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

Date: **Monday 1 November, Tuesday 2 November & Wednesday 3 November 2021**
(Additional Overflow Day Thursday 4 November 2021 If required)

Time: **9.30AM**

Meeting room: **Council Chamber**

Venue: **Ground Floor, Auckland Town Hall**
301 Queen Street, Auckland

PRIVATE PLAN MODIFICATION 59

SUBMISSIONS & FURTHER SUBMISSIONS

ALBANY 10 PRECINCT

BEI GROUP LIMITED

COMMISSIONERS

Chairperson David Hill
Commissioners Trevor Mackie
Reginald Proffit

Laura Ager
KAITOHUTOHU MATAAMUA WHAKAWĀ
SENIOR HEARINGS ADVISOR

Telephone: 09 890 4027 or 027 247 2794
Email: laura.ager@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

WHAT HAPPENS AT A HEARING

Te Reo Māori and Sign Language Interpretation

Any party intending to give evidence in Māori or NZ sign language should advise the hearings advisor at least ten working days before the hearing so a qualified interpreter can be arranged.

Hearing Schedule

If you would like to appear at the hearing please return the appearance form to the hearings advisor by the date requested. A schedule will be prepared approximately one week before the hearing with speaking slots for those who have returned the appearance form. If changes need to be made to the schedule the hearings advisor will advise you of the changes.

Please note: during the course of the hearing changing circumstances may mean the proposed schedule may run ahead or behind time.

Cross Examination

No cross examination by the applicant or submitters is allowed at the hearing. Only the hearing commissioners are able to ask questions of the applicant or submitters. Attendees may suggest questions to the commissioners and they will decide whether or not to ask them.

The Hearing Procedure

The usual hearing procedure is:

- **the chairperson** will introduce the commissioners and will briefly outline the hearing procedure. The Chairperson may then call upon the parties present to introduce themselves. The Chairperson is addressed as Madam Chair or Mr Chairman.
- **The applicant** will be called upon to present their case. The applicant may be represented by legal counsel or consultants and may call witnesses in support of the application. 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' active participation in the hearing process is completed after the presentation of their evidence so ensure you tell the hearing panel everything you want them to know during your presentation time. Submitters may be represented by legal counsel or consultants and may call witnesses on their behalf. The hearing panel may then question each speaker.
 - Late submissions: The council officer's report will identify 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 evidence in support of your submission please ensure you provide the number of copies indicated in the notification letter.
- **Council Officers** will then have the opportunity to clarify their position and provide any comments based on what they have heard at the hearing.
- The applicant or their representative has the right to summarise the application and reply to matters raised by submitters. Hearing panel members may further question the applicant at this stage. The applicants reply may be provided in writing after the hearing has adjourned.
- **The chair** will outline the next steps in the process and adjourn or close the hearing.
- If adjourned the hearing panel will decide when they have enough information to make a decision and close the hearing. The hearings advisor will contact you once the hearing is closed.

Please note

- that the hearing will be audio recorded and this will be publicly available after the hearing
- catering is not provided at the hearing.

Submissions on a proposed private plan modification to rezone approximately 13.72 ha of land from Residential – Mixed Housing Suburban to residential – Terraced Housing and Apartment Buildings. It also seeks to amend Albany 9 precinct provisions and to introduce a new Albany 10 Precinct within the Auckland Unitary Plan (Operative in Part) 2016 at 473 Albany Highway, Albany.

APPLICANT: BEI GROUP LIMITED

SUBMITTERS:	
Page 9	Zhiganag Lin
Page 11	Yong Sheng Li
Page 13	Kiki Qiu 邱彩玲
Page 15	Richard John Stephens
Page 17	Xiaoping Ban
Page 19	Fang Cheng
Page 21	Xiaoming Cai
Page 23	Jia Jin
Page 25	Jie Wen
Page 27	Lee Kyle Balsom and Amanda Carolyn Balsom
Page 29	Bin Zhao
Page 31	Jingchen Liu
Page 33	Sheryl and Bruce Parker
Page 35	Qing Zhang
Page 37	Yang Chen
Page 43	Dongmei Li
Page 45	Ou Wang
Page 47	EXJ Investment Limited - Yun Xu
Page 49	Guangyan Shi
Page 51	Apinya Traiyapak
Page 53	Linde Walker
Page 57	Clive Anthony Worsnop
Page 59	Julie Castell
Page 62	Howard Edwards
Page 63	Faith Investment Limited - Xiuping Liang
Page 65	John Sample
Page 67	Liusheng Lin
Page 69	Kwok Leung Klein Liu
Page 71	Gordon Kim
Page 73	Pingping Liu
Page 75	David Valois

Page 80	Rajasekar Perumanandham
Page 82	Chenan Zhou
Page 84	Selina Peng
Page 86	Ivan Kalugin
Page 88	Jiayan Ying
Page 90	Jason Hill
Page 92	Lara
Page 94	May Wo
Page 96	Zhiwei Luo
Page 98	Diana Dai
Page 100	Leisha Clewett
Page 104	Stephanie Everest
Page 106	Melachrini Chatzidimitriou
Page 108	Charles Chen
Page 110	Erica Hill
Page 112	Gusmoko Suratman
Page 114	Mami Hikino
Page 116	Hatice Ozer Balli
Page 118	Ling Liu
Page 120	Sergei Filippov
Page 122	Genevere Pearl
Page 124	Chun Fung Yeung
Page 126	Nicola and Carl Van Driel
Page 130	Zhen Chen
Page 132	Mark Paisey
Page 134	Melody Saseve
Page 136	Hayley Smith
Page 138	Watercare
Page 144	Business North Harbour - Kevin O'Leary
Page 147	Lisa Elder
Page 149	Charmaine Braun
Page 151	Fiona Wills
Page 153	Sachintana Dissanayake
Page 155	Guangji Liang
Page 157	Hilary C Yeh
Page 159	Albany Primary School Board
Page 161	Yuk To Ng

Page 163	Yian Jia
Page 165	Erica Cataloni
Page 168	Chang Gun Choi
Page 171	Ken Oh
Page 173	Auckland Council Attn: Celia Davison
Page 194	Shu Li
Page 196	Yiding Zhao
Page 198	Jodie Rosevear
Page 200	Ian Sofiz
Page 202	Zhouyu Wang
Page 204	Inka Mursalim
Page 206	Steve Thornton
Page 208	Christine Ma
Page 210	Wade Deng
Page 212	Gitokarjono Panoedjoe
Page 214	Malliyawadu Vipul Priyantha Gunasekara
Page 216	Kit Foon Janny Chan
Page 218	Kefu Deng
Page 220	Wei Tian
Page 222	Hongtu Li
Page 224	Eyan Yu
Page 226	Rick and Sue Flood
Page 227	Michael Craig Symons
Page 229	Lydia Hancy
Page 231	Michele Simpson
Page 234	Mark Harrison
Page 238	Yicong Li
Page 240	Carole Helen Woods
Page 242	Sheng Li
Page 244	Tao Zhang
Page 246	NVC International (NZ) Limited - Attn: Olivia Zhang
Page 248	Yiicong Li
Page 250	Lisa Battersby
Page 252	Susan Wan Chen
Page 254	Philip John Voss
Page 256	Annemieke Potter
Page 259	Jinyu Zhou

Page 261	Yuan Yuan
Page 263	Changbo Sun
Page 265	Lee Trigg
Page 267	Keri Woods
Page 269	Deborah Taylor
Page 271	Amanda Brinsden
Page 273	Leslie (Les) James Wootton
Page 277	Roger Brian Franklin
Page 279	Matthew Patten
Page 281	Adam Patten
Page 283	John William de Kwant
Page 285	Mark Pearl
Page 288	Ming Zhu
Page 291	Paul James Hansen
Page 293	Paul Guy Linnell
Page 296	Mei Zheng
Page 298	Shawna Dew
Page 300	Xilin Wang
Page 302	Hong sun
Page 304	Henry Tan
Page 306	Will Construction Limited - Attn: Tao Wang
Page 308	Auckland Transport - Attn: Liam Burkhardt
Page 342	Kristin School Charitable Trust - Attn: Tompkins Wake
Page 345	Andrew John Ireland
Page 347	Jinyan Xu
Page 349	Willem Swart
Page 351	Carlene Little
Page 353	Johan Andre van den Bergh
Page 355	Brian Hedley
Page 356	Jessica Soper
Page 358	Aria Gardens Limited - Attn: Jonathan Ash
Page 360	Kenneth and Mavis Hughes
Page 362	A. Ripi
Page 363	Ministry of Education ('the Ministry') - Attn: Sian Stirling
Page 367	Desmond Glass
Page 369	JT Reweti
Page 371	Ian Thompson

FURTHER SUBMITTERS:	
Page 375	Rajasekar Perumanandham
Page 377	Bin Zhao
Page 379	Gusmoko Suratman
Page 381	Jie Wen
Page 383	Wade Deng
Page 385	Xiaoming Cai
Page 387	Kiki Qiu
Page 389	Mengfan Zhou
Page 391	Kairu Han
Page 393	Yong sheng Li
Page 395	Shu Li
Page 397	Yiding Zhao
Page 399	David Valois
Page 401	Auckland Transport - Attn: Liam Burkhardt
Page 414	Nicola and Carl Van Driel
Page 436	Kristin School Charitable Trust
Page 444	Ministry of Education - Attn: Sian Sritling

Contact details

Full name of submitter: ZHIGANG LIN

Organisation name:

Agent's full name:

Email address: lin.zhigang@gmail.com

Contact phone number: 0220348014

Postal address:
98 landing drive
albany
auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 98 landing drive

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 traffic jam is very serious every morning and afternoon 2:30-5:30 pm. There are 4 schools along the road, include the kristin school (more than 1500 students). Massy University gate 4 and gate 5 are on the road too.

1.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 29 January 2021

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.

Contact details

Full name of submitter: Yong Sheng Li

Organisation name:

Agent's full name:

Email address: yong.ysl@gmail.com

Contact phone number:

Postal address:
27 Landing Drive
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
PC 59--Albany 10 precinct

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 don't want to have the unitary plan change around our area,

2.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 29 January 2021

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.

Contact details

Full name of submitter: Kiki Qiu

Organisation name:

Agent's full name: 邱彩玲

Email address: kiki.cl.qiu@gmail.com

Contact phone number:

Postal address:
27 Landing Drive
Auckland
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
PC 59 (Private) - Albany 10 Precinct

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 don't want to have the unitary plan change around our area, It will create a lot of traffic and the change of unitary plan near our street will also affect our property value

3.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 29 January 2021

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.

Contact details

Full name of submitter: Richard John Srephens

Organisation name:

Agent's full name:

Email address: richiesfixit@gmail.com

Contact phone number: 0272960340

Postal address:

176

princes street west,

pukekohe

auckland 2120

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

plan change 60

Property address: princes street west

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:

enough is enough ok. This street has been destroyed by your doings.

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

Submission date: 30 January 2021

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.

Contact details

Full name of submitter: Xiaoping Ban

Organisation name:

Agent's full name:

Email address: banxiaoping1@gmail.com

Contact phone number:

Postal address:

44 Brigham young drive

Albany

Albany

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 44 Brigham young drive,Albany

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 will probably cause some issues of heavy traffic and safety in this areas

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

Submission date: 30 January 2021

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.

Contact details

Full name of submitter: Fang Cheng

Organisation name:

Agent's full name:

Email address: 9529840@qq.com

Contact phone number: 0221918388

Postal address:

14 lucas way
albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 14 lucas way

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 too many apartments around the area, such as library lane, Millennium Apartments and Settlers Lifestyle Village. Along the Albany high way, there are many schools, Albany junior, Junior high , Senior high and Kristin school , every morning and afternoon , the traffic jam is terrible.

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

Submission date: 31 January 2021

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.

Contact details

Full name of submitter: Xiaoming Cai

Organisation name:

Agent's full name:

Email address: helenxmcai0823@gmail.com

Contact phone number:

Postal address:

7 Lucas Way

Albany

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: Albany 9 Precinct

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 is a busy area surrounding a lot of schools, the high population densities are putting enormous pressure on the environment.

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

Submission date: 31 January 2021

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.

Contact details

Full name of submitter: Jia Jin

Organisation name:

Agent's full name:

Email address: joannajin1208@gmail.com

Contact phone number: 0212935758

Postal address:

Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Owner of property

Property address: 13 Adelphi Place, Albany

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:
We would like to keep the mixed housing suburban Zone

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

Submission date: 1 February 2021

The reason for my or our views are:
I would like to my community in Mixed housing Suburban Zone

I or we seek the following decision by council: Decline the plan change

Submission date: 1 February 2021

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.

Contact details

Full name of submitter: Jie Wen

Organisation name:

Agent's full name:

Email address: lionwenca@hotmail.com

Contact phone number: 0220348735

Postal address:
3 Amherst Place
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 3 Amherst Place, Albany

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 area is very peaceful and I don't like high density property area.

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

Submission date: 1 February 2021

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.

Contact details

Full name of submitter: Lee Kyle Balsom and Amanda Carolyn Balsom

Organisation name:

Agent's full name:

Email address: Lee_Balsom@yahoo.com

Contact phone number:

Postal address:
11A Sykes Ave
Hatfields Beach
Auckland 0920

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Isn't this optional? PC59

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:

We feel the request to allow heights of buildings within the site to 35 metres to be extraordinary. It is well in excess of the normally allowed height restrictions and is entirely NOT in-keeping with the residential and city-fringe aspect that is Albany and its surrounds. Such heights might be possible on land that borders industrial and business activities, as in around the shopping mall complex, but in this residential area it is totally unacceptable to us. While in principle we support the development of the site (and intensification in general and within reason), we do not support such building height allowances and request that the max heights of the tallest buildings are reduced to max 5 or 6 storeys.

10.1 | I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Reduce max heights of largest buildings well below the 35 metres requested. 15 metres would be ample.

Submission date: 1 February 2021

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.

Contact details

Full name of submitter: Bin Zhao

Organisation name:

Agent's full name:

Email address: fiona.zhaobin@gmail.com

Contact phone number: 0212964519

Postal address:
5 Sorbonne Close
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 5 Sorbonne Close, Albany

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 do express my strong opposition to the plan because the plan will change our living environment, our quite community. As a result, the plan is bringing traffic, criminal, environmental problems to the community, suburb, city even the whole country. PLEASE PROTECT OUR BEAUTIFUL NEW ZEALAND!

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

Submission date: 1 February 2021

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.

Contact details

Full name of submitter: Jingchen Liu

Organisation name:

Agent's full name:

Email address: jingchen.liu6@gmail.com

Contact phone number: 0212517724

Postal address:
3 Sorbonne Close
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 3 Sorbonne Close

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 Do disagre the plan they released

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

Submission date: 1 February 2021

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.

Contact details

Full name of submitter: Sheryl and Bruce Parker

Organisation name:

Agent's full name: Sheryl Parker

Email address: sheryl-and-bruce@xtra.co.nz

Contact phone number:

Postal address:
17 Mahoney Drive
Albany
Auckland
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
traffic management including access to public transport

Property address: 473 Albany Highway Albany

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 noted, Albany Highway is a major thoroughfare and recently has had transit lanes added to help with the volume of traffic. And even with these measures the highway is always backedup at peak times. The extra traffic added by this over-the top development would create gridlock for several hours a day.

Also noted is the bus stop 5 minutes away. However, to get the the Albany Bus Station at Oteha Valley Rd, Constellation Drive (or Rosedale when it arrives) is near on impossible if you are trying to get to CBD (or anywhere else) for a normal working day. I do this daily and the only sensible way to get to work is to DRIVE to the Albany station to connect with NX1. Again, the huge size of this development is already going to add.

We already have a number of pre-schools and schools in the area, with the primary school in particular under stress due to overcrowding. Where do the kids that may live here plan to get their education because it wont be in current facilities with compromise.

