mike@zomac.co.nz)

Contact phone number: 094282101

Postal address:

[mike@zomac.co.nz](mailto:mike@zomac.co.nz)

Whangaparaoa

Auckland 0932

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

The whole of the plan change

Property address: 109 Whitford- Maraetai Road

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The 21.5239ha property zoned Rural- Countryside Living at 109 Whitford- Maraetai Road is very well suited for a range of land uses such as a wedding and function venue with chalets for visitor accommodation where a rural setting is the critical component of the ambience of the overall development

105.1 | I or we seek the following decision by council: Amend the plan modification if it is not declined

105.2 | Details of amendments: By retaining the discretionary activity status for land use activities not provided for in the Rural- Countryside Living Zone

Submission date: 17 April 2019

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Jon Sowden

Organisation name:

Agent's full name:

Email address: [jon@strangeworkshop.co.nz](mailto:jon@strangeworkshop.co.nz)

Contact phone number:

Postal address:  
11/1 portage road  
New Lynn  
Auckland 0600

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Why put optional if it's not optional?

Property address: .

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:  
You are screwing everyone

106.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: John Colman

Organisation name:

Agent's full name:

Email address: [moo@moo.com](mailto:moo@moo.com)

Contact phone number: 0210279357

Postal address:  
382 West coast road  
gleneden  
auckland 0602

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:  
stop screwing everyone over you disgusting institution

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:  
stop screwing everyone over you disgusting institution your just running the country like a business and its disgusting. stop trying to do everything for a dollar you money hungry country ruining organization. YOU ARE THE REASON FOR THE COST OF EVERYTHING GOING UP AND MORE HOMELESS COMING AROUND. FEEL RESPONSIBLE PERSONALLY. YOU ARE WHY THIS COUNTRY IS GOING TO SHIT. KEEP AT IT YOU WONT BE ABLE TO AFFORD TO LIVE ON YOUR NICE COUNCIL WAGES. TRY DO SOMETHING TO HELP HUMANS AS A WHOLE WITH YOUR OWN TWO HANDS INSTEAD.

107.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Ross John Taylor and Nicola Mary Taylor

Organisation name:

Agent's full name:

Email address: [r.n.taylorfamily@gmail.com](mailto:r.n.taylorfamily@gmail.com)

Contact phone number: 092360085

Postal address:

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

I support Option 2 to Introduce a Non Complying Status for any activity not specifically listed in the activity tables in the rural zones. I support the listing for "residential buildings" to be amended to "dwellings".

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Submission for Plan Change 20. I support Option 2 to Introduce a Non Complying Status for any activity not specifically listed in the activity tables in the rural zones. In support of this option, it becomes apparent when driving around the rural zones of Franklin that the Auckland Unitary Plan has in no way protected these zones despite having Objectives and Policies to do so. In reality these have achieved nothing and have resulted in the rural zones being completely trashed. Examples below. Car storage, car detailing and sale from rural properties better suited to a commercial/business zone. Wedding venues. Multiple dwelling situations on rural properties less than 40 hectares in size creating rental portfolio opportunities, some being off shore owners. Rental portfolios should be encompassed within urban areas in close proximity to public transport and facilities. Sleepouts and modified sheds further than 6 metres from the main dwelling being rented out as stand-alone dwellings and paid for under the table. An outside covered BBQ suffices as the kitchen to get around council rules and to remain under the radar. Due to rural absentee, rental portfolio property owners and others creating

urban/commercial work opportunities from rural properties there is minimal to no animal pest control of rabbits, opossums, stoats and weasels, or weeds – gorse, woolly nightshade, ragwort, Californian thistles and the brunt of pest control is falling on the shoulders of a few who do have a vested interest in the rural zones. This creates tracts of land unsuitable for any rural use and also creates a larger carbon footprint and food miles as the land is essentially not usable to feed the population of Auckland. Managed cleanfills in close proximity to neighbouring properties causing health issues from dust getting into water supplies, causing health and respiratory issues and endless non rural noise. These situations are causing distress to affected residents and there is little that can be done about it apart from going to the environment court. This ensures making a challenge, due to the thousands of dollars required is an elitist situation. Council has fallen down in ensuring all property owners are considered. There is not an issue with small home occupation, home based business/work opportunities when they are a home based business within the home or existing accessory buildings as the effects are minimal. A situation arises however when a buyer specifically goes shopping for a property in the rural production zone, specifically to build a 300m<sup>2</sup> farm shed, specifically to house heavy industrial machinery and call it a home occupation after it being in a industrial business zone for 50 years. On the same property the new larger than allowable, further from the main dwelling, subsidiary dwelling for sick, dependent, retired parents, also has its own separate home occupation/business and council's policies and objectives were completely defunct in this case. The industrial business is paying no business rates and or operating on a level playing field, all with council's blessing. There is definitely a problem. I support the listing for "residential buildings" to be amended to "dwellings". In support of this I have seen many sleepouts, farm sheds, sheds, no longer required subsidiary dwellings and downstairs flats being part of property owners "unofficial" rental portfolio opportunity, airbnb or travellers accommodation. The owners of these properties are not shouldering their fair share of the rates load for betterment of Auckland as a whole. Neither are they part of the taxation net for the betterment of New Zealand as a whole. In addition they are creating an urbanisation of rural zones for their own gain and to destroy the environment and reason why many people wish to reside in a rural zones.

108.1 | I or we seek the following decision by council: Accept the plan modification with amendments

108.2 | Details of amendments: To tighten up on definitions so that they are not so weak.

Submission date: 17 April 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Dear Sir/Madam,

109.1 | I oppose the proposed plan change.

Rationale

It is my understanding that currently if an activity is not provided for in the Activity Tables for Rural zones, the default is that it is a “Discretionary” Activity. As there are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities, raising the bar to make all un-listed activities Non-Complying is a lazy approach to law and over-reach.

Regards,  
Calvin Chiew

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Nathan Murray

Organisation name:

Agent's full name:

Email address: [natgt35@gmail.com](mailto:natgt35@gmail.com)

Contact phone number:

Postal address:

14b onslow rd  
Papakura  
Auckland 2110

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

The whole rule change around plan change for rural activities

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Council are trying to money grab on rural events and it's not right ,piss off@

110.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Hari De Alwis

Organisation name: H& L TRUSTEE COMPANY LTD

Agent's full name: Jethro Joffe

Email address: [jethro@urbandesign.group](mailto:jethro@urbandesign.group)

Contact phone number: 021 129 1233

Postal address:

Sandringham  
Auckland 1025

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

Table H19.8.1 Rule AA1 -specifying that any activities not provided for otherwise are a non complying activity

Property address: 2127 Kaipara Coast Highway Kaukapakapa

Map or maps: NA

Other provisions:

NA

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Making any activity not provided for a non complying activity is not a justifiable resource management method and runs contrary to the thrust of Part 2 RMA. It fails to reflect the cultural and socio-economic landscape of Auckland and NZ overall both now and into the future. It achieves nothing beyond what a discretionary activity status can equally achieve in RMA terms. The s32 report underpinning PC20 is a self fulfilling prophecy. The proposed non complying activity status fails to recognise the wide range of acceptable opportunities that exist in rural areas that can provide for appropriate social, cultural and economic opportunities for and the well being of people and communities.



111.1 | I or we seek the following decision by council: Amend the plan modification if it is not declined

111.2 | Details of amendments: Make any activity not provided for a discretionary activity in table H19.8.1.

Submission date: 17 April 2019

Supporting documents  
20190328172121903.pdf

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

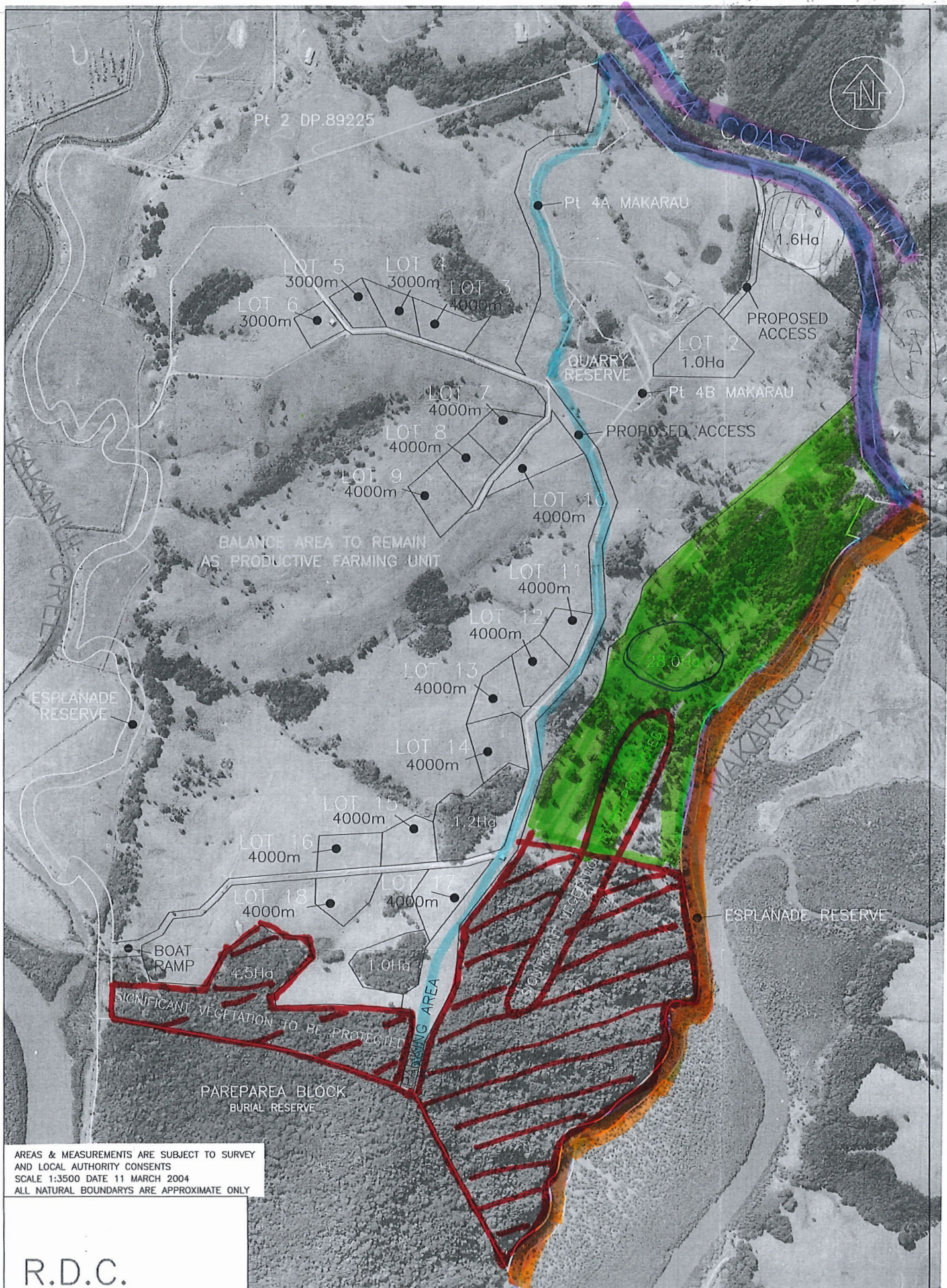
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.





AREAS & MEASUREMENTS ARE SUBJECT TO SURVEY AND LOCAL AUTHORITY CONSENTS  
 SCALE 1:3500 DATE 11 MARCH 2004  
 ALL NATURAL BOUNDARIES ARE APPROXIMATE ONLY

R.D.C.

**LAMB & ASSOCIATES LTD**  
 CONSULTING LAND SURVEYORS  
 234D BUSH RD - PO BOX 302-104 NTH HARBOUR  
 PH (09) 415-5919 FAX (09) 415-5918

**CONCEPT SUBDIVISION PLAN**  
**OF Pt. Sec 50 BLK II**  
 2127 KAIPARA COAST HIGHWAY - MAKARAU BRIDGE

PREPARED FOR : GOULAND DEVELOPMENT LTD. P.O. BOX 99110 NEW MARKET	SHEET 1 OF 1 SHEET REF: P1504(CB)
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The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Barbara Lynn Shoop Chatfield

Organisation name: individual

Agent's full name: n/a

Email address: [valleyviewnz@xtra.co.nz](mailto:valleyviewnz@xtra.co.nz)

Contact phone number:

Postal address:  
46 Coatesville Heights,  
RD 3 Albany  
Auckland 0793

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

The objective of the proposed plan change is to limit residential and industrial activities in rural areas so that rural zones are predominately used for rural purposes.

Property address:

Map or maps:

Other provisions:

amends the activity table for the rural zones so that any activity not specifically listed in the table becomes a non-complying activity amends reference to "residential activities" in specific rural policies and zone descriptions to "dwellings".

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I feel strongly the Unitary Plan - particularly the acceptance of TTR in Countryside Living was a serious mistake (reasons were presented in a formal presentation made to the Board) and I believe having items listed as "non-complying" provide residents to have the ability to express their concern when proposals for development are put forward. The use of the word "dwellings" is much more specific/accurate than "residential activities".

112.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 17 April 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Birch Surveyors Limited

Organisation name: Birch Surveyors Limited

Agent's full name: Sir William Birch

Email address: [sirwilliam@bslnz.com](mailto:sirwilliam@bslnz.com)

Contact phone number: 09 237 0787

Postal address:

PO Box 475

Pukekohe

Auckland 2340

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

See attached submission.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

See attached submission.

113.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

Supporting documents

Submission on PC20 (Birch Surveyors Ltd).pdf

**Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Wednesday, 17 April 2019

## SUBMISSION ON PROPOSED PLAN CHANGE 20 (PC20)

This is a **Submission** on the following proposed plan change:

*Plan Change 20: Rural Activity Status*

**Attn:** Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland, 1142

**This is a submission from:**

**Submitter:** Birch Surveyors Limited

Birch Surveyors Limited could not gain an advantage in trade competition through this submission.