There is also two established retirement centres in the immediate area whose residents enjoy walking

in the area. Such a large scale project will add to the traffic, putting them in danger and also could be intimidating. STOP, STOP, STOP supporting greedy developers and start thinking about your residents. This is a monster. Go back to the terrace houses on a smaller scale and really think about the people, environment, services, NOT YOUR BANK BALANCES

13.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 1 February 2021

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.

Contact details

Full name of submitter: Qing Zhang

Organisation name:

Agent's full name:

Email address: qingzhnz@gmail.com

Contact phone number:

Postal address:
16 Amherst Place
Albany
Auckland
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 16 Amherst place, albany

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 want this area to be high-density area. It will make some big problem, such as the worse traffic, the short place for students and teacher, the parking place, even the medical resource.

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

Submission date: 2 February 2021

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.

Contact details

Full name of submitter: Yang Chen

Organisation name:

Agent's full name:

Email address: 2632198630@qq.com

Contact phone number: 0210486159

Postal address:
10 Darimouth Place
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 10 Darimouth Place

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 master plan will cause a big trouble to the traffic around the community.

15.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 3 February 2021

Supporting documents
12341161450 2020-2021 ratesassessment-invoice.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? 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.

Combined Rates Assessment and Tax Invoice

Y Chen & P Chen
10 Darimouth Place
Albany
Auckland 0632



Billing Period:	1.	2.	3.	4.	Total rates assessed
1 July 2020 to	\$837.21	\$837.21	\$837.21	\$837.17	2020/2021
30 June 2021	31 Aug 2020	30 Nov 2020	26 Feb 2021	28 May 2021	(including GST)
					\$3,348.80

Your details

[Pay online now](#)

Rates assessment number: 12341161450	Date: 1 February 2021	Valuation number: 31980-00000095600
Land value: \$770,000	Capital value: \$1,345,000	PIN: 9101
Legal description: Lot 90 DP 174289		
Location of rating unit: 10 Darimouth Place Albany 0632		

Your summary

Balance as at 01 July 2020:	\$0.00
Previous instalments charged:	\$1,674.42
Payments made by 23 Jan 2021 (includes rebates/grants):	-\$1,674.42
Total instalment 3 of 4 (including GST):	\$837.21
Payment due by 26 February 2021	\$837.21

myRATES myAUCKLAND

Sign up to myAUCKLAND to manage your Auckland Council services online in one place, starting with your rates. Convenient, easy, accessible with more services to be added soon.

As you pay by direct debit, this invoice is for your records only. See below for your payment schedule.

Register at aucklandcouncil.govt.nz


Sent to: 2632198630@qq.com

Rates assessment number: 12341161450

Please do not pay this account as the rates are being paid by direct debit.

We have recorded your bank details as 06-0323-0138709-00. If they have changed, please phone 09 301 0101.

Payment schedule

Direct debit payments will be as follows:

26/02/2021	\$837.21
28/05/2021	\$837.17

Direct debit payments which fall on public holidays or weekends will be processed the next business day.

Ways to pay



Online, direct debit or credit/debit card

Visit aucklandcouncil.govt.nz/payrates to set up a direct debit or pay online via Account2Account (bank transfer) or credit/debit card. Visit your bank's website to pay by internet banking or automatic payment.



Payee: Auckland Council - Rates **Account:** 12-3113-0131262-00

Particulars: Y Chen & P C **Code:** 10 Darimouth

Ref: 12341161450 Please make separate payments for each property.



In person or by mail

Pay by cash or EFTPOS at any PostShop or Auckland Council service centre using the payment slip, or post your payment/cheque and payment slip to our new address: Private Bag 4701, Christchurch 8140.

Please note - A 1.75% fee may apply for credit and debit card payments. For overseas payments, see our website.



Need help? Contact us

Online: aucklandcouncil.govt.nz/rates **Call:** 09 301 0101, 24 hours, 7 days a week

Write: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142.

Your local area ^{#15}

Volunteer awards

Nominate a worthy individual or organisation for the Upper Harbour Volunteer Awards. Nominations close February 28, visit aucklandcouncil.govt.nz/upperharbour for details.

New playground

Visit the new playground in Huntington Reserve, Greenhithe. Designed to help improve strength, balance and agility through swinging, spinning and jumping. Great for 3-10 year olds.

Connecting with community

Come along to our upcoming local board community forums held during March and April. To find out more, email upperharbourlocalboard@aucklandcouncil.govt.nz

For more local news and events visit ourauckland.nz

What else you need to know

Pay on time to avoid penalties

A 10 per cent penalty will be incurred on any amount of your current instalment remaining unpaid after the due date. You will be charged an additional 10 per cent penalty on any part (of your rates, infrastructure payments and penalties from previous years) that is unpaid on 1 September 2020, and again for amounts unpaid on 2 March 2021. Penalties will be added on 2 September 2020 and 3 March 2021, respectively. Any payments made will be credited to the oldest outstanding amount first. Similarly, if your account remains unpaid after 30 June 2021, a further 10 per cent penalty on the total balance outstanding may be charged in the new rating year.

Let us know if anything has changed

If you have sold the property this notice applies to, or are no longer its registered lessee, please ask your solicitor or conveyancer to forward us the new details as soon as possible. If you have changed your mailing address please let us know via email (enquiry@aucklandcouncil.govt.nz) or call us.






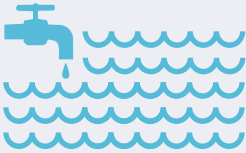

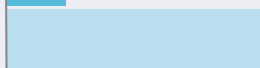







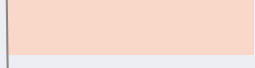













Your assessment For more information on what your rates fund, see separate page.

For details about council activities and expenditure visit aucklandcouncil.govt.nz/aboutcouncil

Type of Rate	Description of Rates and Activities Funded	Rate Calculation	Total Rate
Uniform Annual General Charge	A fixed charge for each separately used / inhabited part of a rating unit that funds general council activities including parks, pools, libraries and footpaths.	Number of separate parts Charge	1 \$439.00
General Rate - Urban Residential	A rate based on your rating unit's use and whether its location is urban or rural, that funds general council activities including parks, pools, libraries and footpaths.	Capital Value Rate	1,345,000 0.00195455 \$2,628.87
Waste Management - Base Service	A targeted rate that funds recycling, inorganic collection, resource recovery centres & other regional waste services.	Number of separate parts Charge	1 141.03 \$141.03
Natural Environment Targeted Rate - Non Business	A targeted rate to help fund the capital and operating costs of investment to deliver enhanced environmental outcomes.	Capital Value Rate	1,345,000 0.00004326 \$58.18
Water Quality Targeted Rate - Non Business	A targeted rate to help fund the capital costs of investment in cleaning up Auckland's waterways.	Capital Value Rate	1,345,000 0.00006076 \$81.72
Total rates assessed for 2020/2021 (including GST)			\$3,348.80

Funding Auckland Council Activities #15

The services that the council and our Council Controlled Organisations deliver on behalf of Aucklanders are funded through rates, fees and charges as well as investments and debt. Your rates help fund our operating spend and cover day-to-day operations and the services that benefit us all. These include things like collecting rubbish, managing our environment, our libraries, our transport network and economic development. We also build, maintain, replace and develop the city's assets (such as roads, libraries, parks and sports fields) to help us manage Auckland's rapid population growth. Visit aucklandcouncil.govt.nz/budget-at-a-glance for more information.

Key areas of spend	How operating costs are funded	Value per \$100 
 <p>Our transport network We keep Auckland moving with well-planned transport networks, good-quality local roads and convenient, frequent public transport.</p>	<p>Rates  45%</p> <p>Non-Rates*  55%</p>	 <p>\$32</p>
 <p>Water, wastewater and stormwater We supply millions of litres of safe drinking water and treat millions of litres of wastewater every day.</p>	<p>Rates  20%</p> <p>Non-Rates*  80%</p>	 <p>\$8</p>
 <p>Parks and community We provide parks, libraries, pools, recreation centres, community halls and events that support strong communities.</p>	<p>Rates  89%</p> <p>Non-Rates*  11%</p>	 <p>\$32</p>
 <p>Building a better Auckland We help deliver vibrant town centres that support strong communities, a thriving economy and accommodate growth.</p>	<p>Rates  45%</p> <p>Non-Rates*  55%</p>	 <p>\$2</p>
 <p>Making the most of Auckland We provide arts, natural environment, sport and live performance events that enrich lives of Aucklanders and visitors.</p>	<p>Rates  73%</p> <p>Non-Rates*  27%</p>	 <p>\$8</p>
 <p>Protecting our environment We nurture, look after and monitor Auckland's natural environment and protect it from a variety of natural and human-generated threats.</p>	<p>Rates  56%</p> <p>Non-Rates*  44%</p>	 <p>\$13</p>
 <p>Keeping Auckland running We provide a variety of administrative, management and support to functions that keep Auckland running.</p>	<p>Rates  29%</p> <p>Non-Rates*  71%</p>	 <p>\$5</p>

*Non-rate sources, including fees and charges.

Auckland Council has policies detailing when rates can be discounted, remitted or postponed, including for Māori freehold land. You can find full details at aucklandcouncil.govt.nz/rates

These policies do not apply to the Milldale Infrastructure Payment. For details visit infrastructurepayments.co.nz

Rates rebate

If you have high rates in relation to your income you may qualify for a government-funded rates rebate.

Rates remissions

The council has rates remission schemes applying to certain land or ratepayers in the following categories:

- to top up the rates rebate based on water and wastewater charges
- for residents who occupy papakāinga housing under a licence to occupy agreement to remit the Uniform Annual General Charge
- for rates penalties so council can act fairly and reasonably
- for miscellaneous purposes if the council considers it appropriate
- for uniform annual general charges and targeted rates assessed as fixed charges on rating units (car park, farm, Māori land and zero-rated land remission)
- for Māori freehold land that:
 - is undeveloped and unused, or is used for a marae or urupā
 - has a rateable value that does not reflect the actual potential for land to be developed
 - is used for non-commercial purposes that benefit Māori, such as papakāinga housing, community facilities
 - has historical rates arrears and penalties if the annual rates are paid for three years
- for accommodation provider targeted rate for owners of no more than two serviced apartments or where the accommodation is used for emergency housing.

Rates postponements

In certain circumstances, Auckland Council can postpone the requirement for you to pay rates. This applies to:

- residential properties where it is the ratepayer's residence and there is sufficient equity in the property
- two sports clubs in Manukau that have existing postponements.

Your rights and our policies

You have a right to inspect and, on certain grounds, to object to our rating information database and rates records. Your name and postal address are on the rating information database. You may write to the council asking for your name or postal address, or both, to be withheld from the database. Reasons do not need to be supplied.

For more information about our rating policies, visit aucklandcouncil.govt.nz

Need help?

-  Visit: aucklandcouncil.govt.nz
-  Enquire: aucklandcouncil.govt.nz/contactus
-  Phone: 09 301 0101
-  Write: Auckland Council, Private Bag 92300
Victoria Street West, Auckland 1142 | DX CX 10032

Contact details

Full name of submitter: Dongmei Li

Organisation name:

Agent's full name:

Email address: lily721111@sina.cn

Contact phone number:

Postal address:
34 Brigham Young Drive
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Rezone the land from Residential-Mixed housing suburban to Residential-Terraced housing and apartment buildings.

Property address: Albany 9 Precinct

Map or maps:

Other provisions:

Introduce a new Albany 10 Precinct at 473 Albany Highway

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

16.2 | The reason for my or our views are:
I would like to live in a quiet place.

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

Submission date: 3 February 2021

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.

Contact details

Full name of submitter: ou wang

Organisation name:

Agent's full name:

Email address: wangouannie12@gmail.com

Contact phone number:

Postal address:
18 Amherst Place
Albany
Northshore

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Albany Precinct 10

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

17.2 | The reason for my or our views are:
keep this area as how it is now, don't change it

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

Submission date: 4 February 2021

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.

Contact details

Full name of submitter: Yun Xu

Organisation name: EXJ Investment Limited

Agent's full name:

Email address: eva.ghd@gmail.com

Contact phone number: 021581080

Postal address:
eva.ghd@gmail.com
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Proposed Plan Change 59 (Private)

Property address: 49B The Avenue, Albany

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

18.2 | The reason for my or our views are:
It can supply more affordable houses.

18.1 | I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 4 February 2021

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.

Contact details

Full name of submitter: Guangyan Shi

Organisation name:

Agent's full name:

Email address: jt468369@gmail.com

Contact phone number:

Postal address:
470A Albany Highway
Albany 0632
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

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 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 air will be polluted, more noise and dust, while the houses are building. When more people move in, traffic will be a big problem.

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

Submission date: 4 February 2021

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.

Contact details

Full name of submitter: Apinya Traiyapak

Organisation name:

Agent's full name:

Email address: pinnie_t@yahoo.co.nz

Contact phone number: 021660621

Postal address:
308/22 library lane
auckland
auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 308/22 library lane

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 plan is going to create an overcrowded environment which will affect my property value and my live condition as I plan to live in this property long term. Also from my balcony view has a great view look into the trees, I do not wish to have any high rise structures block my view.

20.2

20.1

I or we seek the following decision by council: Decline the plan change

Submission date: 4 February 2021

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.

9.10.3.1 E1- Water quality and Integrated Management, E8. Stormwater- Diversion and Discharge

Chapter E1 contains objectives and policies that seek to ensure that freshwater quality is maintained and enhanced, the mauri of freshwater is progressively improved and stormwater networks are managed to prevent or minimise adverse effects of contaminants on freshwater and coastal water quality. Adverse effects are to be managed through reference to the National Policy Statement for Freshwater Management bottom lines and interim guidelines, which include the MCI Guidelines outlined in Table E1.3.1. The objectives and policies of Chapter E1 are also relevant in relation to Chapter E8 Stormwater - Diversion and Discharge.

As set out in section 9.4.2, the PPC will be generally consistent with the NPSFM and the MCI guidelines. Other policies require that contamination that would have an adverse effect on the life supporting capacity of freshwater and its ecosystems should be avoided (Policy 4). Stormwater management for development in existing urban areas is specifically addressed in Policy E1.3 (9), which seeks to minimise or mitigate new adverse effects of stormwater runoff, and where practicable progressively reduce existing adverse effects of stormwater runoff, on freshwater systems, freshwater and coastal waters during intensification and redevelopment of existing urban areas by:

These are Delusional words. You make it sound so wonderful but the fact is you have not yet cleaned up or made allowances for **Escalating the need to improve water to Auckland with the water catchments and supply. Nothing has improved yet you are inviting more housing. We are already consistently on Water shortage.**

'Minimise is a very broad perception of what (what the Council decide) You have NO INTEREST in considering the locals choice and concerns. Instead of the work 'MINIMISE' it is preferred to have 'PREVENT' which would be more objective.

Several times a year we cannot swim at our 'once' beautiful beaches because of sewage overflow running into the coastal water.

You have not remedied the latest problem we have right here in my own domain at 10 Notre Dame Way of Sewage spilling out over my neighbours and my property. Twice in one year. The reason for this is OLD SYSTEM PIPES that are not big or efficient enough to handle the ALREADY built up area.

The workmen say much of it is due to specific nationalities pouring oil and grease down their sinks despite sending pamphlets and notifications (in their own language) nto please cease this practice. I have witnessed the workmen pulling it out. It is and smells disgusting. You haven't nor cannot remedy that

Every year the E8 Stormwater – Diversion and Discharge – that runs into my property and floods it. The water BUBBLES up your Storm Water drain situated on my property flooding it. WHY? Because the STORMWATER is UNABLE to handle the volume of water DIVERSION of the well known WEATHER CHANGES. I will appreciate your resolving this problem and it is stressful seeing it rise up to my door.

The foot print that these high rise buildings in ratio to land to soak up the extreme weather conditions is not only compromised but made worse by MORE people flushing sewage, MORE people using WATER that we already do not have enough of. Why on earth are you doing this.

MONEY! MONEY! MONEY!

The applicant has prepared a comprehensive Stormwater Management Plan (SMP) that will manage the water quality effects of future development. The requirement for compliance with the plan is incorporated into the Albany 10 Precinct to ensure that the outcomes of Policy 9 are achieved. Policy E1.3(10) describes what must be taken regard of in an integrated stormwater management approach and includes the use and enhancement of natural hydrological features and green infrastructure for stormwater management where practicable

Policy E1.3(10) describes what must be taken regard of in an integrated stormwater management approach and includes the use and enhancement of natural hydrological features and green infrastructure for stormwater management **where practicable. This is NOT comforting usage of words. What happens where it is not practicable.**

Words like **ensure, achieved enhancement, green infrasture of stormwater are indeed impressive positive words, but the reality is we do not see the council improving and upgrading or preventing our present problems.**

10.9 Social Effects A well designed intensive urban community can generate a range of social benefits particularly if high quality amenity and public transport services is available.

As far as infrastructure goes. The **Albany Bus Station is already an absolute nightmare for workers and Students for parking. Why have move closer housing and high rise when we are not coping already with the population we have?**

, and there is often more social interaction with walking and public transport. Overall, it is considered that the development enabled by the PPC will be beneficial in terms of social effects.

This is an absolute delusional grandiose sentence. Have you walked the footpaths. They are full of certain Immigrants and cultures that strewn themselves across pathways and they DO NOT MOVE to the side for the Native locals. I am disgusted at this happening. This is a nonsense statement of yours.

Let me tell you of the Social Effects. We now have more Geese, roosters in our environment due to certain cultures releasing them into our Brookfield River Reserve. There are tissues with faeces that are left on the pathways, empty bottles and packets. This never ever happened 5-10years ago so please do NOT dress your proposal up with ‘wonderful, rose-tinted glasses terminology’.

10.10 Overall Environmental Effects Conclusion Overall, it is considered that any adverse effects generated by development enabled by the PPC will be minor and satisfactorily mitigated through the proposed precinct provisions. In addition, **it is considered that there will be significant positive effects from the form of development enabled.**

This is a grandiose, rose-tinted glasses unrealistic view. This proves that Council have NO INTEREST in our concerns as.....you will do what you want to do. You know you will do it regardless. Like the Election counting in US, This plan has many anomalies that you will hide from the average homeowner. You know it. I know it.

In fact I will not even continue as you and I both know I am just wasting my own time, getting my own self all upset.

You will do what you want to do DESPITE ANY NEGATIVE SUBMISSIONS.

Kind Regards
Linde
027 272 5247

SUBMISSION #21

Further to my objection for building more)which is only going to cause more water flowing through the stormwater pipes which are very old and too narrow. **Will you please fix this issue of YOUR STORM WATER DRAINS bubbling up and flooding my home at 10 Notre Dame Way.** This is not caused with run-off. It is pure and simply bubbling up out of the ground as your storm water cannot drain the rain water away quick enough

Fix this problem before you build more which will worsen this matter.

Dear Todd, further to Submission #21

You need to fix these issues on my property before you even think about an proposed building further properties that will cause more damage to my property

Fix this first. I will expect a person explanation for this please. The amount of rates we pay it should be automatic you reply

I am over ankle deep in water from YOUR storm water drains not able to take the rain water away. This is barbaric flooding peoples homes yet you have the nerve to want to build more.

Fix my property first please . I am a 70 year old Retiree. I should NOT have to deal with this stress.

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 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) Clive Anthony Worsnop

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

Address for service of Submitter

9 Vanderbilt Parade, Brookfield Park, Rosedale, Albany 0632

Telephone: Fax/Email:

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

Plan Change/Variation Name

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or
Property Address

Or
Map

Or
Other (specify)

I object to the plan in its entirety

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:

The property is unsuitable for such development, the Albany Highway already carries a huge traffic volume and if each of the proposed dwellings has two vehicles, the additional traffic volume will exceed the road's capacity, particularly at peak times. In addition, such dwellings are in themselves asthetically atrocious and do nothing to the appearance of the area. (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.

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

Clive Woranop

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

10/02/2021

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.

Contact details

Full name of submitter: Julie Castell

Organisation name:

Agent's full name: Julie Castell

Email address: juliewar@gmail.com

Contact phone number: 021857427

Postal address:
22 Stanford Street
Albany
Auckland
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Height changes. 3 Level area, dropped to 2 Level. Level 5 dropped to 3 Levels. 10 Level building dropped to 8 Levels.

Property address: 22 Stanford Street, Albany, Auckland

Map or maps: PC 59 - Appendix B - Albany 10 Precinct Plan 3 - Height and building coverage. See attached pdf of our house.

Other provisions:

Main complaint is height of buildings, creating intensive housing with surrounding resources unable to cope with demand. When the Brookfield Park/Northwood reserve housing area was originally built all the park land was gifted to council. The whole precinct is being built and is taking from the surrounding resources, rather than giving back to the community. I don't count a gym, a café and small gathering area as giving back. The height, hence, quantity of housing is going to pull on existing community facilities that are already at capacity. I have two kids at Albany Primary School. The last two years, classrooms are being built on the field to try to accommodate the number of students. Is reducing field i.e leisure area is certainly not what the community wants. Albany Primary, Middle School and High School are at capacity and yet we are going to add this extensive housing. Why is this large type of build not providing a school, a hall, community facilities etc. which is gifted as part of the build? Maybe as part of this proposal they build on existing school land, multilevel classrooms. I would like to see additional space provided between our house on Stanford Street and relevant houses and new precinct, maybe the road could track around the outside creating a natural buffer. Houses in this area are all mainly one level, see pdf. Given these houses were built under old council rules, I think it's fair that separating old and new with an additional barrier is fair whether this be road, or leisure area with tree planting etc. Not to mention sun issues given height of buildings, noise issues given quantity of houses, and proposed 10-15 year to build.

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 need to ensure such large developments give back to community and surrounding area, rather than take and creating issues given number of residents.

23.1 | I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments:

23.2 | 1) Provide additional infrastructure back to the community ie a school.

23.3 | 2) Decrease approved high of buildings.

23.4 | 3) Create additional buffer around existing one-two level houses, ie put road their to create natural buffer.

Submission date: 11 February 2021

Supporting documents
Stanford Street View.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.



Proposed View

Note: Visual simulation depicting maximum profile across site from Architectus' development scenario derived from proposed THAB zoning and precinct provisions.

Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our use and not to be used for any other purpose. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client, Boffa Miskell Limited does not accept any responsibility for its accuracy. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions in this plan or any other information or information provided by the Client or any external source.

Viewpoint Details
 NZTM Easting : 1 751 315 mE
 NZTM Northing : 5 932 640 mN
 Elevation/Eye Height : 13.9m / 4.6m
 Date of Photography : 9:56am 06 March 2020 NZDT
 Data sources: *Photography* - BML; *LIDAR* AC 2016/2017 Aerials - AC 2017; 1931 - LVEA SITE MODEL 2020-05-01

Horizontal Field of View : 90°
Vertical Field of View : 30°
 Projection : Rectilinear
 Image Reading Distance @ A3 to 20 cm

- 5M (MAX 1 STOREY)
- 11M (MAX 3 STOREY)
- 19M (MAX 5 STOREY)
- 35M (MAX 1 STOREY)

ALBANY 10 PRECINCT
 View from Stanford Street
 Date: 8 May 2020 Revision: 1
 Plan prepared by Boffa Miskell Limited
 Project Manager: Peter Wilder@boffamiskell.co.nz | Drawn: AWe | Checked: PKlo

VS
1A

24.1 Thank you for inviting me to make a submission on this plan change. The land in question is currently occupied by Massey university and has been for many years. Although a university campus is strictly not a public place it is effectively open for public access, and for many years the public has been able to access the Fernhill Escarpment to the East of the Oteha Stream by crossing the stream at the rear of the BobTindall building. I believe that public access to this area (East of the Oteha Stream, not just the western side) must be preserved so that the public can continue to enjoy the wonderful bush walks therein.

24.2 In short, I believe that any plan change and resulting building or resource consents should include provision for unrestricted public access to the Oteha stream crossing behind the Bob Tindall building. Ideally there should be provision for public parking to be made available as well.

While it is theoretically possible to cross the Oteha Stream from the Brookvale reserve, it is very difficult (slippery rocks and no bridge or formed path). The concrete weir behind the Bob Tindall building is the only all-weather crossing available to the public.

Many thanks
Howard Edwards
172 Glenmore Rd
RD3
Albany 0793

Contact details

Full name of submitter: Xiuping Liang

Organisation name: Faith Investment Limited

Agent's full name:

Email address: services@faithinvestment.co.nz

Contact phone number:

Postal address:
17 Loughros Place
Pinehill
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
change from Residential – Mixed Housing Suburban to residential – Terraced Housing and Apartment Buildings

Property address: 290 Oteha Valley 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:
We don't think it is suitable to change from Residential – Mixed Housing Suburban to residential – Terraced Housing and Apartment Buildings

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

Submission date: 12 February 2021

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.

Contact details

Full name of submitter: John Sample

Organisation name:

Agent's full name: John Sample

Email address: samples@xtra.co.nz

Contact phone number:

Postal address:
395 ALBANY HIGHWAY ALBANY
5
5 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Changing from mixed housing to terraced housing and Apartment Buildings

Property address: 473 Albany Highway Albany

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 Unitary Plan for this area is Mixed Housing Suburban and should stay that way as Albany Highway is at it's full capacity now. Also this land backs onto the protected Fernhill Escarpment and Oteha Stream which is under pressure from existing housing and industrial developments.

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

Submission date: 15 February 2021

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.

Contact details

Full name of submitter: Liusheng Lin

Organisation name:

Agent's full name:

Email address: hhelenyang0811@gmail.com

Contact phone number: 021896700

Postal address:
84 Landing Drive
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
84 Landing Drive, Albany ,Auckland 0632

Property address: 84 Landing Drive ,Albany, Auckland 0632

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 provisions could give more spece for people who need a home.

27.1 | I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 16 February 2021

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.

Contact details

Full name of submitter: KWOK LEUNG KLEIN LIU

Organisation name:

Agent's full name: KWOK LEUNG KLEIN LIU

Email address: kleinliunz@yahoo.com

Contact phone number:

Postal address:
9 Northwood Ave.,
Albany
NORTSHORE CITY 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

I owned and live in a property that is in an area adjacent to the proposal.

Property address: 9 Northwood ave., Albany, 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? Yes

The reason for my or our views are:

Can make the best use of land resources

28.1 | I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 16 February 2021

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.

Contact details

Full name of submitter: Gordon Kim

Organisation name:

Agent's full name: Gordon Kim

Email address: gart88@gmail.com

Contact phone number:

Postal address:

30

Northwood Avenue

Auckland

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

30 Northwood Avenue Albany

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

29.2 | The reason for my or our views are:
I want more good facility.

29.1 | I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 16 February 2021

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.

Contact details

Full name of submitter: PingpingLiu

Organisation name:

Agent's full name:

Email address: kuaikuaipao31@163.com

Contact phone number:

Postal address:
37 Vanderbilt Parade
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
2016 at 473 Albany High Way

Property address: 37 Vanderbilt Parade

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:
we do not want to our house price drop down with this further changes.

30.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 18 February 2021

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.

Contact details

Full name of submitter: David Valois

Organisation name:

Agent's full name: David Valois

Email address: d.valois@xtra.co.nz

Contact phone number:

Postal address:
12 Vanderbilt Pde
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Shadow

Property address: numbers 18, 20, 22,24,26 , 28 Stanford St

Map or maps: <https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-59-app1-landscape-and-visual-effects-assessment-shadow-study.pdf>

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 Terraced Housing proposed along the boundary of lower Stanford St Homes will cause a major reduction in sun. The sun would need to be above 45 to 55 degrees elevation to reach over the proposed 3 storey block. In winter the sun is no more than 30 degrees high so the effect will be major. This area of Albany in the shelter of the fernhill escarpment suffers from the effect of winter fog causing dampness moss and mould growth. Sun is essential to keep these at bay. Of even greater importance, I believe one of the Shadow Studies (Winter Noon) does not depict the full extent of the shadow on these Stanford st homes. I have prepared a simple profile drawing showing what I believe is the correct shadow line.

31.1 | I or we seek the following decision by council: Approve the plan change with the amendments I requested

31.2 | Details of amendments: I would recommend that these Terrace blocks be no more than 2 storeys with a roof designed to have no addition effect on sun occlusion along the Stanford st boundary

Submission date: 28 February 2021

Supporting documents
Stanford St Shadow .pdf

Attend a hearing

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

Declaration

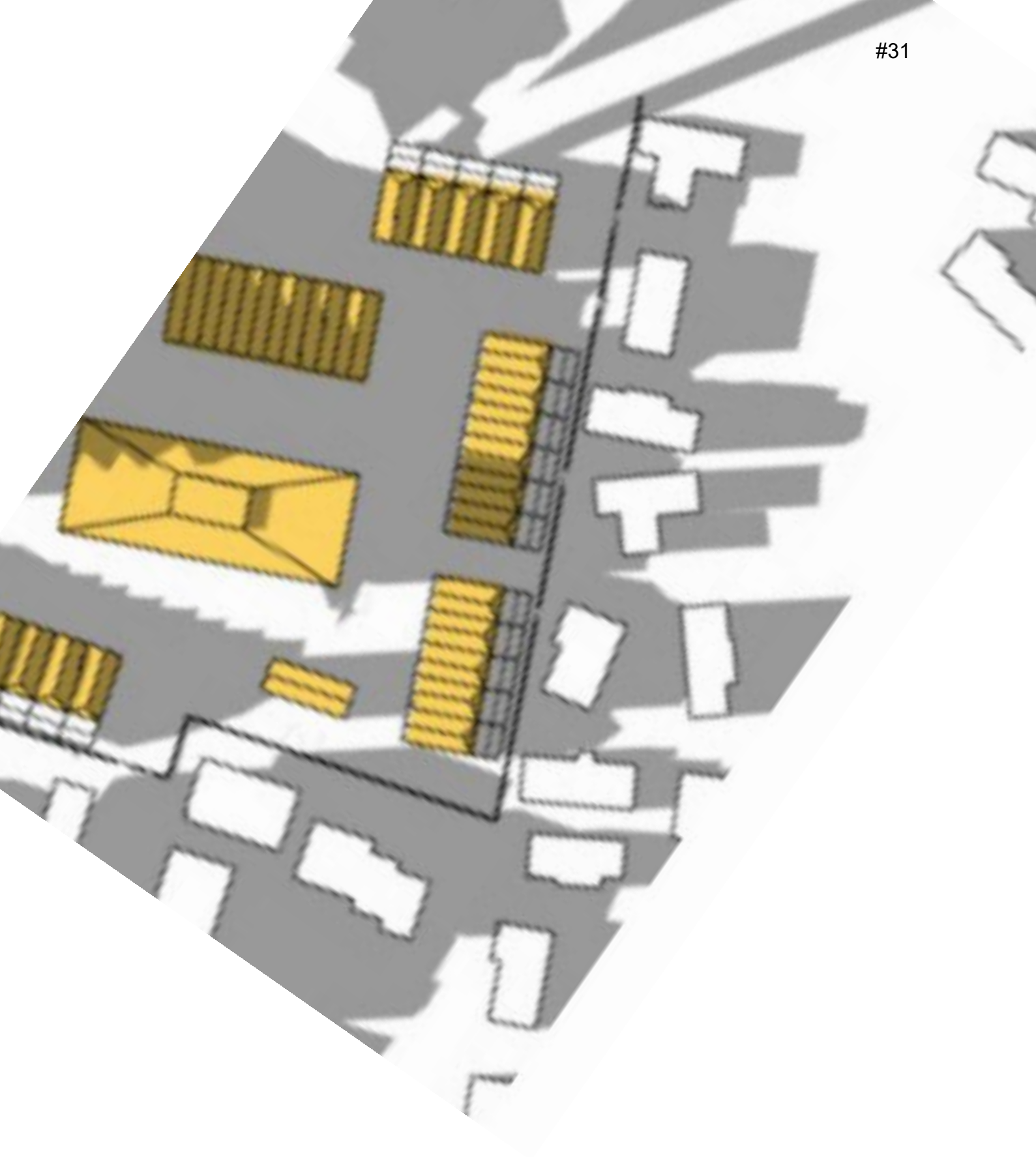
Could you gain an advantage in trade competition through this submission? No

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.