### ADDRESS FOR SERVICE

**Name of Agent:** Sir William Birch – Birch Surveyors Limited

**Address:** PO Box 475, Pukekohe 2340

**Phone:** 09 237 0787

**Email:** [sirwilliam@bslnz.com](mailto:sirwilliam@bslnz.com)

## 1 EXECUTIVE SUMMARY

The submission is made pursuant to Schedule 1 (Section 6) of the Resource Management Act 1991 (RMA) which allows for any person to make a submission to a local authority on a proposed policy statement, plan or change with the submission required to be in the prescribed form as per Form 5 (Schedule 1) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.

## 2 SPECIFIC PLAN CHANGE PROVISION SUBJECT TO THIS SUBMISSION

The specific provision of PC20 that this submission relates to is:

2.1.1 The inclusion of “Activities not provided for” in Table H19.8.1 with a Non-Complying activity status.

## 3 STANCE OF SUBMISSION

This submission **opposes** the inclusion of “Activities not provided for” in Table H19.8.1 with a Non-Complying activity status”.

The basis for this stance is outlined in Section 4.

The relief sought is outlined in Section 5.



## 4 BASIS OF SUBMISSION

4.1.1 One of the key philosophies of the RMA is the regulation of effects and not of specific activities themselves. In this sense, the direction of the RMA is to be an “enabling” Act that supports intervention only when the effects of proposed activities will be inappropriate. This means that District Plans should also be administered with the direction of the RMA in mind. The enactment of PC20 represents a move that will further deviate the Auckland Unitary Plan (Operative in Part) (AUP-OP) from the essence of the RMA as focusing on the management of effects to the management of activities. Under the current arrangement, Council has the full discretion to assess applications for typically non-rural activities to be established in the rural area and this includes the components of the s104D gateway test.

(a) the adverse effects of the activity on the environment will be minor; or

(b) the application is for an activity that will not be contrary to the objectives and policies of the relevant plan.

The fact that PC20 highlights examples of these applications that were successful as a driver of the plan change should not be viewed as a failing of the planning system but instead as examples of applications that were granted based on their merits and their ability to avoid, remedy or mitigate any adverse effects on the environment.

4.1.2 The s32 analysis refers to the status quo (Option 1) as not achieving the objectives of the Regional Policy Statement (RPS) of the AUP-OP. Under s104(b)(v), the consent authority “must, subject to Part 2 have regard to any relevant provisions of a regional policy statement or proposed regional policy statement”. Therefore, the analysis does not adequately explain how the objectives are not achieved given the current powers of the Council allow for the RPS to be appropriately addressed when assessing applications for Discretionary activities.

4.1.3 The s32 analysis identifies the risk of Option 1 as “more resource consents granted for activities not contemplated in the Rural zones”. This is an unsupported statement to make without evidence and cannot be said with any certainty. Applications for activities not anticipated in the Rural zones will still be subject to the full discretion of Council whom will have the power to either grant or decline the application based on its merits. The wide scope of assessing Discretionary activities as per s104 essentially canvases the components of both of the gateway tests. It appears that the Non-Complying activity status is more of an indicator that certain activities have not been anticipated for in the Rural zones. However, from a merits perspective, Council has adequate power to deal with applications that do not comply with the provisions of the District Plan and RPS without attempting to make the AUP-OP even more restrictive.

## 5 RELIEF SOUGHT & SUPPORTING RATIONALE

### 5.1 RELIEF SOUGHT

On behalf of Birch Surveyors Limited, the following decision from Auckland Council is sought:

113.2 | 5.1.1 Retention of Table H19.8.1 as-is with no inclusion of the proposed change regarding "activities not provided for" as a Non-Complying activity.

## 6 SUMMARY

Any opportunity to discuss this submission further with Council is welcomed.

Birch Surveyors Limited wish to be heard in support of this submission.

If others make a similar submission, Birch Surveyors Limited will consider presenting a joint case with them at a hearing.

Yours sincerely

A handwritten signature in blue ink that reads "Birch".

Sir William Birch

Project Manager

RPSurv

FNZIS

Dear Sir/Madam,

My full name is Andrew James Keith.

My contact email is [akh805@actrix.co.nz](mailto:akh805@actrix.co.nz)

I live in Takapuna

114.1 | I oppose the proposed plan change.

Rationale

It is my understanding that currently if an activity is not provided for in the Activity Tables for Rural zones, the default is that it is a “Discretionary” Activity.

As there are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities, raising the bar to make all un-listed activities Non-Complying is a lazy approach to law and over-reach.

Regards,

Andrew Keith

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Radiata Properties Ltd

Organisation name: Radiata Properties Ltd

Agent's full name: Brian Putt Metro Planning Ltd

Email address: [brian@metroplanning.co.nz](mailto:brian@metroplanning.co.nz)

Contact phone number: 3033457

Postal address:  
P O Box 4013 Shortland Street

Auckland 1140

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:  
Proposed Plan Change 20 in its entirety

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

1. the proposed changes to the rules in Ch H19 are contrary to the Environment Court decision of Judge Smith in relation to the rural zones. 2. by making activities not provided for a non complying activity the AUP prevents good ideas and innovation occurring within the rural environment. 3. fundamentally this is an approach to land use planning which in contrary to the purpose of the RMA 1991 because it fails to promote the sustainable use of rural resources.

115.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

## Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Kirkwood Family Trust

Organisation name:

Agent's full name:

Email address: [dennis.raniera@gmail.com](mailto:dennis.raniera@gmail.com)

Contact phone number: 0274827168

Postal address:  
78B Whatapaka Road  
RD1  
Papakura  
Auckland 2580

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Change in Papakainga activity status from Discretionary to Non-complying on general rural land.

Property address: Lot64B1, Lot 64B2, Lot 64B3 Parish of Karaka.

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The Kirkwood Whanau have a long association with the land that this submission relates to. This land was left to us by our tupuna whose wishes were for us to have the right to establish ourselves on this whenua. Despite many hardships over the years, we have managed to retain the whenua because there is no other like it, we want to fulfill tupuna wishes by taking up our rightful place now and in future. We have no intention to sell the land. We may develop it but not in the traditional western development sense. We just want to live on it. Current regulations already make it difficult and costly for us. Plan change 20 will make it virtually impossible because papakainga will be entangled in the restrictive provisions making resource consent much more difficult to obtain - even if our activities were to manage the affects on the environment appropriately. This will happen because of the change of status for papakainga on general title land from discretionary to non-complying and; Amending the references to "residential" in a number of rural zone descriptions, objectives and policies to refer to

"dwellings". The Kirkwood whanau therefore: Decline PC20 proposed amendments but; Will support the plan if papakainga development on Maori lands in general title retain discretionary activity status in the rural zones. We also support the submission(s) from: Independent Maori Statutory Board and; Ngati Tamaoho Trust

116.1 | I or we seek the following decision by council: Accept the plan modification with amendments

116.2 | Details of amendments: That papakainga development on Maori lands in general title retain discretionary activity status in the rural zones.

Submission date: 17 April 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Dennis Kirkwood

Organisation name: Ngati Tamaoho Trust

Agent's full name:

Email address: [dennis@tamaoho.maori.nz](mailto:dennis@tamaoho.maori.nz)

Contact phone number: 0274827168

Postal address:  
PO BOX 61 156  
Otara  
Auckland 2159

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

Adding to the rural zone activity tables a rule that states that any activity not provided for in the AUP requires a resource consent as a non-complying activity and; amending references in the rural chapter to "residential buildings" to read "dwellings".