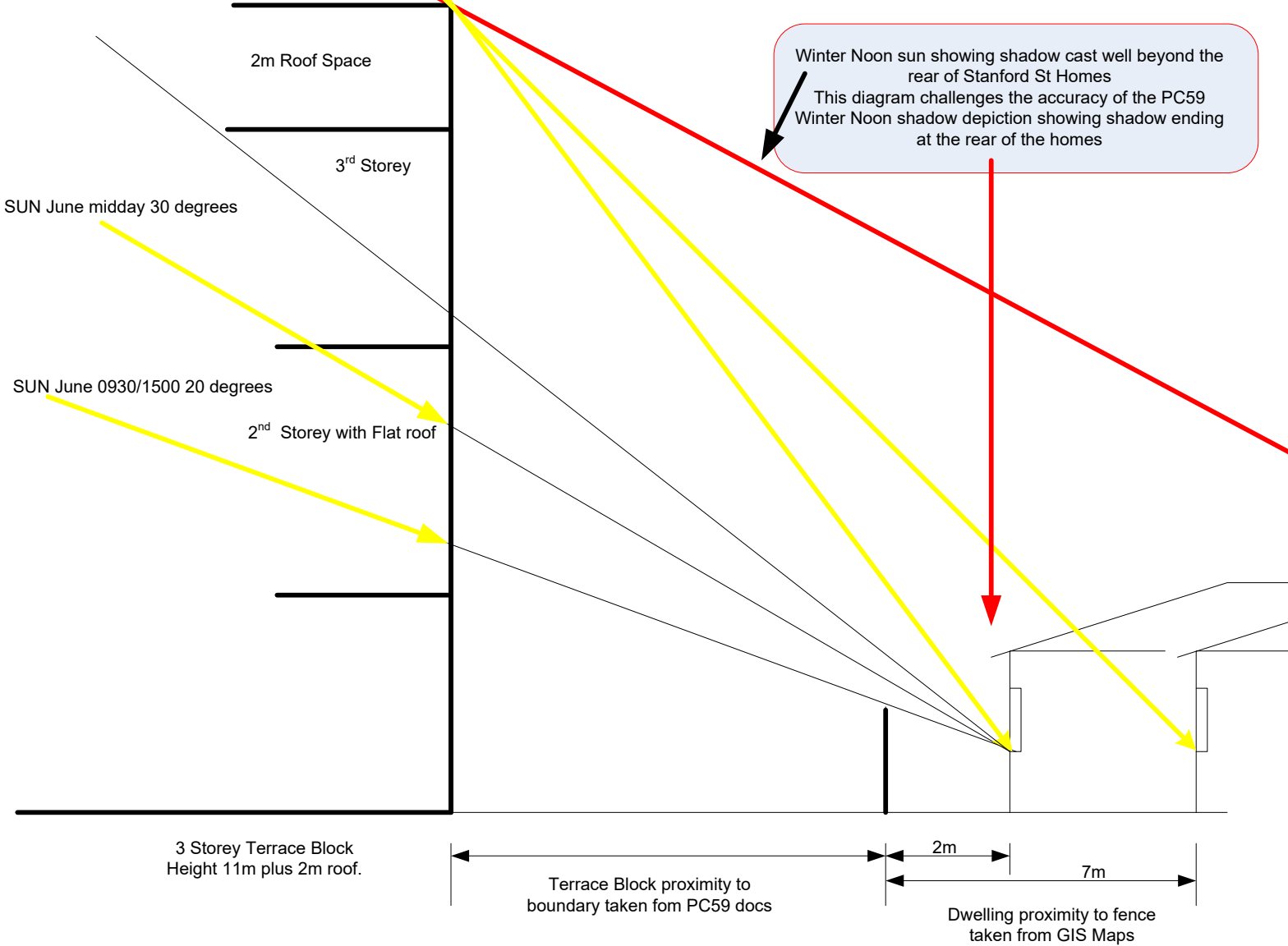
No

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



Terraced Block occludes sun angles below 45/ 55 degrees elevation depending on specific Stanford St home position.

From March through to September the Terrace Block will fully occlude the sun all hours of the day for the closer homes. For the further away homes Sun will be fully occluded from April till August



Winter Noon sun showing shadow cast well beyond the rear of Stanford St Homes
This diagram challenges the accuracy of the PC59 Winter Noon shadow depiction showing shadow ending at the rear of the homes

Representation of Stanford St homes along the developments SE corner



Winter Noon shadow when calculated from the geometry and assumptions on tab 2

Affected Stanford St Homes

Contact details

Full name of submitter: Rajasekar Perumanandham

Organisation name:

Agent's full name:

Email address: dssr8513@gmail.com

Contact phone number: 211546751

Postal address:
9 Makamaka Lane
Albany Heights
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Canceling PC 59

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 have huge impact on community traffic

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

Submission date: 22 February 2021

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.

Contact details

Full name of submitter: Chenan Zhou

Organisation name:

Agent's full name: Chenan Zhou

Email address: hamiltonzhou@hotmail.com

Contact phone number:

Postal address:

4 Cuthill Close

Albany

Auckland

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: Massey University Campus, Albany Highway, Albany

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:

Albany Primary School has grown from a rural school to a large school with 800 plus pupils. The school has recently had to reduce its school zone due to the increased number of enrollments. Part of the school playground has had to be converted to classroom with the outdoor activities space for student significantly reduced. The school is crowded at its current state. The impact these high-rise apartments would have on the Albany Primary school roll and the community traffic would be devastating.

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

Submission date: 22 February 2021

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.

Contact details

Full name of submitter: Selina Peng

Organisation name:

Agent's full name:

Email address: selinapeng64@gmail.com

Contact phone number: 0223203872

Postal address:

11 Kinleith

Albany

Auckland

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

PC 59 (Private) - Albany 10 Precinct

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 Albany primary school and Kristin already along Ablany high way . The road is very crowded in the traffice time. With new apartments arising, it will become an extreme disaster in traffic.

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

Submission date: 22 February 2021

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.

Contact details

Full name of submitter: Ivan Kalugin

Organisation name:

Agent's full name:

Email address: vano.kalugin@gmail.com

Contact phone number: 0272176074

Postal address:
5/11 Hatfield pl
Albany hights
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Plan 59

Property address: Pc59

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 school is already overwhelmed, traffic is horrendous our infrastructure can't sustain more apartments

35.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 22 February 2021

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.

Contact details

Full name of submitter: Jiayan ying

Organisation name:

Agent's full name:

Email address: jiayanoutlook@outlook.com

Contact phone number: 021669923

Postal address:

0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: Albany primary school, Kristin school

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 Road (albany high way) already suffers from heavy traffic, especially during the school hours. And this road as a main road should support better traffic condition, not make it worse, so I'm very against, thank u

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

Submission date: 22 February 2021

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.

Contact details

Full name of submitter: Jason Hill

Organisation name:

Agent's full name:

Email address: darkman0101@hotmail.com

Contact phone number:

Postal address:
4 Houhere Close
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
Appendix F -Integrated Transport Assessment.

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 is anticipated that there will be significant pressure put on roading and intersections around Albany Primary School that are already near capacity (as noted in xxx section 5.5 - Sensitivity Testing). There seems to be a lot of weight put on mitigations that rely on Auckland Transport improving or altering public transport options around Albany Highway and the Albany Expressway. The Albany Bus Station is a significant trip from the proposed site and the suggestion that a private shuttle bus be provided in the early development stages (Section 7.4) is a dubious solution to changing long term behaviour.

37.2 | It appears that there has been no modelling of traffic flows around school hours (0815hrs - 0900hrs and 1430hrs-1530hrs). As a resident of the area with school aged children I have first hand knowledge that traffic flows on Albany Highway around the proposed site are significant.

37.3 | There also needs to be some modelling performed on the traffic affects on the intersection of Albany

37.3 | Expressway and Bush Road/Mercari Way. At peak times the queues at these intersections are significant and the addition of high density dwellings will only add to this.

37.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 22 February 2021

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.

Contact details

Full name of submitter: Lara

Organisation name:

Agent's full name:

Email address: fuzzlyn.b@gmail.com

Contact phone number:

Postal address:
0632
Albany Heights
Albany Heights 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
PC 59 - no terraced housing and apartment buildings

Property address: Albany highway

Map or maps: 13.72 ha of Massey uni land

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 will be massive traffic jam and high probability of accidents occur especially with school students

38.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 22 February 2021

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.

Contact details

Full name of submitter: May Wo

Organisation name:

Agent's full name:

Email address: rainzim@163.com

Contact phone number:

Postal address:

Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

change to rezone approximately 13.72ha of land from Residential – Mixed Housing Suburban to Residential – Terraced housing and Apartment buildings

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 Albany Hwy is already overcrowded under the current situation.

39.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 22 February 2021

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.

Contact details

Full name of submitter: Zhiwei Luo

Organisation name:

Agent's full name:

Email address: luke.luo@plantandfood.co.nz

Contact phone number:

Postal address:
22 Adelphi Place
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Proposed Plan Change 59 (Private): Albany 10 Precinct

Property address: 473 Albany Highway

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 area will have a lot more people live in if the plan go ahead and it will subsequently put a pressure on schools, roads, and other infrastructures and the community. My daughter's class has 29 students and the school has to build classrooms on playgrounds just keep up with the enrollments.

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

Submission date: 22 February 2021

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.

Contact details

Full name of submitter: Diana Dai

Organisation name:

Agent's full name:

Email address: iamhandai@gmail.com

Contact phone number:

Postal address:
81 golden morning drive
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 473 Albany Highway, Albany.

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:

My kid go to Albany primary school, which is opposite to the proposed building site. Imagine the traffic and health safety issue for little children everyday to cross these heavy congested road already is.

41.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 22 February 2021

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.

Contact details

Full name of submitter: Leisha Clewett

Organisation name: Albany Primary School

Agent's full name:

Email address: Leishaclewett@gmail.com

Contact phone number: 0275123813

Postal address:
L2 9 The Avenue
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

The traffic is horrible as this proposal will make it 100 times worse.

Property address: 6 Bass Rd, Albany.

Map or maps:

Other provisions:

The population is very bad.

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 roads won't be able to handle this new amount of people, this is going to invade the nasty traffic that's already disgusting.

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

Submission date: 22 February 2021

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.

Contact details

Full name of submitter: Maree Bathurst

Organisation name: Albany Primary School

Agent's full name:

Email address: principal@albany.school.nz

Contact phone number:

Postal address:

6 Bass Road
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: Albany Highway

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:

Concern over additional pressure on our current school roll (along with other schools in the immediate area). Albany Primary has limited property capacity and would be unable to meet the demands required for new classrooms within the next five – seven years. Ministry of Education are aware of this roll growth pressure and are currently working with the school as part of the National Education Growth plan 2030 however this is a long-term plan and the school is currently not able to meet capacity required. We do note the suggestion that the integrated residential development includes educational facilities however it is not identified as a primary school to support our situation.

Whilst the plan suggests sustainable transport modes our experience is that the current footpaths and cycle lanes do not function well and are not safe for primary age children. An additional 1700 dwellings will only increase these safety concerns.

At peak times there are already significant traffic delays along the Albany highway given the proximity of four schools within a 5-kilometre radius who all feed onto this main arterial route both morning and afternoons. Auckland Transport are already aware of the concerns of four local schools regarding

these issues

The proposed plan change will put tremendous additional pressure on an already stressed roads around Albany. The Bass Road / Albany Highway intersection is already frequently gridlocked from 2.45 – 3.30pm with no contributing traffic from the proposed development streets. Traffic light phasing will only create additional problems for the primary school as there is no alternative entry / exit to the school for cars.

In 2020 the MOE reduced our school zone as a means of managing the roll pressure. Our school community and sense of identity was key factor in our parent's frustration with this process and decision. Should our zone be reduced again to meet the needs of a completely new development and socio-economic demographic an even greater disconnect will occur with our cultural past and history.

The original proposal appeared to be genuinely focused and designed around a feeling of community. The proposed plan change, given high rise apartments and the sheer number of dwellings has lost this essence.

I or we seek the following decision by council: Decline the plan change

Submission date: 1 March 2021

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.

Contact details

Full name of submitter: Stephanie Everest

Organisation name:

Agent's full name: Stephanie Everest

Email address: stepheverest@gmail.com

Contact phone number: 02102252886

Postal address:
3/61 The Avenue
Albany
Albany 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Re zoning

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:

Albany Highway is absolutely ridiculous as it is without adding additional housing into this zone. The children at Albany Primary have already lost a chunk of their play area to bring in more classrooms- there is no room to accommodate further classrooms without further disadvantaging our children. As a rate payer and school fee payer I am disgusted and disappointed to hear of this vile proposition.

43.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 22 February 2021

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.

Contact details

Full name of submitter: Melachrini Chatzidimitriou

Organisation name:

Agent's full name: melina

Email address: melinalesvos@hotmail.com

Contact phone number:

Postal address:
94 Unsworth Drive
Unsworth Heights
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: PC 59 (Private) – Albany 10 Precinct

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 project will highly impact the area of Albany Primary School as a negative effect. Traffic will be even worse than it is nowadays during rush hours and the school couldn't manage the number of extra people that they will rightfully enroll.

44.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 22 February 2021

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.

Contact details

Full name of submitter: Charles Chen

Organisation name:

Agent's full name:

Email address: sheepisgood@gmail.com

Contact phone number:

Postal address:
P.O. Box 100957
North Shore
Auckland 0745

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: Albany 10

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 plan is for high-rise apartments without enough private owned parking but just use shared parking which will create more parking issues. Not everyone will use public transport as there is no big supermarket within the new development walking range. So the number of people using bus is ideally but not really.

The "Integrated Transportation Assessment Report" submitted is not well formatted which has no page number so i can only use chapter number or figure number to say my words. Chapter 2.2

Albany Highway has a posted speed limit of 70 km/hr. The speed is 50km/hr for many years.

Figure 10, the afternoon peak time is actually starting from 2:50pm as this area is a very busy traffic connection point from the 900 students Albany Primary school and 3:30pm from large Kristin school.

Therefore, the proposed car movement to Bass Road intersection shall be declined to protect primary school students.

Figure 14: Full Development Traffic Movements – Weekday Evening Peak Hour. No one would believe in this large development, only 50 cars will drive in and out in 2 hours peak time. Even now, between 2:30 and 3:10pm. there are far more than 50 cars drive in and out from Massey gate 5. The proposed modelling shall be done properly.

45.2

45.3

Figure 17: Additional Albany Highway Connection Concept Design. Left in and left out entrance usually fast because of easy driving, and has blind area, which is very dangerous for walking and running pupils who are too young to check surroundings. Also the increased number will affect Albany school enrollment and cause serious rezone issue again.

45.1 | I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Close off the proposed intersection to Bass road. Reduce density. More privated owned parking not shared parking.

Submission date: 22 February 2021

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.

Contact details

Full name of submitter: Erica Hill

Organisation name:

Agent's full name:

Email address: ehill@hotmail.co.nz

Contact phone number:

Postal address:
41 Santiago Crescent
Unsworth Heights
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps: Section 5.7 of the plan change

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 impact of this change to the Albany School roll and community traffic surrounding the school would be significant and unsustainable. The school roll is already under pressure, with classes being held in the library and staff rooms due to lack of appropriate space at the school before this planned development. The school zone has already been reduced for this reason, without adequate alternative options for those areas removed from the zone. At peak school travel times the traffic is already excessive in the area and there are not sufficient alternative routes to access the school and surrounding facilities. The area would not handle a development of this scale as there are no opportunities to alter transport access outside of the existing roads due to the existing landscape and reserves. The proposed change would destroy the quality of this neighbourhood and community as a result.