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Maori whanau who own land under general title should not be subjected to the provisions that this plan change will impose on them.

117.1 | I or we seek the following decision by council: Accept the plan modification with amendments

117.2 | Details of amendments: That papakainga development on lands in general title retain discretionary activity status in the rural zones.

Submission date: 17 April 2019



## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

**Submission on a notified proposal for policy statement or plan change or variation**

Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5



Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only Submission No:
Receipt Date:

**Submitter details**

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

THOMAS JAMES BENEDICT HOLLINGS

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

PO Box 104 016  
AUCKLAND 0654

Telephone:

09 378 7001

Fax/Email:

tom@hrm.co.nz

Contact Person: (Name and designation, if applicable)

**Scope of submission**

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 20

Plan Change/Variation Name

Rural Activity Status

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

all PC20

Or

Property Address

Or

Map

Or

Other (specify)

**Submission**

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

P1/3

The reasons for my views are:

see attached page 3

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

see attached page 3

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing

*T J Hollings*

Signature of Submitter  
(or person authorised to sign on behalf of submitter)

17/4/19

Date

**Notes to person making submission:**

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could  / could not  gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am  / am not  directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

P 2/3



**Plan Change 20** The reasons for our views are;

To require any "activity" in an Auckland Rural area that is not-provided for in the Plan to require a resource consent as non-complying would;

- add a large layer of, cost, restriction and/or delay (eg consultants & experts & hearings) plus of compliance and complexity
- be unnecessary and undesirable.
- Be especially inappropriate in the Waitakere Ranges and associated Rural areas which are already heavily over-regulated
- Further coerce residents to leave our area each morning, and adding to pollution and congestion is not smart thinking, but if development is made any more difficult this will exacerbate an already unsatisfactory situation.

We therefore submit that the plan change should not proceed as per Option 1 in the s32.

Our further comments against PC20 are;

**It runs counter to the RMA that all "Activities" should have to get a consent**

When the RMA was created the intent was that on land it would be an effects based law that managed adverse effects, not activities. Activities is too broad. Also presumption on land is things (activities and effects) are allowed unless specifically disallowed by specific plan rule. A presumption of not allowed is a marine concept in the RMA and as noted is the opposite of the intention for land. Only in the marine area (RMA s.12(3)) is an activity not allowed unless OK by a Rule in a Plan or by a Consent and even then the presumption is such in-nominate activities are Discretionary not Non-complying.

**What activities to get Consent ie how decided ?**

Presumably not all unlisted activities are intended to be made noncomplying eg smoking a cigarette in a Rural area without a noncomplying status resource consent. So a question is who/how is it to be defined whether an unspecified (non-provided for) activity will require a non-complying consent.

**Consent status to be noncomplying**

Noncomplying means that if to get a consent either the effects must;

- Either, be minor (undefined) and any compensating positive effects are not to be considered thus cutting off the RMA s5 third option of "mitigation" from effects being; avoided &/or remedied &/or mitigated,
- OR, not be contrary to the Ak Plan with its voluminous and complex requirements.

**Existing use Rights**

RMA s10 has Existing use rights, and RMA s20A(2)(c ) may also apply however these expire if not exercised for 12 (or 6?) months and may soon require a noncomplying consent application etc., for a whole range of existing activities.

.....

118.1 | **We seek that the Plan Change 20 be Declined, or preferably dropped by AC.**

118.2 | **If Plan Change 20 is not Declined or dropped, we seek that;**

- **Currently Non-listed activities are made of Discretionary status**
- **That only the Activities on a definitive list, would be covered**
- **The nature and extent, eg by way of an explanatory note, of Existing use rights are defined.**

118.4

*13/13*

FORM 5

**SUBMISSION ON NOTIFIED PROPOSAL FOR  
POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

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Clause 6 of Schedule 1, Resource Management Act 1991

To Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

Name **Independent Māori Statutory Board**

**1. This is a submission on the following:**

The Auckland Unitary Plan: Proposed Plan Change 20 – Rural Activity Status (“**the proposal**”)

**2. The Independent Māori Statutory Board (the Board) could not gain an advantage in trade competition through this submission.**

**3. The specific provisions of the proposal that the Board submission relates to are:**

- adding to the rural zone activity tables a rule that states that any activity not provided for in the Auckland Unitary Plan requires a resource consent as a non-complying activity; and
- amending references in the Rural Chapter to “residential buildings” to read “dwellings”.

**4. The Board submission is:**

This submission is concerned with how the proposal will impact on the establishment of Papakāinga by Mana Whenua on general title land in the Rural Zones.

More detail is provided below on the following:

- A. The Submitter – Independent Māori Statutory Board.
- B. The importance and locational constraints of Papakāinga.
- C. The provision for Papakāinga in Rural Zones in the Unitary Plan.
- D. The additional restriction the proposal will place on development of Papakāinga in rural zones.

#### **A. THE SUBMITTER - INDEPENDENT MĀORI STATUTORY BOARD**

##### ***Establishment and Role***

The Board was constituted under the Local Government (Auckland Council) Act 2009 (“**Auckland Council Act**”).

The Independent Māori Statutory Board is an independent board comprising nine members; seven representatives of Mana Whenua of Tāmaki Makaurau and two representatives from Mataawaka of Tāmaki Makaurau. All nine members of the Board are selected by a committee comprising representatives from all Mana Whenua groups of Tāmaki Makaurau which is established by the Minister of Māori Affairs. The number of Mana Whenua groups which formed this committee was 19.

##### ***Purpose and functions of the Board***

The purpose and functions of the Board are set out in Part 7 of the Auckland Council Act.

The purpose of the Board is to assist the Auckland Council to make decisions, perform functions and exercise powers by:

- (a) Promoting cultural, economic, environmental and social issues of significance for Mana Whenua groups and Mataawaka of Tāmaki Makaurau; and
- (b) Ensuring Council acts in accordance with statutory provisions referring to the Treaty of Waitangi.

The general functions of the Board are to:

- (a) Act in accordance with its purpose and functions;
- (b) Develop and maintain a schedule of cultural, economic, environmental and social issues for Mana Whenua groups and Mataawaka;
- (c) Advise Council on matters affecting Mana Whenua groups and Mataawaka; and
- (d) Work with Council on the design and execution of documents and processes to implement Council statutory responsibilities towards Mana Whenua groups and Mataawaka.

This function in (d) above is particularly relevant to the Auckland Unitary Plan and the proposal.

A specific function of the Board is to appoint a maximum of 2 persons to Auckland Council's committees that deal with the management and stewardship of natural and physical resources.

### ***Relationship with Mana Whenua and Mataawaka***

The Board promotes issues of significance for Mana Whenua and Mataawaka of Tāmaki Makaurau and ensures that Council acts in accordance with statutory provisions referring to the Treaty of Waitangi. The Board is independent from Auckland Council, Mana Whenua groups and Mataawaka of Tāmaki Makaurau.

The Board approach in the context of the proposal, and the Auckland Unitary Plan more generally, has been to promote matters of application to all Mana Whenua and Mataawaka. Many Mana Whenua groups will seek to promote matters of more specific importance to them (for example, geographic areas of particular importance) or provide more refined consideration where necessary.