46.1

I or we seek the following decision by council: Decline the plan change

Submission date: 22 February 2021

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.

Contact details

Full name of submitter: Gusmoko Suratman

Organisation name:

Agent's full name: Gusmoko Suratman

Email address: gusmoko@gmail.com

Contact phone number: 021767871

Postal address:
7/437B Albany Highway
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
PC 59 (Private) – Albany 10 Precinct
Rezone approximately 13.72 ha of land from Residential – Mixed Housing Suburban to residential – Terraced Housing and Apartment Buildings.

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 live in Norfolk Pines apartment in corner of Albany Highway and Oaklands road since 2013.

47.2 | The traffic here in the busy hours in the morning and afternoon is normally very heavy. It is worse during school days. Making Oaklands road into a dense residential zone will definitely make the traffic even worse and overcrowding. I strongly oppose change and keep the zone as housing suburban.

47.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 23 February 2021

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.

Contact details

Full name of submitter: Mami Hikino

Organisation name:

Agent's full name:

Email address: mami.hikino@gmail.com

Contact phone number:

Postal address:
10 Barbados Drive
Unsworth Heights
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

the developers who purchased Massey university land on Albany Highway are requesting a change to rezone approximately 13.72ha of land from Residential – Mixed Housing Suburban to Residential – Terraced housing and Apartment buildings.

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 impact these high-rise apartments would have on the Albany Primary school roll and the community traffic would be significant.

48.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 23 February 2021

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.

Contact details

Full name of submitter: Hatice Ozer Balli

Organisation name:

Agent's full name:

Email address: h.ozzer-balli@massey.ac.nz

Contact phone number:

Postal address:
34/5 perekia street
albany
auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
about zone change to apartments

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:

These construction are going to create a huge crowd in Albany primary school and I don't think the school can handle many more students as its physical capacity is currently limited. There is already a traffic jam happening in school hours and I can't imagine how worse it can go with additional of these huge apartments.

49.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 23 February 2021

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.

Contact details

Full name of submitter: ling liu

Organisation name:

Agent's full name:

Email address: shirleyling16@hotmail.com

Contact phone number:

Postal address:

albany
auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

No

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:

albany highway has four schools and several day cares, it already too busy. The people go to work and drop off/pick up kids make the road too busy.

50.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 23 February 2021

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.

Contact details

Full name of submitter: Sergei Filippov

Organisation name:

Agent's full name:

Email address: s@sergeif.me

Contact phone number:

Postal address:
3 tyburn lane
Unsworth Heights
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
na

Property address: na

Map or maps: all

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? No

The reason for my or our views are:
Our child school would be adversely impacted with increase of traffic.

51.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 24 February 2021

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.

Contact details

Full name of submitter: Genevere Pearl

Organisation name:

Agent's full name:

Email address: geneverepearl@gmail.com

Contact phone number:

Postal address:
3 Vinewood Drive
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Development of a high intensity (high-rise) residential development in a suburban area.

Property address: Albany 10 Precinct -13.7 hectares of land in Albany to the immediate east of Albany Highway(previously forming part of the Massey Albany Campus.)

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 live just off Bass Road. A development of this scale would have massive negative impacts on the area.

The traffic which is already very heavy, would be significantly worse.

The schools which have no capacity to have additional children on the roll would not be able to cope with the demand. The schools has already had to build new classrooms over half of the 1 field that they have to accommodate the ever increasing number of students.

We would be sitting with 15-20 years of noise, dust and construction works.

1500-1800 new houses will dramatically change the look and feel of the existing neighbourhood. This most likely reduce property prices in the area – which is seen a suburban residential area.

We chose to buy in this area because was suburban housing and was a high density living area.

There are many issues that go along with adding a high density living area such as this into a suburban residential area.

I see that with 1 parking space provided per dwelling, no one would be able to have guests at the

homes, guests would end up parking on our streets in front of our houses.
For all of these reasons, I opposed the change to the areas zoning.

52.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 24 February 2021

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.

Contact details

Full name of submitter: Chun Fung Yeung

Organisation name:

Agent's full name:

Email address: ycf.don@gmail.com

Contact phone number:

Postal address:
8 Agnew Place
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
PC 59 (Private)

Property address: Albany 10 Precinct

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:
Community traffic would be significant

53.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 24 February 2021

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.

Contact details

Full name of submitter: Nicola and Carl Van Driel

Organisation name:

Agent's full name:

Email address: nicolafinter@hotmail.com

Contact phone number: 021749363

Postal address:

0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Rezoning to THAB

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:
Please see attached letter

54.1 | I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Please see attached letter

Submission date: 24 February 2021

Supporting documents
473 Albany Highway.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.

24 February 2021

To who it may concern

With regards to proposed Plan Change 59 – Albany 10 Precinct, being a rezoning request for 473 Albany Highway, Albany, and the establishment of a new Terraced Housing and Apartment Building (THAB) Zone together with a new Albany 10 precinct, we would like to raise the following points of concern:

- The THAB zoning is not an appropriate zone across the whole site and in this location, noting its distance of at least 530 metres from a local business centre (Albany Village) to the north and of over 1,400 metres to the edge of the Metropolitan Town Centre zoned land to the north-east.
- A precinct over a THAB zone to enable more building height is inappropriate and is not used anywhere else in the Unitary Plan to achieve additional height.
- The proposed precinct height allowances do not align with the objectives and policies of the suggested underlying THAB zone which seeks five, six or seven storey development; not 10 or more storeys.
- The proposed rezoning of the site should be more finessed and make better use of the wider range of residential and business zones available in the Unitary Plan to better achieve the development outcomes sought and give better certainty to adjoining land owners what will be developed and the parameters for this.
- A portion of the site is also subject to Airspace Restrictions in relation to the Whenuapai Air Base, and these approach and departure paths should be protected in their entirety.
- The proposed change from 500-600 homes to up to 1,800 homes will have a material impact on the neighbourhood, with an increase in traffic congestion and pressure on schooling.

More specifically:

Traffic

Currently the traffic congestion in and around the Albany Primary School located at Bass Road opposite the proposed redevelopment area, is chronic. Adding to this a further 1,800 dwellings with up to an additional 500 vehicle movements per hour is a very real risk to local school children.

54.2

The proposal mentions that residents will walk 25 minutes to the park & ride facilities at Albany. This is very optimistic and unlikely. Notably, these park & ride facilities are already full early in the morning and further intensification at the proposed site will lead to further pressure on this already stretched infrastructure.

Residents of the proposed development will also use the surrounding streets as an overflow carpark, further causing safety concerns in relation to visibility of school children.

Pressure on Resources

The current Albany Primary School has seen the library closed for use, and both this and the staffroom have been used as classrooms. Two prefabricated classrooms have been bought on site due to capacity issues at the school.

54.3

The Ministry of Education (MOE) has already acknowledged the challenges in the immediate school network and has reduced the Albany Primary School zone already due to capacity constraints. The proposed density of this redevelopment site and the

pressure it will put on the local schools is unacceptable and will compromise children's learning opportunities.

Development time Frame

54.4 The residents of the Albany neighbourhood have had to endure years of development and disruption already in relation to the four lane Albany Highway works and local surrounding projects. With the anticipated time frame for the development of ten to fifteen years, having continuous disruption such as this to local residents and the ecological and environmental impacts on the fragile bush ecosystem for such an extended period of time is unpalatable.

Visual Impact

54.5 Any proposed development of the site needs to provide a better interface with existing single and two storey development, particularly that to the south of the site. Whilst acknowledging that higher density housing is required in Auckland to cater for population growth, an apartment block 10 or more storeys high, or 35 plus metres in height, is a noticeable departure from the intent, and importantly, the objectives and policies of the THAB Zone that enable five, six or seven storeys.

Scale of Development and Zoning of Site

54.6 Despite the proposal stating apartment blocks will be located centrally and where the land may slope away, they will be dominant and have a high degree of visual change. The extent of the proposed heights are not suitable for this area and proposals such as these should remain in areas closer to and surrounding the Westfield Mall which is designated for this use as being a metropolitan town centre.

Whilst not against development of the site, the original proposal of a smaller number of residential dwellings, such as detached, duplex and terrace house types, with some apartments within THAB zone limits in appropriate locations, is more suitable for the neighbourhood.

The proposed scale and form of development of the site as presented is not in line with the directions in the Regional Policy Statement with regard to zoning locations, is not consistent with the suggested underlying THAB zone objectives and policies, and uses a Precinct to alter too many rules, all of which will result in too much traffic and pressure on other social infrastructure such as schools.

A more finessed use of existing zones would better achieve outcomes sought.

Thank you for the opportunity to provide feedback.

Yours sincerely

Nicola & Carl Van Driel

Contact details

Full name of submitter: Zhen Chen

Organisation name:

Agent's full name:

Email address: chenzhen822@gmail.com

Contact phone number:

Postal address:
24 brigham young drive
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 24 brigham young drive

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:
Albany is already over crowded

55.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 24 February 2021

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.

Contact details

Full name of submitter: Mark Paisey

Organisation name:

Agent's full name:

Email address: kmpaisey@gmail.com

Contact phone number:

Postal address:
16 Advance Way
Albany
Auckland
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Everything

Property address: 473 Albany Highway, Albany.

Map or maps: All of them

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:
Negative impact on the community
Increased traffic on Albany Highway
Parking pressure on surrounding streets
Pressure on infrastructure

56.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 25 February 2021

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.

Contact details

Full name of submitter: Melody Saseve

Organisation name:

Agent's full name:

Email address: glassmelody@gmail.com

Contact phone number:

Postal address:
9 Pepperdine place
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
800 houses in albany

Property address: Albany highway

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:

We currently live around the corner and experience huge amounts of traffic congestion already and every day it gets worse. The roaring is not currently sufficient to have another 800 condense house put into this area until the roads can handle the traffic. It takes you half an hour already to get out of albany.

57.1 | I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Decline this plan

Submission date: 25 February 2021

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.

Contact details

Full name of submitter: Hayley Smith

Organisation name:

Agent's full name: Hayley Smith

Email address: hayleyasmith1@gmail.com

Contact phone number:

Postal address:
PO Box 34516
Birkenhead
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

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 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 ridiculous

58.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 25 February 2021

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.

Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

Attn.: Planning Technician

unitaryplan@aucklandcouncil.govt.nz

TO: Auckland Council
SUBMISSION ON: Plan Change 59 (Private): Albany 10 Precinct
FROM: Watercare Services Limited
ADDRESS FOR SERVICE: ilze.gotelli@water.co.nz
DATE: 25 February 2021

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

1. INTRODUCTION

1.1. Watercare's purpose and mission

Watercare Services Limited ("**Watercare**") is New Zealand's largest provider of water and wastewater services. Watercare is a council-controlled organisation under the Local Government Act 2002 and is wholly owned by the Auckland Council ("**Council**").

Watercare provides integrated water and wastewater services to approximately 1.4 million people in Auckland. Watercare collects, treats and distributes drinking water from 11 dams, 26 bores and springs, and four river sources. A total of 330 million litres of water is treated each day at 15 water treatment plants and distributed via 89 reservoirs and 90 pump stations to 450,000 households, hospitals, schools, commercial and industrial properties.

Watercare's water distribution network includes more than 9,000 km of pipes. The wastewater network collects, treats and disposes of wastewater at 18 treatment plants and includes 7,900 km of sewers.

Watercare is required to manage its operations efficiently with a view to keeping overall costs of water supply and wastewater services to its customers (collectively) at minimum levels,

consistent with effective conduct of the undertakings and maintenance of long-term integrity of the assets. Watercare must also give effect to relevant aspects of the Council's Long Term Plan, and act consistently with other plans and strategies of the Council, including the Auckland Unitary Plan (Operative in Part) and the Auckland Future Urban Land Supply Strategy.¹

2. SUBMISSION

2.1. General

This is a submission on a change proposed by Bei Group Limited to the Auckland Unitary Plan (Operative in Part) that was publicly notified on 28 January 2021 ("**Plan Change**").

The applicant proposes to rezone 13.7219 hectares from Mixed Housing Suburban zone (MHS) to Terraced Housing and Apartment Block (THAB) zone. ("**Plan Change Area**"). The Plan Change also introduces the Albany 10 Precinct to the Auckland Unitary Plan (Operative in Part) and seeks the removal of the existing Albany 9 Precinct (Sub-Precinct C) from the site.

Watercare neither supports nor opposes the Plan Change.

The purpose of this submission is to address the technical feasibility of the proposed water and wastewater servicing arrangement for the Plan Change Area to ensure that the effects on Watercare's existing and planned water and wastewater network are appropriately considered and managed in accordance with the Resource Management Act 1991 ("**RMA**").

2.2. Specific parts of the Plan Change

The specific parts of the Plan Change that this submission relates to are:

- a) the proposed water and wastewater servicing arrangement; and
- b) the effects of the Plan Change on Watercare's existing and planned water and wastewater network.

Watercare has reviewed the Plan Change and considers that the proposed water and wastewater capacity and servicing requirements have been adequately assessed as part of the Plan Change, notwithstanding one change that has not been reflected in the revised documentation. This is change is discussed below.

If development occurs in accordance with the proposed infrastructure upgrades described further below, noting the uncertainty in respect of the timing of those upgrades:

- a) the proposed servicing arrangement is technically feasible; and
- b) any adverse effects of the Plan Change on Watercare's existing and planned water and wastewater infrastructure network will be appropriately managed.

¹ Local Government (Auckland Council) Act 2009, s58.

2.2.1. Water supply servicing for the Plan Change Area

The site currently is serviced from the existing public network on Albany Highway. There is the Glenvar 1 (390mm diameter) watermain along Albany Highway and various local network watermains that currently supply the site. As of today's date, there is capacity to enable this development; however, this will need to be reassessed when the development progresses to the consenting stage.

The internal network is currently private network. It will be the developer's responsibility to build and fund new internal local water supply network and the extensions outside the development to connect to the Watercare network. Design of all water supply infrastructure, including sizing for future reticulation, will be required to comply with Watercare's Code of Practice for Land Development and Subdivision.

Design and testing for firefighting pressure and provision for fire hydrants within the road reserve will be required to be addressed at resource consent stage.

We note that the Infrastructure report refers to hydrant testing confirming that the network has sufficient capacity to provide firefighting flows up to FW3 requirements. Under our Customer Contract, Watercare only has an obligation to provide fireflows to FW2.

2.2.2. Wastewater servicing for the Plan Change Area

The Albany West Branch Sewer (724 mm nominal diameter) crosses through the site. The transmission main drains south to the Rosedale Pump Station and is treated at the Rosedale Wastewater Treatment Plant.