## **B. THE IMPORTANCE AND LOCATIONAL CONSTRAINTS OF MANA WHENUA PAPA KĀINGA**

### **Importance**

Papakāinga have the potential to become a model for community/village development. Like marae, papakāinga are an important extension of who iwi are, where they come from and their aspirations for future development. Enhancing opportunities for existing papakāinga and establishing new papakāinga continue to be important matters for iwi. Papakāinga present an opportunity for an integrated approach to community or village development. This requires coordinated support mechanisms to integrate funding, health and education initiatives, and economic development

This is recognized in the current, and previous iterations of the Auckland Plan which include several provisions which recognise and seek to provide for the importance of papakāinga to Mana Whenua in Auckland.

### **Need for a Rural Location**

For Mana Whenua, the definition of papakāinga is linked to their ancestral rohe as well as traditional Kāinga and Mana Whenua tūrangawaewae (ancestral lands).

There are numerous and different tikanga which dictate the appropriate location for a Mana Whenua papakāinga within their ancestral rohe<sup>1</sup>, and collectively this tikanga often dictates:

- That papakāinga in Auckland will often require a location which does not fit comfortably with western planning ideals for where residential style activities should be located; and
- This location will often be rural and / or coastal.

### **The Need for Papakāinga to Locate on General Title Land**

Land-loss and alienation (or confiscation) of productive Māori lands to the Crown and settlers, means only a very small percentage of Mana Whenua tūrangawaewae is in Mana Whenua ownership. Much of this remains under collective ownership and held pursuant to the Te Ture Whenua Māori Act 1993, however, historic circumstances also mean that some Mana Whenua tūrangawaewae owned by Mana Whenua is in general title.<sup>2</sup>

Some general title land has also been returned to iwi authorities through Te Tiriti o Waitangi settlements.

For these reasons it is important that the Unitary Plan contains a framework which facilitates the establishment of appropriately designed Mana Whenua papakāinga on Māori Land, Treaty Settlement land and general title land in the Auckland's rural areas.

## **C. PROVISION FOR PAKAKĀINGA IN THE RURAL ZONES IN THE UNITARY PLAN**

### **RPS**

The s32 report accompanying the proposal contains a summary of the Unitary Plan's Regional Policy Statement ("**RPS**") objective and policy direction for activities in the rural zones, including provisions which address:

- a) Rural Activities
- b) Land with High Productive Potential

<sup>1</sup> These could include for example:

- Orientation and connection to features important to the Mana Whenua groups such as maunga, awa, or the moana;
- Orientation towards the spiritual homeland of Hawaiki (in some cases north, and in some this may be east);
- Orientation or connection to 'ara wairua' (spiritual pathways of the dead), and connection to any local ara wairua features (eg, toka or streams which are part of 'ara wairua');
- Connection to customary places and resources which the hapu have special affiliations with (eg, some hapū affiliate with the coast, eg 'nga papaka' and some affiliate to the bush);
- Location of any kaitiaki, or taniwha;
- Whether there was any ancestral kainga in the past and the desire to connect with the whenua of the ancestors;
- Adjoining or connecting to urupa;
- Connection to sites of historical events important to the whanau or hapū.

<sup>2</sup> This includes but is not limited to land converted from Maori freehold land title under the Māori Affairs Act 1967.



- c) Urban Growth & Form
- d) Residential Growth
- e) Commercial & Industrial Growth
- f) Rural & Coastal Towns and Villages

These are all relevant when considering land use in Auckland's rural areas. However, also of significance are the RPS Mana Whenua objectives and policies, particularly:

- The objective which seeks that Mana Whenua occupy, develop and use their land within their ancestral rohe;<sup>3</sup> and
- The associated policy direction that:
  - Papakāinga, marae, Māori customary activities and commercial activities be provided for across urban and rural Auckland to support Māori economic, social and cultural well-being;<sup>4</sup> and
  - enables the integration of mātauranga and tikanga in that development.<sup>5</sup>

It is important to note these RPS directions apply to ancestral lands whether they be Māori land or in general title. This contrasts for example with the RPS policy direction addressing development of papakāinga and marae in overlay areas (Significant Natural Areas / Outstanding Natural Features and Landscape etc.), which only applies to Māori Land (recognising the unique locational constraints which apply to Māori land).

It is also important to note that when the full suite of RPS provisions is considered, the establishment of Mana Whenua papakāinga in Auckland's rural zones sits comfortably with the Unitary Plan's RPS chapter.

### **District Plan Provision for Papakāinga on Māori Land and Treaty Settlement Land**

The Unitary Plan includes a comprehensive and enabling planning framework for development of Mana Whenua papakāinga on Māori Land<sup>6</sup> and Treaty Settlement Land<sup>7</sup> in Auckland's rural zones.

<sup>3</sup> Objective B.6.4.1(2).

<sup>4</sup> Policy B.6.4.2(1).

<sup>5</sup> Policy B.6.4.2(2).

<sup>6</sup> **Māori Land** - Has the same meaning as section 129 of Te Ture Whenua Māori Act 1993.

<sup>7</sup> **Treaty settlement land**

Property which is either:

- vested with claimant groups by the Crown as a result of Treaty settlement legislation and final deeds of settlement; or
- acquired by a claimant group from the Crown pursuant to a right of first refusal process provided that the properties were specifically identified by reference to site or title in Treaty settlement legislation enacted prior to the date on which the Unitary Plan became operative as Right of First Refusal land for that claimant group.

Includes:

- cultural redress properties;
- commercial redress properties including:
  - properties returned via deferred selection,

Key elements of that planning framework are:

- An objective that Mana Whenua have flexibility to use and develop this land in accordance with mātauranga and tikanga while ensuring appropriate health, safety and amenity standards are met.
- Policy direction to:
  - Provide for an appropriate character, scale, intensity and range of development on this land across Auckland, including in coastal areas and outside the Rural Urban Boundary;
  - Provide for a range of activities on this land, including dwellings for papakāinga, marae and associated facilities;
  - Avoid, remedy or mitigate adverse effects of development of this land on neighboring properties while recognising that the provisions facilitate a scale, intensity and range of activities that may not be anticipated in the zone of the site;
  - Provide for the integration of appropriate mātauranga and tikanga in determining the scale, intensity, range of activities, layout and location of development on this land;
  - Require appropriate provision for the treatment and disposal of stormwater, wastewater and the provision of water and electricity supply on this land – but to enable alternative approaches to site access and infrastructure provision where the occupation, use and development of Treaty settlement land is constrained by access or the availability of infrastructure.
- Permissive activity status for the establishment of multiple dwellings on a site.

However, this framework does not apply to Mana Whenua tūrangawaewae which is owned by Mana Whenua but in general title, and papakāinga on this land are subject to the normal Unitary Plan zone provisions.

- o properties transferred to other iwi, hapū or whānau entities associated or affiliated with the claimant group; and
- o properties transferred to a company in which the claimant group holds a controlling interest.

Excludes:

- unspecified properties within geographic areas over which claimant groups have been awarded Right of First Refusal in Treaty settlement legislation;
- any properties over which claimant groups have been awarded Right of First Refusal in Treaty settlement legislation enacted after the date on which the Unitary Plan became operative;
- properties covered by Statutory Acknowledgement or Deed of Recognition but not owned by claimant groups;
- properties in which the claimant group, or an iwi, hapū or whānau entity associated or affiliated with the claimant group, no longer retains a legal freehold interest; • properties leased by the claimant group to an unrelated entity for a term which, including renewals, is or could be more than 35 years; and
- properties transferred to a company in which the claimant group has a minority interest.

### **District Plan Provision for Papakāinga on Māori Land in General Title**

The development of papakāinga on Mana Whenua tūrangawaewae which is owned by Mana Whenua but in general title is subject to the normal Unitary Plan provisions for the rural zones.

Under those provisions papakāinga are not explicitly provided for, but:

- papakāinga is afforded discretionary activity status under the Chapter C “General Rules”, because papakāinga are an activity not provided for in Table H19.8.1; and
- there is no policy barrier to granting resource consent for a Mana Whenua papakāinga which appropriately manages its effects on the environment.

### **D. THE ADDITIONAL RESTRICTION THE PROPOSAL WILL PLACE ON DEVELOPMENT OF PAKAKĀINGA IN RURAL ZONES.**

Papakāinga have not been identified as one of the activities of concern which the proposal is intended to prevent.

However, papakāinga will inadvertently be caught by the proposal’s more restrictive provisions, and the changes would make obtaining resource consent for a Mana Whenua papakāinga on general title land in the rural zone much more difficult and potentially impossible – even if the activity were to appropriately manage its effects on the environment.

This will occur via:

1. the proposal changing the activity status for Mana Whenua papakāinga on general title land from discretionary to non-complying.
2. the proposal amending references to “residential” in a number of rural zone descriptions, objectives and policies to refer to “dwellings”.

### **5. The Board seek the following decision from the local authority:**

- 119.1 | ➤ That Plan Change 20 be deleted; or
- 119.2 | ➤ That Mana Whenua papakāinga development on ancestral lands in general title retain discretionary activity status in the rural zones; and
- 119.3 | ➤ That explicit policy provision be included which makes it clear that Mana Whenua papakāinga development on ancestral lands is contemplated in the rural zones, and is in keeping with the character and amenity values anticipated for the rural zones; and

- All necessary and consequential amendments, including any amendments to the provisions themselves or to other provisions linked to those provisions submitted on, and including any cross references in other chapters; and
- All further relief that is considered necessary to give effect to the concerns described in this submission.

**6. The Board wish to be heard in support of its submission.**

**7. If others make a similar submission, the Board will consider presenting a joint case with them at a hearing.**

Signature:



**Brandi Hudson**

**Date: 17 April 2019**

**Electronic address for Service:** [Brandi.Hudson@imsb.maori.nz](mailto:Brandi.Hudson@imsb.maori.nz)

**Telephone:** 021 818 301

**Postal address (or alternative method of service under section 352 of the Act):**

Independent Māori Statutory Board

Private Bag 92311

Auckland 1142

**Contact person:** Brandi Hudson

**Note to person making submission**

If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: KATHLEEN STEAD

Organisation name:

Agent's full name:

Email address: [katwstead@gmail.com](mailto:katwstead@gmail.com)

Contact phone number: 0278108625 092924082

Postal address:

133 John Hill Road RD.3 Papakura 2583

Hunua

Auckland 2583

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

My submission relates to the meaning of being "rural" and all that encompasses the meaning of "rural". Since the sub-divisions of land we have seen an increase in flooding due to the change in the contour of land where once before the natural flow of water was able to get away more rapidly and now stays longer, water levels are rising higher and increasing further damage to property's. The once natural flows of flood waters in flood zones could get away. My family are the earliest settlers to Hunua and I have become increasingly aware the once iconic Hunua is no longer a place that can be called "rural" as land disappears and development takes over. The meaning of "rural" requires lands to be untouched by development and Hunua has become less "rural" and more for housing. The increasing housing is well out of touch with the character in a rural setting. I oppose any further land being sub-divided leading to further damage to other properties while the contour of lands change at a rapid pace without considering the effects it has on other people's properties. I understand the need for housing development to go somewhere, but Hunua is a retreat where people go to relax and take in the views of the native bush etc. As you drive through Hunua now all you see is houses that do not suit the meaning of "rural" and see "our rural" community becoming a housing development that it cannot cater for. As a child I was told of the fault line that runs beneath Cossey's dam and if it were to burst then the development that is rapidly being built along White Road/Falls Road and in the lower areas will be lost. My ancestors were pioneers in developing the lands for farming and connecting Hunua to Papakura cutting the Hunua Gorge which is still being used today. I feel the meaning of "rural" is being lost and so is the archaeological history of the lands and buildings that were built from pit sawn timber from the surrounding bush areas. The protection status of these have not been looked into as the history of Hunua is carved up by development and it cannot sustain sub-division as rapidly as the result of mixing town with rural does not mix. The meaning of "rural" should be protected and not be easy for the sub-division of land that has a history and a meaning behind it. Hunua stands for something and those that have passed have left a history and connection to the land and it should be remembered as the land wars in Hunua are part of the history and once you loose the status of "rural" and the meaning behind "being rural" a community cannot refer or identify themselves as being "rural".

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The meaning of rural means more to individuals, communities and the connection with lands has not been adequately addressed in my view

120.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Dale Badham

Organisation name:

Agent's full name:

Email address: [naughtyporker@gmail.com](mailto:naughtyporker@gmail.com)

Contact phone number:

Postal address:  
8 Prebble Place  
Kohimarama  
Auckland 1071

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

It will ensure that unintended uses like urban industrial activities and retirement villages cannot be established in rural zones unless a rigorous assessment process (via a resource consent application) is undertaken. This will reduce the potential for creating adverse effects such as the loss of rural character and amenity

Property address:

Map or maps:

Other provisions:

It amends the activity table for the rural zones so that any activity not specifically listed in the table becomes a non-complying activity.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The rule seems anti-expansionist. Ultimately there is only so much land available within city limits, to limit activities to urban areas may not be affordable for those running them; and provided their actions aren't unlawful they should be allowed to continue with them without costly council consents or intervention. Secondly; "It amends the activity table for the rural zones so that any activity not specifically listed in the table becomes a non-complying activity." This is far too black and white. Some activities may not be suitable in some areas but perfectly fine in others.



121.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Andrew and Hayley Duncan

Organisation name:

Agent's full name:

Email address: [askandyduncan@gmail.com](mailto:askandyduncan@gmail.com)

Contact phone number: 0212405040

Postal address:  
188 Forest Hill Road  
Waiaatarua  
Auckland 0612

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

The plan change aims to amend references in the Rural Chapter to "Residential Buildings" to read "Dwellings".

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The current wording has been "Residential Building" for many years and is sufficient. It applies to buildings. Changing it to "Dwelling" could apply to tents, caravans, mobile homes etc, it's all too encompassing. Too many restrictions already apply to land/property owners in this area. The restrictions need lifting not increasing. We are very concerned Rate Payers who do not support this especially if it brings further cost to people on their own personal purchases.