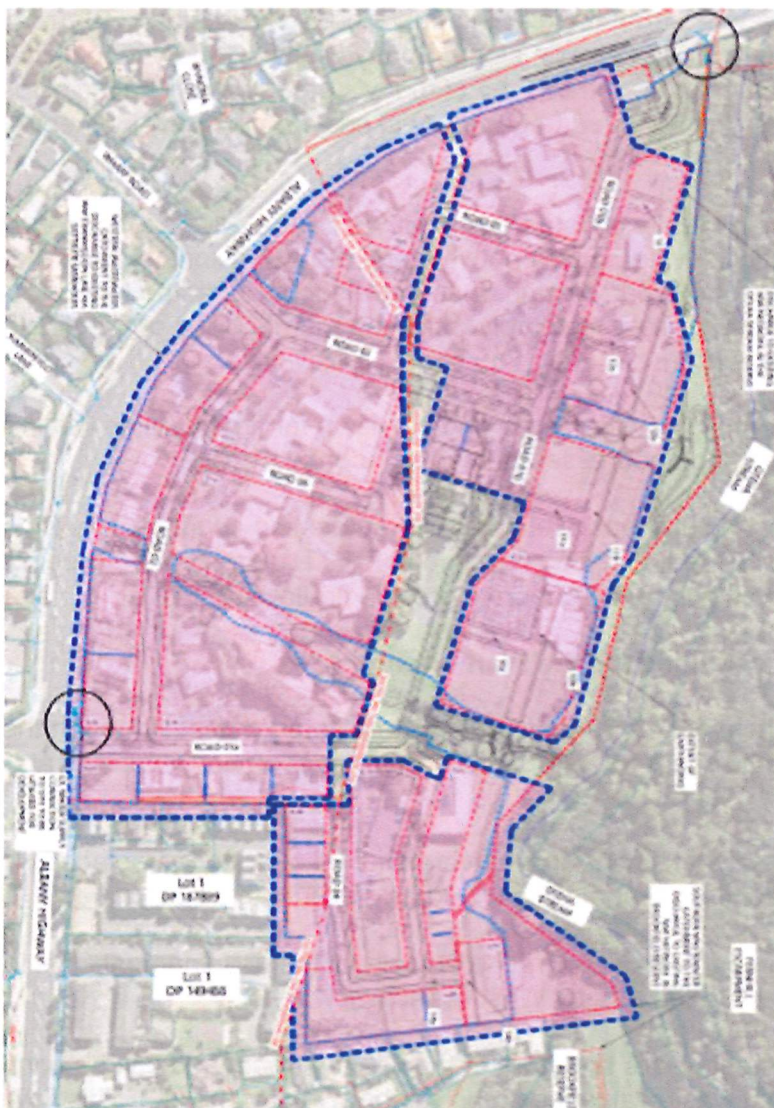
The local wastewater network is currently private and will need to be replaced. The infrastructure report identifies that the site would be split into three catchments (see Figure 1):

- Western catchment – This covers the majority of the development. The local network can drain directly to the Albany West Branch Sewer.
- Eastern catchment – This area falls to the Oteha stream and can be connected to an existing 375 mm wastewater line at the northern end of the site. This flows to the existing Albany Pump Station. Wastewater from the Albany Pump Station is pumped to the Albany West Branch Sewer. Currently there is capacity at the Albany Pump Station to cater for this development; however, the Pump Station services a significant catchment area and will need to be upgraded to cater for the wider development in Albany, Albany Heights, Oteha Valley, and Okura. The capacity of this pump station will be reassessed as part of the consenting process.
- Southern catchment (estimated 200 units) – This area falls south and would discharge to the wastewater network in the reserve. The report indicates that the flows would be conveyed to the existing Van Der Bilt local pump station. However, Watercare has confirmed that there is no capacity at this pump station. The developer will be required to build and fund a new pump station to service this catchment area.

All internal local reticulation will be required to be provided by the developer at the developer's cost. All wastewater infrastructure, including local reticulation and pump station design, will be required to comply with Watercare's Code of Practice for Land Development and Subdivision.

Watercare further notes that any build over of gravity sewers requires Watercare approval.

Figure 1: Proposed Wastewater Catchments



3. DECISION SOUGHT

59.1 Watercare seeks a decision that ensures that the water and wastewater capacity and servicing requirements of the Proposal will be adequately met, such that the water and wastewater related effects are appropriately managed.

To enable that decision to be made, Watercare requests the following amendments to the proposed Albany 10 Precinct provisions:

(a) Amend Objective 3 as follows:

59.2 (3) Subdivision and development are undertaken in a comprehensive matter and in general accordance with Precinct Plans 1-4, and are designed to align with the provision of open space and, where required, the upgrading and installation of infrastructure including transport (roading and pedestrian linkages and accessways), water, wastewater and stormwater.

- 59.3 | (b) Insert a new Objective 18 as follows:
| (18) Development is integrated and sequenced with the upgrading of and/or
| installation of new water and wastewater infrastructure.
- 59.4 | (c) Insert a new Policy 23 as follows:
| (23) Ensure that water and wastewater infrastructure is provided to enable
| the servicing of new residential lots and commercial activities.
- 59.5 | (d) Such other alternative or consequential relief as required to give effect to the
| matters raised in this submission.

4. HEARING

Watercare wishes to be heard in support of its submission.

25 February 2021



Steve Webster
Chief Infrastructure Officer
Watercare Services Limited

Address for Service:

Ilze Gotelli
Head of Major Developments
Watercare Services Limited
Private Bag 92 521
Wellesley Street
Auckland 1141
Phone: 021 831 470

Email: ilze.gotelli@water.co.nz

Contact details

Full name of submitter: Kevin O'Leary

Organisation name: Business North Harbour

Agent's full name: Business North Harbour

Email address: kevin@businessnh.org.nz

Contact phone number:

Postal address:
12 Parkway Drive
Rosedale
Rosedale 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: Site Location 473 Albany Highway, Albany

Map or maps:

Other provisions:

Plan change request to rezone the existing land from Mixed Housing Suburban Zone (MHS) to Terraced Housing and Apartment Building (THAB).

Removal of Albany Precinct 9 and inclusion of Albany 10 Precinct.

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:

Business North Harbour (BNH) is a significant commercial/industrial Business Improvement District (BID), representing over 4,500 commercial property owners and businesses within the North Harbour area. Collectively they employ over 35,000 Auckland residents and ratepayers.

Our businesses comprise of a mix of sole traders, Small Medium Enterprises (SME), through to multi-national organisations representing sectors such as ICT, business services, specialist manufacturing and light – medium warehousing. In addition, we have key educational institutions within or on our boundary, including Massey University Albany and a variety of primary and secondary schools all within an industrial estate which is on average less than 20 years old.

Our primary interests are decisions within Auckland Council which:

- Impact on the cost of business – across a short to medium timeframe
- Impact on economic development and the ability to leverage value from location
- Support or restrict business growth opportunities
- Impact on access to both regional and localised transport hubs
- Impact on R&D and investment – sector development and capability

60.1 | BNH opposes the provisions specified for a number of reasons, noted below, all of which will adversely affect our members and the effective economic operation of many of their businesses.

60.2 | 1. The density of this development will result in a significant number of residents being added to the area all needing to use Albany Highway to access or leave their homes. This will add significantly to the traffic congestion already being experienced on this road which provides access to many of our members' businesses.

60.3 | 2. The Increased congestion will have a knock-on effect in the wider Albany and Rosedale areas as traffic access to this main arterial road backs-up onto the feeder roads, which also provide access to many of our members' businesses. Traffic and transport delays which are already significant will increase even further.

60.4 | 3. Further congestion above that already having to be dealt with on a daily basis means that businesses will experience additional delays in the movement of goods into, around and away from the area.

60.5 | 4. A further consequence is that the business district will become increasingly difficult for business partners, clients and / or customers to access and travel around.

60.6 | 5. The situations above will be further exacerbated as the additional school-aged children residing in the development seek to access the local schools or other schools in the surrounding area, adding to the often grid-locked traffic density.

60.7 | 6. Another issue to be taken into consideration which will add further volumes of traffic to the area for a significant length of time, is the effect of additional construction traffic, as the materials and trades-people required to construct the development look to gain access to the site on a daily basis.

60.8 | 7. Parking, which is already at a premium in the area, will become even more difficult for everyone as new residents who own more than one vehicle seek to park their additional vehicles near to their homes. This will become an issue for those people who already use the available parking spaces and will also result in the area being less attractive for people to visit.

All of these significant issues mean that an already over-burdened road network will be further congested, resulting in additional costs and / or decreased income for our members, thus applying additional and unnecessary financial pressure to many local businesses.

BNH would like to thank you for the opportunity to submit on this matter.

60.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 25 February 2021

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.

Contact details

Full name of submitter: Lisa Elder

Organisation name:

Agent's full name:

Email address: lisa.elder15@yahoo.com

Contact phone number:

Postal address:

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: Albany Highway

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 THAB zoning is not an appropriate zone. The original plan was tasteful with one two or possibly three story houses. 7-10 storey apartments will look awful.

The proposed change from 500-600 homes to up to 1,800 homes will have a material impact on the neighbourhood, with an increase in traffic congestion and pressure on schooling.

I do not believe that an allowance for one car per dwelling is feasible. The majority of married couples have a car each and if it is a flatting situation then they would also have their own cars. Where will the overflow of cars park?

61.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 25 February 2021

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.

Contact details

Full name of submitter: Charmaine Braun

Organisation name:

Agent's full name:

Email address: brauncharmaine@gmail.com

Contact phone number:

Postal address:
24 Collings drive
Albany
0793

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: Albany highway

Map or maps:

Other provisions:
New high density housing

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 already struggle to get the kids to school with the high traffic volume coming from our own suburbs, orewa, dairy flat, Kumeu(west).
The infrastructure cannot cope with that many new homes.

62.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 25 February 2021

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.

Contact details

Full name of submitter: Fiona Wills

Organisation name:

Agent's full name:

Email address: siandfee@gmail.com

Contact phone number:

Postal address:
7 Vinewood Drive
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

The rezoning of approximately 13.72 ha of land from Residential – Mixed Housing Suburban to residential – Terraced Housing and Apartment Buildings

Property address: 473 Albany Highway, Albany

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 proposal will:

- Significantly increase traffic congestion on Albany Highway due to the increased vehicle numbers from the development
- Put extremes demands on the local school facilities and already crowded schools
- Add extra demand on on-street parking as the proposed development will only provide one car park allowance per household.
- Environmental impact from construction noise, dust and construction vehicles

63.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 25 February 2021

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.

Contact details

Full name of submitter: Sachintana Dissanayake

Organisation name:

Agent's full name: Sachintana Dissanayake

Email address: sachintana@gmail.com

Contact phone number:

Postal address:
18 Holt Avenue
North shore
North shore 0630

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: Albany highway

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 plan will increase high traffice from Torbay through Albany highway towards Glenfield since I am taking this route everyday.

64.2 | You might need to setup alternative routes or extra lanes to avoid the above issue we will be facing due to 100's of new house units.

64.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 25 February 2021

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.

Contact details

Full name of submitter: Guangji Liang

Organisation name:

Agent's full name:

Email address: aggieliang1973@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 13 whatf road, albany

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:

Too many people have to share limited local roads and cause worse traffic.

65.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 25 February 2021

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.

Contact details

Full name of submitter: Hilary C YEH

Organisation name:

Agent's full name:

Email address: hilaryyeh@hotmail.com

Contact phone number:

Postal address:

Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 19 Stanford Street

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:

High density will overburden the already horrible traffic in nearby neighbourhood, cause safety concern, change the beautiful landscape of nearby communities (especially Brookfield, Northwood, etc), encourage property speculation, and increase pollution & noise.

Only a few dwellings will be increased but this cannot either balance the above many negative impact, or override the massive current interests of all nearby communities. We find the only benefit is on the developer only!

Many people in nearby neighbourhood are opposed to this high density change but cannot express due to their language barriers. We sincerely expect the City Council to value the most quiet residents' rights, to protect the current zoning rules & to deny this application!

66.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 26 February 2021

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.

Contact details

Full name of submitter: Albany Primary School Board

Organisation name: Albany Primary School Board

Agent's full name:

Email address: BOT@albany.school.nz

Contact phone number: 09 4159668

Postal address:

6 Bass Road
Bass Road
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

proposed change 59 - Albany 10 precinct

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:

We are objecting to the zone change to THAB will increase the approved total number of dwellings causing significant pressure on the following:

- Albany primary school roll and property is already under pressure from current in zone pupils, Ministry of Education are unable to keep up with required number of classrooms required.
- Albany Primary School has an identified cap for enrolled student numbers and the site is physically limited to ongoing growth
- Existing traffic pressure onto the Albany highway at school start and finish times as well as traffic peak flow times 7am-10am and 3pm-7pm will only increase

The report refers to current cycle and pedestrian lanes being used by residents of the new development; instead of cars, however these lanes are currently unsafe for school age children due to the number of driveways and blind entrances/exits. We are concerned that higher usage of these lanes will result in a serious incident for one of our students.

67.2

Representatives from our Board attended the community open day in July 2020 and were impressed with the original plans and how they aesthetically captured the history and culture of Albany. These plans did not seem to include any buildings over 3 storeys. In the proposed change, this will be lost with the introduction of many high rise apartment blocks.

67.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 26 February 2021

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.

Contact details

Full name of submitter: Yuk To Ng

Organisation name:

Agent's full name:

Email address: jimmyabe@xtra.co.nz

Contact phone number: 021-1744877

Postal address:

11 Lucas Way,
Albany
North Shore
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 11 Lucas Way, Albany, Auckland

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:

- * Signification traffic congestion on Albany Highway due to increased numbers from the new development.
- * Over-capacity of school students in the existing school zone.
- * Construction noises for the next 15 years.
- * Not enough parking for additional residents.

68.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 26 February 2021

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.

Contact details

Full name of submitter: YIAN JIA

Organisation name:

Agent's full name: YIAN JIA

Email address: jia_yi_an@hotmail.com

Contact phone number:

Postal address:
25 MAHONEY DRIVE
Albany
NORTH SHORE
NORTH SHORE 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

This private plan change seeks to rezone approximately 13.72 ha of land from Residential – Mixed Housing Suburban to residential – Terraced Housing and Apartment Buildings.

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:

Develop the area to residential, definitely affect our lives. More dwellings, more dwellers, more cars will seriously affect traffic. And over-capacity of school students, will affect the school's learning environment and learning quality. The most important is in the next 10 to 20 years, this residential environment has been building houses, and the construction noise and chaotic environment will continue. Due to the high residential density, it will affect the property prices in this area.

We oppose the plan change, please cancel this.

69.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 26 February 2021

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.

Contact details

Full name of submitter: Erica Cataloni

Organisation name:

Agent's full name: Erica Cataloni

Email address: erica797@hotmail.com

Contact phone number: 0212342271

Postal address:
14 Northwood avenue
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
high storey buildings and apartments

Property address: 14 Northwood avenue Albany

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:
Please refer to the attached PDF submission. I decline the plan change at all cost

70.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 26 February 2021

Supporting documents
Submission Bei Group.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.

26 February 2021

Dear Bei Group

My property is on 14 Northwood Avenue Albany and while it is not directly beside the newly proposed residential plan, I have parents who reside near the Massey University grounds. I am very concerned about this development and its effects on current residents. The traffic in Albany is already hideous and I cannot support this development unless these factors have been thought through:

1. Addressing the traffic and noise issue – how will our current roads cope with the increased volume of traffic when it is already very bad? Please provide solutions.
2. Only single storey homes should be built in areas which border with Massey University grounds.
3. The view from the existing properties should not be obstructed in any way as a result of this development.
4. Facilities which enhance the wellbeing of residents should come with carpark spaces so that our existing streets do not fill up with parked cars.
5. Residents must be informed and fully consulted every single step of the development prior to commencement of the construction.

Albany is a close-knit community with one zoned Primary school and junior/senior high school. Whether the schools will cope with the extra residents is also a question. I am particularly concerned at the extra traffic and noise that will be created, along with high storey buildings. I do not support any buildings that are higher than one storey/floor anywhere in the residential area.

Yours sincerely

Erica & Stefano Cataloni

14 Northwood avenue

Contact details

Full name of submitter: Chang Gun Choi

Organisation name:

Agent's full name:

Email address: ericsandychoi@gmail.com

Contact phone number:

Postal address:
18 Stanford Street
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
high storey buildings and apartments

Property address: 18 Stanford Street

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 do not support the Albany 10 Precinct development if high storey buildings and apartments will be introduced. Please refer to my PDF submission attached.

71.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 26 February 2021

Supporting documents
AKL Council submission for PC 59.pdf

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.

26 February 2021

Dear Bei Group

I am a resident of 18 Stanford Street Albany and my house borders directly onto Massey University grounds. I have resided here for over 15 years now and have no intention of relocating; the primary reason I purchased this property was because of the lovely open view of the green fields.