122.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

## **Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Leon Law

Organisation name:

Agent's full name:

Email address: [ileonlaw@gmail.com](mailto:ileonlaw@gmail.com)

Contact phone number:

Postal address:

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:  
Plan Change 20

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

These proposed changes will affect more than just the future building of residential developments on what is currently zoned rural land. It will also have a very negative effect on future sports or recreational facility proposals. Facilities such as race tracks and show grounds already cost vastly large sums of money in consent and construction, this plan change will push those cost even higher for no acceptable reason. These changes don't really appear to seek to stop this type of development, more so that they provide a justification to significantly increase the costs of consent for such projects. This reads that any family on rural land in the future who wish to assist newer generations of family to come in battling Aucklands current and future housing crisis, by offering affordable housing through the development of a communal or community type of housing arrangement on their land, would under the plan changes, be faced with exorbitant fees for consent, reducing or completely eliminating any chance of affordable housing to their extended family or friends.

123.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: John Tiongco

Organisation name:

Agent's full name:

Email address: [john.tiongco@gmail.com](mailto:john.tiongco@gmail.com)

Contact phone number:

Postal address:  
14 Pennygale Close  
Flat Bush  
Auckland 2016

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

Property address: 297 Tuhirangi Road, Makarau

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The proposed changes are in violation of the Auckland City Council charter. If an activity is not provided for in the 'Activity Tables' for Rural zones the default thus becomes a 'Discretionary' activity. Given that there are many activities that are not mentioned, your raising the standards to make all unlisted activities 'non-complying' is a very indolent approach to the application of the law. This gives Auckland council far reaching powers that I am very uncomfortable with, e.g., if someone in a key position is personally opposed to an activity this bias can be applied to the detriment of the community.

124.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

## **Attend a hearing**

Do you wish to be heard in support of your submission? No

## **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Gregory Harold Young

Organisation name:

Agent's full name:

Email address: [young@youngs.net.nz](mailto:young@youngs.net.nz)

Contact phone number:

Postal address:  
353b Gelling road  
hunua  
papakura 2583

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Property address: 353d Gelling Road Hunua

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
Already significant restrictions on local land owners

125.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**



Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Paul Talyancich

Organisation name:

Agent's full name:

Email address: [paul@talico.nz](mailto:paul@talico.nz)

Contact phone number: 0212464905

Postal address:  
96 Forest Hill road  
Henderson Waitakere  
Auckland 0618

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Plan change 20 residential building to read dwellings and resource consent for any activity

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
I see no need for the proposed plan change in the area. Help in other more important issues within the area is needed such as homeless and illegal dumping of rubbish to name a few and other sections of the current unitary plan that needs to be changed and updated prior to this. I see it as a waste of rate payers funds were it can be spent in other more important areas.

126.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

**Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? Yes

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Mark Eisig

Organisation name:

Agent's full name:

Email address: [markeisig@mac.com](mailto:markeisig@mac.com)

Contact phone number:

Postal address:

P.O.Box 105  
Clevedon  
Auckland 2248

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

This submission opposes the plan change in its entirety. The reasons for this view are: Chapter A1.7.5 (Non-complying activity) lists a number of reasons where such an activity status is required. This includes where they are likely to have significant adverse effects on the existing environment or where the existing environment is regarded as delicate or vulnerable. In this case, not all rural areas are considered to be delicate or vulnerable and there are a number of activities not provided for in the rural zone (such as small-scale retail activities servicing the rural community) that could be established without significant adverse effects on the environment. It is therefore not appropriate to default all activities not provided for in the rural zone to a non-complying status. The section 32 report suggests that a discretionary activity status for activities not associated with rural production in rural zones is 'at odds' with the policy direction of the Regional Policy Statement (RPS) and District Plan objectives. In this case, the section 32 report fails to recognise a number of objectives and policies in the AUP that support the establishment of activities that are not necessarily associated with rural production in the rural zone. This includes the following objectives and policies: RPS Objective B9.2.1(3) "Rural production and other activities that support rural communities are enabled while the character, amenity, landscape and biodiversity values of rural areas, including within the coastal environment, are maintained." This objective is supported by the following policy: RPS Policy B9.2.2(1) "Enable a diverse range of activities while avoiding significant adverse effects on and urbanisation of rural areas, including within the coastal environment, and avoiding, remedying, or mitigating other adverse effects on rural character, amenity, landscape and biodiversity values." Objective H19.2.1(1) "Rural areas are where people work, live and recreate and where a range of activities and services are enabled to support these functions." The above objective and policies make it clear that activities which support rural communities, but are not necessarily associated with rural production, can be appropriate in the rural zone. While there are also objectives and policies that focus on the protection of elite soil and management of rural production land, there is an acknowledgment that non-productive activities can be supported, particularly where those activities maintain the values of the area and locate on land with low productive potential. A discretionary activity status for activities not provided for in the rural zone is appropriate and is further supported by

objective H19.2.5(3) which states: "The rural economy and the well-being of people and local communities are maintained or enhanced by social, cultural and economic non-residential activities, while the area's rural character and amenity is maintained or enhanced." It is also noted that in a number of local rural communities, there is insufficient land zoned or available for the development of residential and non-residential activities that support these areas. Simply defaulting activities not provided for to a non-complying status does not support the growth and well-being of rural communities where there is a need for services not already provided for in the AUP and where there is a lack of appropriate zoning around these settlements. This is also inconsistent with the abovementioned objectives and policies. In light of all of the above comments, the amendment sought to policy 19.2.4 is also inappropriate and invalid. Overall, the reasoning for the proposed changes are not justified and a non-complying status should not be generically applied across all rural zones, and in particular adjacent to rural settlements. Furthermore, the plan change is not supported by the abovementioned objectives and policies. On this basis, the plan change should be declined.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

This submission opposes the plan change in its entirety. The reasons for this view are: Chapter A1.7.5 (Non-complying activity) lists a number of reasons where such an activity status is required. This includes where they are likely to have significant adverse effects on the existing environment or where the existing environment is regarded as delicate or vulnerable. In this case, not all rural areas are considered to be delicate or vulnerable and there are a number of activities not provided for in the rural zone (such as small-scale retail activities servicing the rural community) that could be established without significant adverse effects on the environment. It is therefore not appropriate to default all activities not provided for in the rural zone to a non-complying status. The section 32 report suggests that a discretionary activity status for activities not associated with rural production in rural zones is 'at odds' with the policy direction of the Regional Policy Statement (RPS) and District Plan objectives. In this case, the section 32 report fails to recognise a number of objectives and policies in the AUP that support the establishment of activities that are not necessarily associated with rural production in the rural zone. This includes the following objectives and policies: RPS Objective B9.2.1(3) "Rural production and other activities that support rural communities are enabled while the character, amenity, landscape and biodiversity values of rural areas, including within the coastal environment, are maintained." This objective is supported by the following policy: RPS Policy B9.2.2(1) "Enable a diverse range of activities while avoiding significant adverse effects on and urbanisation of rural areas, including within the coastal environment, and avoiding, remedying, or mitigating other adverse effects on rural character, amenity, landscape and biodiversity values." Objective H19.2.1(1) "Rural areas are where people work, live and recreate and where a range of activities and services are enabled to support these functions." The above objective and policies make it clear that activities which support rural communities, but are not necessarily associated with rural production, can be appropriate in the rural zone. While there are also objectives and policies that focus on the protection of elite soil and management of rural production land, there is an acknowledgment that non-productive activities can be supported, particularly where those activities maintain the values of the area and locate on land with low productive potential. A discretionary activity status for activities not provided for in the rural zone is appropriate and is further supported by objective H19.2.5(3) which states: "The rural economy and the well-being of people and local communities are maintained or enhanced by social, cultural and economic non-residential activities, while the area's rural character and amenity is maintained or enhanced." It is also noted that in a number of local rural communities, there is insufficient land zoned or available for the development of residential and non-residential activities that support these areas. Simply defaulting activities not provided for to a non-complying status does not support the growth and well-being of rural