Upon careful observation of the Development concept outlined on the 473Albany website, there seems to be a number of high storey buildings. While I fully understand the need to develop and expand residential areas, these factors should be considered and prioritized:

1. To preserve the current living conditions, as much as possible, especially the houses that will be most affected, e.g. houses bordering directly with the future site.
2. To cause minimal disruption/obstruction and burden to above properties with regards to noise and view.
3. The new residential complex does not hinder/negatively impact the current open view of existing properties.
4. There needs to be effort to preserve existing green areas – Massey university grounds
5. That any future construction of buildings closest to existing residences, bordering the site, be of an equal height to those currently here.

Unless the above requirements are met, I am unable to support the 473 Albany Highway development. Considering the extent and magnitude of this development, I would like to think that the above factors have been thought through and the wellbeing of current residents is at the heart of the developers.

Yours Sincerely

Chang Gun & Keum Sun Choi at 18 Stanford Street Albany

Contact details

Full name of submitter: Ken Oh

Organisation name: Resident in Albany near to the plan change

Agent's full name: Ken Oh

Email address: ken@kentonlaw.co.nz

Contact phone number:

Postal address:

Unit 2

Level 8

300 Queen Street,

Auckland CBD,

Auckland,

Auckland

1010

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 16 Cuthill Close, Albany, North Shore, Auckland

Map or maps:

Other provisions:

This relevant to proposal to land use change to build Terrace and Apartment build.

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 area is primary school area and will increase Hugh amount traffics and thus it might Hugh risks of the death or similar due to Traffic increase. Many primary students are back home by themselves. It further make Hugh heavy traffic when in the morning and in the after noon as well.

72.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 26 February 2021

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 publicly notified private plan change request:
Proposed Private Plan Change 59, Albany 10 Precinct – 473 Albany Highway**

Auckland Council
135 Albert Street
Private Bag 92300
Auckland 1142

Submission lodged by e-mail: unitaryplan@aklc.govt.nz

Submitter:

Auckland Council

Scope of submission:

This is a submission on the whole of Proposed Private Plan Change 59, Albany 10 Precinct (Plan Change 59).

Plan Change 59 proposes to change the Auckland Unitary Plan, operative in part (2016).

The specific provisions to which Auckland Council's submission relates are:

All provisions of Plan Change 59 including:

- Chapter I Precincts, specifically proposed I552 Albany 10 Precinct
- Auckland Unitary Plan maps (geospatial maps, multiple layers)

Trade competition

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

Submission:

Auckland Council's submission is:

Plan Change 59 is requested to be amended to give effect to the requests specified in this submission, to ensure that all the proposed plan change provisions are justifiable and appropriate, and are efficient and effective, in promoting the objectives and policies of the regional policy statement of the Auckland Unitary Plan (AUP) and are in line with the relevant requirements of Sections 5, 6, and 7 of the Resource Management Act 1991 (the Act).

The decisions requested by Council are set out below under **Topic headings** and detailed further in **Attachment A** through specific further requests and recommendations.

The background to and reasons for this submission are:

- a) Auckland Council (Council) acknowledges that the site is large and readily developable and has particular locational, landscape, infrastructural and ecological attributes that warrant a comprehensive approach to further development.
- b) Council acknowledges that more intensive forms of development, particularly housing, using the land more efficiently (page 6, s32), could be provided for at the site. The site is well located with respect to a wide range of recreational, educational, community and commercial services, and is well positioned

to benefit from existing and developing transport and movement networks of good quality (section 5, AEE)

- c) Council acknowledges that it is appropriate that a plan change for this large site in this location gives effect to a 'masterplan' that provides "the framework for the creation of a high quality, desirable residential community with good connections to the surrounding neighbourhood and a high level of amenity... (that) will create an enjoyable place to live with new public open spaces and a variety of building typologies that will promote a diverse community of all ages and backgrounds" (section 7, AEE). The council acknowledges that the masterplan has been developed with due regard to the natural landscape attributes of the site.
- d) The Council acknowledges that a precinct (over an appropriate zoning) providing a structure that ensures good integration with the context of the site may be the most appropriate planning mechanism for this large site in one ownership where greater intensities of development could be accommodated with minimal effects on adjoining lands and localities.
- e) The plan change is potentially consistent with and would contribute to the aspirations for the 'Albany Node' as set out in Auckland 2050. The proposed change has the potential to promote a compact urban form consistent with objective B2.2.1(1) and policy B2.2.2(5) – 'enable higher residential intensification in and around centres' and 'close to public transport, social facilities (including open space) and employment opportunities'.
- f) The Council is however concerned to ensure that any development of the site to a greater intensity occurs with 'minimal adverse effects on the owners and occupiers of neighbouring properties' (Section 7.3, AEE) and addresses the concerns of iwi that have been raised to date.
- g) The Council acknowledges that the Terrace Housing and Apartment Buildings (THAB) zoning and a precinct to ensure a particular urban structure may be appropriate for the site but is concerned in particular that:
 - (i) Any 'height' allowances beyond those of the proposed zoning are clearly justified in terms of the effects on adjoining properties and on the planned urban form and amenity of the locality (Section 8.6, Section 32); and
 - (ii) All necessary infrastructures will be put in place at the appropriate time and paid for as appropriate by the applicant/developer and that any private bus shuttle service intended to address the effects of traffic is feasible, practicable and sustainable; and
 - (iii) The objectives, policies, rules and associated provisions work in a robust and integrated way to ensure that stormwater is managed to avoid adverse effects and ensure that ecological values of downstream environments are not only safeguarded but wherever practicable enhanced; and
 - (iv) The concerns of iwi will be appropriately addressed in the provisions of the precinct and in future applications for subdivision and or development; and
 - (v) The precinct provisions are robust, work as intended, and are consistent with the Council's protocols for the drafting of such provisions.

Topic headings

Height and location of buildings (see section 10.1 AEE)

- 1) The Council requires that all buildings above 16 metres are fully justified and sustainable in terms of effects on neighbouring properties and in terms of effects on the planned character and amenity of the locality; and that where any potential adverse effects are found to be evident, that 'heights' are lowered and/or buildings are set back or otherwise reduced in terms of their effects by landscaping and /or building design or locational considerations.
- 2) The Council more specifically requests that the following matters are attended to with appropriate modifications to the relevant plan change provisions:
 - a) The height, location and design of the 35 m high (ten storey) and 21 m high (five storey) structures close to the Albany Highway frontage at the northern end of the precinct;
 - b) The lack of centering within the precinct of the above structures, and their 'framing' by lower height structures, given the statements to this effect made in the Urban Design Assessment and AEE and the 'purpose' statements of the standard I552.6.2 Building Height;
 - c) The lack of a landscaping requirement for the Albany Highway frontage;
 - d) The lack of a reference to 'storeys' in the height standard, so as to ensure consistent administration with the associated precinct plan;
 - e) The lack of a 6m set back (cf proposed 3m) for parts of buildings above 19 metres as required in other similar zones of the Auckland Unitary Plan providing this extent of height, such as in the Business Mixed Use zone.
- 3) The Council further requests that changes be made in line with the specifics set out in **Attachment A**.
- 4) The key reasons for the above requests are set out below:

Council considers that as depicted in VS 16B (in the revised graphics) the "view from outside Albany High School" represents a visual impact from tall structures close to the road boundary that would be adverse for the viewing public using the highway and for residents across the highway, and would stand in stark contrast to the character of development in this locality as represented in particular by the Single House zoning across the road (refer to graphic on page 2 of **Attachment A** of this submission).

The following statements from the Landscape and Visual Effects Assessment refer: "What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes, including planting that can provide an adequate substitution for the currently experienced amenity" (page 2) And: "Special frontage and height controls (I552.6.11) are proposed to ensure quality interfaces between buildings and street edges, such as Albany Highway. These frontage controls will give certainty that high amenity interfaces will be provided" (page 11). Council does not

consider the proposed plan change provisions would achieve these outcomes (underlined) and need to be amended.

The following statement from the Urban Design assessment also addresses these matters:

“In the Albany Highway context mid-rise buildings (up to a maximum of ten storeys) would be considered tall buildings in respect of the immediate context. However, similar height is already provided for within the Massey Campus (Albany 9 Sub Precinct B), further to the east along Albany Highway, which provides for building height up to a maximum of 32.5m.”

Council agrees that ten storeys would be considered ‘tall’ in the immediate Albany Highway context, but does not accept that the Precinct B Massey Campus height justifies what is proposed. This land is in a different landscape unit and has institutional-looking Albany High School buildings opposite.

Council also considers that the site is not in the same visual catchment as the Albany Metropolitan Centre - referred to as “850 metres to the east” and part of the ‘context’ - and so the centre’s 72.5m ‘height’ and consented developments are not relevant in terms of the planned character and amenity of the subject locality (page 15 of Urban Design Assessment refers).

Furthermore, the Council does not agree with the following statement:

“The mid-rise buildings are therefore clustered within a central band and will be read as part of the whole when viewed from the surrounds. The provisions anticipate these buildings framing the key street edges and major public spaces from within the site while remaining sensitive to the neighbouring surrounds.” (page 16, Urban Design Assessment, underlining added).

Council considers that the mid-rise (ten storey and five storey) structures flanking Albany Highway at the northern end of the site will not be sensitive to the surrounds, notwithstanding the 3 metre set back above 19 m (five storeys), and will not appear as ‘clustered within a central band’ but rather as an overly tall ‘book end’ at the north end of the precinct. Three-storeyed development along the entire length of the Albany Highway would better frame the street and frame the whole development by centralising the tallest structures away from all site boundaries.

Transport and traffic

- 5) The Council requires that the quantum of development at 1800 residential units is fully justified and sustainable in terms of the effects of private car trips, the effects on the local transport network and the extent to which any bus/shuttle service or other non-car transport options would be feasible and effective in addressing those effects, including at appropriate ‘threshold’ stages of development prior to 1800 units.
- 6) More specifically the Council requires that:
 - a) The most appropriate consent trigger points and infrastructure upgrade requirements are put in place to ensure the avoidance or mitigation of traffic and transport effects and the implementation of appropriate infrastructures and services needed in

response to those effects; accordingly, the Council requests consideration of both 'vehicles per peak hour' and 'dwelling density' as better measures of actual and potential effects for development and subdivision respectively;

- b) The plan change provisions ensure the costs of those requirements are fully funded by the developer to the appropriate extent at the appropriate time, and at either subdivision or development as appropriate;
 - c) The development threshold 'upgrades' not include facilities or services the developer has no direct control over, such as public passenger transport services, and that such matters be the subject of assessment criteria to help determine consent (or otherwise);
 - d) Any private shuttle bus service is feasible, practicable and effective, including in terms of its funding and management over time:
- 7) Further to the above, the Council requests the more specific changes in respect of these matters that are set out in **Attachment A**.

Subdivision and development

- 8) The Council requests that:
- a) Subdivision and development are addressed comprehensively in the objectives and policies so that whether an application for consent be for subdivision or development, all relevant considerations will be addressed to ensure integrated assessment through appropriate standards and/or imposition of conditions in each case;
 - b) Subdivision and development are fully separated out in the Activity Table and in the standards that follow, so that all relevant matters that require to be considered for a subdivision or land use resource consent application are clearly determined and addressed;
 - c) All rules and standards are certain and unambiguous so that there is no discretionary assessment required either to determine activity status or ascertain whether a standard applies or is complied with; and that
 - d) In particular, the ecological, stormwater management and infrastructure and services completion requirements applicable to each stage of either subdivision or development will be fully addressed and any potential adverse effects managed for each type of consent application.
- 9) The Council is also concerned that the subdivision standards do not address lot size yet there is reference to 'superlots'. The proposed 100% building coverage and impervious area standard (I552.6.4(1)) would enable very large sites for apartments with full building coverage and no landscaping. Theoretically, the whole precinct could be built as 'apartments'. The Council requests that this scenario be fully justified and if not found to be sustainable, modified to ensure appropriate outcomes with respect to lot sizes and the ensuing development scenarios.

- 10) Further to the above, the Council requests the more specific changes in respect of these matters that are set out in **Attachment A**.

Development, standards, assessment criteria and special information requirements

- 11) The Council requests that:
- a) Objectives and policies pertaining to development are amended to ensure there is no inappropriate conflict with or unnecessary repetition of those of the underlying zone or any Auckland-wide provisions;
 - b) The word 'avoid' is used in appropriate places in the objectives or policies to address the adverse effects of stormwater runoff and the potential adverse effects on ecological values, particularly for fresh water bodies;
 - c) Policies are amended to better align with and relate to all the rules and standards that follow;
 - d) The Activity Table addresses all the activities it should and which are to be made subject to the standards of the precinct in addition to or instead of those of the underlying zone (eg visitor accommodation);
 - e) The 'total precinct' requirements of maximum impervious area and building coverage and minimum landscaping are able to be determined and applied unambiguously for both subdivision and development;
 - f) There is clarity and certainty in the standard that addresses commercial and other non-residential floor areas and that activity status is appropriately determined;
 - g) The 'special frontage and height control' matrix of standard I552.6.11 is amended so that its administration will be unambiguous and enforceable;
 - h) Assessment criteria are amended to correct errors and ensure greater clarity and applicability to the matters that are the subject of consent;
 - i) Special information requirements address both proposed as well as existing or consented quantum of development, and also the new matters of the bus shuttle service, and plans and figures of imperviousness, coverage and landscaping for the 'total precinct' at each stage of development.
- 12) Further to the above, the Council requests the more specific changes in respect of these matters that are set out in **Attachment A**.

Matters raised by iwi

- 13) The Council requests that:

- a) The applicant identify all the changes that have been made to the masterplan that address the concerns of iwi raised during consultation and then how the provisions of the proposed precinct do or will address those concerns going forward; including
 - (i) how the outcome-oriented Te Aranga Māori Design Principles have been applied to the proposed precinct provisions, and
 - (ii) how any residual concerns of iwi will be addressed.

Other matters

14) The Council requests that:

- a) The intended Green Star rating for 'sustainable communities' is carried through to appropriate outcomes, through policies and provisions affecting both subdivision and development, provided these are in line with evaluation and assessment powers available to the Council and with the relevant objectives and policies of the AUP. The applicant is requested to demonstrate how the rating (by a third party) would have practical effect in terms of the administration of the provisions of the precinct, and what if any 'special information requirements' might assist with the practical implementation of such a rating mechanism.
- b) The 'energy efficiency and non-potable water supply' provisions of I605.6.5.7 (Hobsonville Point Precinct) be applied to the precinct, or otherwise demonstrate why these are not relevant or applicable. This inclusion would be consistent with proposed precinct policy (2) which refers to 'sustainable water management'

15) The Council requests that the large manuka tree near the Wharf Road entrance to the precinct be evaluated and identified on Precinct Plan 1 – Features plan, as worthy of protection and should be evaluated accordingly. Council also requests that, as identified by iwi, all significant native trees on the site are protected, and that they be identified at the time of subdivision and development for consideration for permanent protection. In this regard the Council notes the original statement of concern from Ngāi Tai:

“The removal of native trees and therefore Ngāi Tai request that the developer re-engineer the site plans to retain the native trees to allow their stories to be continually told and to further acknowledge the Ngāi Tai footprint throughout the greater Tāmaki Makaurau region. To ensure our cultural values are respected, Ngāi Tai request the developer to re-engineer the site plan to retain the rākau, native trees with the scope of the project” (CVA, Ngāi Tai ki Tāmaki, page 19)

16) The Council requests that the plan change provisions are amended to ensure consistency with the Council's protocols for the drafting of such provisions and to ensure -

- a) There is a clear cascading from objectives to policies to rules
- b) That any deviations from zonal or Auckland-wide provisions are appropriate and justified

- c) That there is no repetition of 'underlying' provisions whether objectives, policies, rules or other provisions.

I do not wish to be heard in support of this submission.