communities where there is a need for services not already provided for in the AUP and where there is a lack of appropriate zoning around these settlements. This is also inconsistent with the abovementioned objectives and policies. In light of all of the above comments, the amendment sought to policy 19.2.4 is also inappropriate and invalid. Overall, the reasoning for the proposed changes are not justified and a non-complying status should not be generically applied across all rural zones, and in particular adjacent to rural settlements. Furthermore, the plan change is not supported by the abovementioned objectives and policies. On this basis, the plan change should be declined.

127.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Paulette Talijancich

Organisation name:

Agent's full name: paulette talijancich

Email address: [paulettegt@hotmail.com](mailto:paulettegt@hotmail.com)

Contact phone number: 098385627

Postal address:  
96 Foresthill road henderson waitakere  
auckland  
auckland 0612

## Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
proposed plan change 20 rural activitys

Property address:

Map or maps:

Other provisions:  
I oppose this change to this the plan and believe funds can be spent better in other areas. I want residential buildings to remain the same and no need for resource consents for activity's.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:  
I see no need to change and infringing human rights, this money can be spent in more important areas.

128.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

**Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Graeme John Nicolson

Organisation name: Kaki and Grove Family Trust Partnership

Agent's full name: Graeme Nicolson

Email address: [nicolson\\_tribe@xtra.co.nz](mailto:nicolson_tribe@xtra.co.nz)

Contact phone number: 0274333114

Postal address:  
77 Barrett Road  
RD 3  
Albany  
Auckland 0793

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

The whole thing. We are a persimmon orchard, been operating in excess of 30 years. We use to be rated rural 1 and our agricultural business was allowed under this rating system. Our rating system was changed by the council and now we seem to not comply with the new rules???

Property address: 77 Barrett Road

Map or maps: 77 Barrett Road

Other provisions:

Any changes to our previous Rural 1 rating system.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We want to continue to operate our agricultural business as we have done for the past 17 years.

129.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

## Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Chelsea Barbra Tarati

Organisation name:

Agent's full name:

Email address: [chelsea\\_paki@hotmail.com](mailto:chelsea_paki@hotmail.com)

Contact phone number: 09 814 9694

Postal address:

Waiatarua  
Waitakere 0612

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

PC20 Rural Chapter. Proposal to change wording from 'residential buildings' to 'dwellings'.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The change to the word 'dwelling' can easily apply to caravans, mobile homes and tents, and therefore I do not agree with this change.

130.1 | I or we seek the following decision by council: Amend the plan modification if it is not declined

130.2 | Details of amendments: Exemption for caravans, mobile homes, and tents.

Submission date: 17 April 2019

**Attend a hearing**

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?  
Yes

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Lilian May Douglas

Organisation name:

Agent's full name:

Email address: [lil.douglas@hotmail.com](mailto:lil.douglas@hotmail.com)

Contact phone number:

Postal address:

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

PC20: Rural Activity Status

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Why change something that has worked well, and still works well. If it's not broken why fix it?

131.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

### Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

**Invalid**

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Jennifer Brewerton

Organisation name:

Agent's full name:

Email address: [jenb.nz@hotmail.co.nz](mailto:jenb.nz@hotmail.co.nz)

Contact phone number:

Postal address:  
940 Paparimu Road  
Rd1 Pokeno  
Auckland 2471

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Plan Change 20

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

There is a bulk haulage company operating 14 Kenworths across from our farm on Paparimu Road. One of their trucks has already written off our family car due to inadequate road conditions. Our rural infrastructure needs attention well before consideration is given to supporting this proposal

132.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 17 April 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Lorenzo Jay Marari Tarati

Organisation name:

Agent's full name:

Email address: [tarati.lorenzo@gmail.com](mailto:tarati.lorenzo@gmail.com)

Contact phone number:

Postal address:

Waiaatarua  
Henderson 0612

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Word change to dwelling

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The dictionary states a dwelling as meaning a place of residence, including a mobile home and livable trailer. Your proposal is too general by using the word dwelling. And so I oppose the change.

133.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Olivia Troost

Organisation name:

Agent's full name:

Email address: [olivia\\_troost@yahoo.de](mailto:olivia_troost@yahoo.de)

Contact phone number:

Postal address:  
106 Sowerby Heights  
Hunua RD3  
Papakura 2583

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Plan change 20

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This change will basically make many activities we might want to carry out in our rural area & on life style blocks a non-complying activity & will require resource consent which is very costly and time consuming Apparently all survey companies & their professiorestrictive & make dealing with council even more costly & cumbersome

134.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

**Attend a hearing**

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Christopher Brian Alexander

Organisation name:

Agent's full name:

Email address: [chris@stech.co.nz](mailto:chris@stech.co.nz)

Contact phone number:

Postal address:  
238 Irwin rd  
Karakā  
Auckland 2679

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
A

Property address: A

Map or maps: A

Other provisions:  
A

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:  
Resource consent is a money grabbing campaign. A waste of time and penalises hard working New Zealanders

135.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Hamish David Bell

Organisation name:

Agent's full name:

Email address: [hamish.bell@think.org.nz](mailto:hamish.bell@think.org.nz)

Contact phone number:

Postal address:  
39 McMurray Rd  
RD4 Papakura  
Auckland 2584

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Property address: 39 McMurray Rd, Hunua

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

This change will make many activities we might want to carry out in our rural area & on life style blocks a non-complying activity & will require resource consent & notification.

136.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

### **Attend a hearing**

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Yiping Lin

Organisation name:

Agent's full name:

Email address: [joewei9281@hotmail.com](mailto:joewei9281@hotmail.com)

Contact phone number:

Postal address:

11 Vazey Way  
Hobsonville  
Auckland 0618

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Rules

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

This will affect the housing market it will lead to shortage in demand which might lead to increase in house price, it will make the house become unaffordable.

137.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

### Attend a hearing

Do you wish to be heard in support of your submission? No

## Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Fangqin Wang and Cheng You

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:  
21 Hughs Way  
Flatbush  
Auckland 2019

## Submission details

### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

### My submission relates to

Rule or rules:

1. Add to the rural zone activity tables a rule that any activity not provided for Auckland Unitary Plan requires a resource consent as a non-complying activity ;and 2.amend references in the Rural Chapter to "residential buildings" to "dwelling"

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This prosped plan modification will limit the house supply in the future, which may cause huge increase in the house price.

138.1 | I or we seek the following decision by council: Decline the plan modification

Submission date: 17 April 2019

## Attend a hearing

Do you wish to be heard in support of your submission? No

### **Declaration**

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.