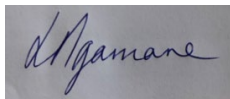
Submission authorised for Auckland Council by:



Cllr Christopher Darby



Cllr Josephine Bartley



IMSB delegate Liane Ngamane

Dated: 1 March 2021

Address for service:

Celia Davison, Manager Central South Planning Unit

Email: celia.davison@aucklandcouncil.govt.nz; telephone: 09 301 0101

Auckland Council

135 Albert Street

Private Bag 92300, Auckland 1142

Attachment A to Auckland Council submission to Plan Change 59

Proposed Private Plan Change - Albany 10 Precinct – 473 Albany Highway

This attachment details further specific decision requests (and associated explanations and reasons) that stem from the primary decision requests of the Auckland Council submission this attachment is part of:

The Council requests that changes be made to the proposed plan change provisions, as specified below:

Height and location of buildings

- 73.1 | 1) The Council requests (as the preferred option of relief) that the **Area 1** height zone of Precinct Plan 3 (13m, three storeys) be extended along the full length of Albany Highway (for the same width) from Wharf Road to the northern end of the site.
- 73.2 | 2) Under the above option, any development above 13m in height is to be listed as a discretionary activity (rather than non-complying per activity A12) to enable an unrestricted consideration of any height that might be justifiable in the circumstances, and for which no restriction on the assessment would need apply. This enables notification as necessary and a development outcome that would be governed primarily by proposed objective (6) “New buildings and structures respond and positively contribute to the amenity values of streets, open spaces and the surrounding environment” and policy (7) (b) and (c), which refers to ‘appropriate in scale to the public frontage to the precinct along Albany Highway’ and ‘provide a transition in height between Albany Highway and the Days Bridge Esplanade Reserve’.
- 73.3 | 3) That greater than minimum 3m set backs from Albany Highway are required for any buildings exceeding five (5) storeys so that a greater extent of landscaping can be required so as to soften the visual impact of taller structures and maintain an appearance and residential character more in keeping with that already established along the highway and more sympathetic to the low rise development across the road.
- 73.4 | 4) That a 2 metre wide landscaping requirement be added to standard I552.6.11.1 (Special height and frontage matrix) or other appropriate place, for the Albany Highway frontage of Precinct Plan 4. That of the Business Mixed Use zone is considered an appropriate standard, H13.6.6.
- 73.5 | 5) That ‘building height’ standard I552.6.2 stipulate the maximum number of ‘storeys’ as specified on Precinct Plan 3 and in line with the stated intention of floor to floor heights of 3.25m. The effect of this is that any exceedance of height in metres or storeys would trigger a non-complying (or discretionary) resource consent application.
- 73.6 | 6) That I553.6(2) specify that THAB zone standard H6.6.5 Height not apply to the Albany 10 precinct, in order to avoid any confusion as to which height standards apply.

<https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-59-app-1-landscape-and-visual-graphic-supplement.pdf>



Transport and traffic

- 74.7
- 7) That traffic counts (v/peak hour) be considered in preference to dwelling counts for I552.6.13 Transport infrastructure development thresholds and for the relevant assessment criteria. The figures of 500 vph and 600 vph are evaluated in the ITA and the difficulties of converting these to ‘dwellings’ are set out in section 8.3. Traffic counts supplied by the applicant/developer would provide appropriate additional evidence of the changing effects on the two main intersections for the precinct, and would reflect all precinct traffic and not just that pertaining to ‘dwellings’. This would be more important as the precinct gets closer to full development. Council has found that tracking ‘dwellings’ via building and or resource consents is not administratively efficient. Traffic counts applying to intersections will also be more reflective of what is happening in the local transport network over time, outside the precinct. It may be that the best method to determine the point at which intersection upgrades are required, or whether or not a particular consent is appropriate, is by way of a combination of ‘vph’ and dwelling counts and/or dwelling density. Dwelling density to a specific formula/ratio will be relevant in considering subdivision applications.
 - 8) Amend Standard I552.6.13 (Transport infrastructure development thresholds) to ensure it can be readily administered by the Council at the appropriate time of either subdivision or development and that the activity status for non-compliance is clear at each trigger point:
 - a) Amend clause (1) to refer to other than ‘construction’ requirements in Table I552.6.13.1, if the table is to include other than construction matters. Add “by the developer” after ‘constructed’.

- 73.7
- b) Amend the standard to refer to the 'dwelling density' and/or 'vehicles / hour' as most appropriate to each stage or increment of development and infrastructure requirement.
 - c) Define the 'shuttle bus' requirement so that it is certain and compliance or otherwise can readily be determined; define "initial development" and define the essential elements of a 'private shuttle bus' service, including the roading pattern required within the precinct in order for the service to be practicable/viable; how it will be funded, marketed and managed; how it will be determined that it will cease to operate. Alternatively delete this 'requirement' and leave the matter to be determined at the appropriate resource consent application/s.
 - d) Delete level "460-770" and its 'requirement' as not being sufficiently certain to be part of a standard; provide for tracking of mode share to be addressed in the appropriate resource consent application/s.
 - e) Change "770" to the appropriate level for these intersection upgrade requirements if this is found to be inappropriate, or better addressed by way of 'vph' or projected dwelling density.
 - f) Delete level "930" and address this level of development and these matters in both policy and assessment criteria, such that consent may be refused if these cycleway projects are found to be critical to the sustainable development of the precinct above this threshold.
 - g) Modify policies (15) and (16) under Infrastructure to address more specifically the traffic and transport issues of standard I552.6.13 (Transport infrastructure development thresholds); and amend the assessment criteria to also address these matters.

73.8

9) Standard I552.6.13 (Transport infrastructure development thresholds) does not as notified pertain to subdivision, and this needs to be corrected. The revised ITA refers at the end of section 8.4 to 'subdivision and/or development'. For the standard to apply to subdivision, a density formula is required so that for lots that are proposed (eg 'superlots') the number of likely dwellings can be established. The timing of house construction can be estimated at the time of subdivision consent and the design of the subdivision determined or amended and appropriate conditions imposed to reflect the timing of dwelling construction and of infrastructure upgrades and other requirements.

73.9

10) Apply a density formula to the subdivision standards as follows (and through changes to I552.6.1 Dwelling density if necessary): Every 50 square metres of land in a lot will be deemed to equate to one dwelling for the purposes of determining the point at which intersection upgrades, or other transport requirements, are to be established. This ratio is derived as follows: 13.7 ha less 25% open space and 10% roading, leaves 8.9ha (developable land area) accommodating 1800 units = one unit per 50m².

73.10

11) Amend 'special information requirements' I552.9(1) and (2) to address subdivision as well as development and to contain the density formula of one unit per 50 m² as set out in 13) above. Both clauses need to refer to "proposed" dwellings as well as existing or constructed/consented dwellings.

73.11

12) Table I552.6.1.1 needs to be amended to have a value for 'dwelling'. Section 8.5 of the ITA stipulates the value to be 0.65. This may not be the most appropriate value in the circumstances. The ITA identifies all the variables that are involved towards determining 0.65 (and equivalent dwellings) and therefore Council requests that this table be amended to reflect the most appropriate values, as agreed by the relevant experts. This standard is required aside from its potential role in I552.6.13.

Subdivision and development

- 13) The phrase 'subdivision and development' is considered appropriate to be used in objectives and policies but not within the Activity Table or the standards or assessment criteria where these matters are required to be separated out to ensure clarity and effective administration.
- 73.12 14) Objective (2) uses the expression appropriately: "Subdivision and development are undertaken in a comprehensive manner in general accordance with Precinct Plans 1 – 4...". It is requested that objectives (3) and (5) commence with "Subdivision and development" because subdivision patterns contribute to 'efficient use of land to deliver housing' (3) and will also contribute to a 'sustainable urban neighbourhood' (5).
- 73.13 15) Objective (14) is requested to be amended: "Subdivision and development within the precinct is integrated with the capacity of the local transport network internal to and that of the precinct to ensure travel demand is supported by suitable transportation infrastructure". It is appropriate that the suitability of infrastructure and consideration of the thresholds are considered at the time of subdivision or development. Subdivision may proceed in stages and or may involve subdivision of approved land use developments which individually do not invoke the 'threshold' considerations.
- 73.14 16) Policy (1) is requested to read: "Promote comprehensive and integrated subdivision and development of the precinct in general accordance with Precinct Plans 1 – 4". Policy (2) is to read: "Ensure that subdivision and development...contributes to a 'sustainable community rating'...". Policy (6) is to read - "...subdivision and development is of a scale and form that maintains adequate sunlight access to residential units and open space, and mitigates the effects of bulk, dominance and overlooking". The subdivision pattern (or form) will have a significant bearing on the desired outcomes and can promote the 'perimeter block' forms of development that are being promoted through the master plan and roading layout. Other policies are to be changed to include a reference to 'subdivision' in addition to 'development': Policies (10) and (11) which refer to Precinct Plan 2 – Movement network; policy (13) which refers to 'incorporating existing streams'; policy (22) – stormwater management. This in turn will provide the necessary links between policies and standards and assessment criteria.
- 73.15 17) 'Subdivision and development' is requested to be addressed separately within the activity table I552.4.1 (eg at A19). 'Development' is not defined and therefore conveys two potential meanings –one being buildings in the normal sense and the other unknown because it is used in the context of subdivision - and this is likely to generate ambiguous or unintended administration issues. All development is to be listed in the table under 'Development' and not also addressed under 'Subdivision and development'.
- 73.16 18) The matter of 'infrastructure development thresholds' is requested to be addressed separately for both subdivision and development, each with reference to the 'thresholds' standard I552.6.13 Transport infrastructure development thresholds. One option is that activity (A14), a discretionary activity, is extended to read: "Any development, including vehicle access to Albany Highway, not otherwise listed in Table that is not generally in accordance with Precinct Plans 1 – 4 or which does not comply with standard I552.6.13 – Transport infrastructure development thresholds".
- 73.17 19) Remove 'development' from the heading **Subdivision and development**, and from activity A19 to read: **Subdivision and development** which does not comply with standard I552.6.13 Transport infrastructure development thresholds. Consequentially, amend activity A11 to read: "Development

73.18 | that does not comply with Standard I552.6.1 Dwelling density or with Standard I552.6.13 Transport infrastructure development thresholds."

73.19 | 20) Activity A18 should read "Subdivision in accordance with all subdivision standards and standard I552.6.13 Transport infrastructure development thresholds".

21) Activity (A19) is requested to have full discretionary activity status as non-compliance with the development thresholds is of equal importance to the non-compliance with standards addressed in (A20) where non-compliance is a discretionary activity.

22) (A19): Delete the phrase 'alternative measures to achieve required transport access, capacity and safety' as it is not certain enough to be determining an activity status. Assessment criteria and policies are required to address this.

73.20 | 23) Activity (A21) – for non-compliance with I552.6.14.2 Subdivision standards for key roading and access – is requested to be classified as a discretionary activity rather than non-complying, thereby creating a single activity class of subdivision where any subdivision standard is not satisfied. This achieves administrative simplicity, an open discretion for the Council to consider any departures from the standards and a focus on the objectives and policies, of which there are a good number, including those of Chapter E38. It also elevates the importance of the standards, which is recognised in the current (A20). The assessment criteria for 'complying' RDA subdivision would still be relevant. The need for an open discretion to consider any and all deviations from the subdivision standards is warranted given that there are potentially many variations from the precinct plans (derived from a master planning exercise) which may in time prove to be less than optimum or simply not what a future developer seeks to follow. 'Master plans' are often found to be wanting with the passing of time. This discretionary status is also consistent with the status of similar activities in Chapter E38, such as (A10), 'reduction or waiver of esplanade reserves or strips'.

73.21 | 24) Standard I552.6.14.2(5) is requested to be deleted, because clause (1) and the words 'in general accordance with' is sufficient to accommodate the 'alternative alignments' envisaged; or is to become an activity and listed within the activity table as "Subdivision that provides a design of private roads and lanes for part or all of the precinct that is not in general accordance with Precinct Plan 2 – Albany movement network", and be a discretionary activity.

73.22 | 25) Standard I552.6.14.2(3), the requirement to provide a publicly accessible shared cycle/footpath in the open space flanking the Days Bridge esplanade reserve, is requested to be given a time frame for its completion 'no later than half way through the development of the whole precinct' and be set out in standard I552.6.13 – Transport infrastructure development thresholds. It is to be required to be built and finished to an applicable standard set and/or approved by Auckland Transport.

73.23 | 26) I552.6.14.2(2) and its table for the vested road typology is requested to address the matter of parking bays in the carriageway, particularly given that there will be no minimum parking standards for development and in due course the use of on-street parking will be significant across the precinct. Significant parking in the vested/collector roads will also make the roads less desirable for cyclists and this further supports the value and timing of the cycleway in the 'open space adjoining esplanade reserve'.

73.24 | 27) I552.3 Policies and/or the relevant assessment criteria are requested to be amended to express an intention to avoid or minimise the formation of rear lots and jointly owned access lots (JOALs). The

master planning and intended roading layout is promoting the 'perimeter block' scheme of development and this is appropriate and desirable for a new intensive urban neighbourhood, and conventional rear lots (pan handle shaped) are not supportive of this scheme and are an inefficient form of development.

- 73.25 | 28) Stormwater management: I552.6.14.1(1) is requested to not refer to 'land use development' as this is addressed in I552.6.9 Stormwater management. I552.6.9 should not refer to 'subdivision'. Amend the clauses in each to specifically address land use and subdivision respectively. Subclause (2) of I552.6.14 is to appear in I552.6.9 as it pertains to aspects of 'development' being roading and access.
- 73.26 | 29) Stormwater management standards I552.6.9 (land use) and I552.6.14.1 (subdivision) are requested to both address the requirement (set out in I552.6.4) of a maximum impervious area of 70% for the 'total precinct', because this is a relevant stormwater management matter for both development and subdivision. Consequently it needs to be clarified whether this incorporates roading and carparking areas. It is assumed that it does as the plan change refers to 25% of land being set aside as open space and therefore 75% is for roading and landuse developments. "Stormwater" in Chapter J1 of the AUP addresses roads and paved surfaces.
- 73.27 | 30) Add to the activity table I552.4.1 under **Development** "Development that does not comply with standard I552.6.9 Stormwater management" (which is to contain a 70% impervious area maximum), to be a discretionary activity. This is consistent with A20.
- 73.28 | 31) Standard I552.6.14.1 (subdivision) clause (2) is to 'new impermeable road, lane or accessway surface must be...'. Clause (2) should be repeated in I552.6.9 (land use).
- 73.29 | 32) Key roading and access: Standard I552.6.14.2(3) which addresses the shared cycle/footpath open space facility is to be included under I552.6.14.3 which addresses all open space areas. It is to be made clear that the requirement of I552.6.14.3(3) applies to this facility (ie developed prior to section 224(c) certification), subject to any amendments to I552.6.13 (infrastructure requirement thresholds).
- 73.30 | 33) I552.6.14.2(5) which addresses 'alternative alignment of roads and lanes identified as 'no control' is to be deleted because subclause (1) requires roads and lanes to be "in general accordance with" and non-compliance with this standard is recommended to be a discretionary activity, so that any 'alternatives' can be assessed on their merits. Further, subclause (5) is vague or uncertain in that it refers to an 'approved Integrated Transport Assessment' and the process and outcomes of this 'approval' are not known, or may not be pertinent to minor access roads. Subdivision, whether in accordance with the standards or not is assessed against a range of policies and criteria and this is the appropriate manner by which to address 'alternatives' to any roading or access pattern.
- 73.31 | 34) Standard I552.6.14.3 (Subdivision standards for open space areas) is to be amended to ensure it is robust and workable. More specifically, clause (1) is to be amended to read: "All land shown on Precinct Plan 1 – Albany features plan as open space must be provided to the depth and configuration shown on the plan and be accessible to the public at all times...". Clause (3) is to be amended to refer to the "precinct relevant open space development plan" because there will be only one such plan for the whole precinct, although the plan may be implemented in stages.
- 73.32 | 35) Standard I552.6.14.3: Clarify whether the central park is part of the 'open space network' and whether it will be an 'open space accessible to the public at all times' and if so, how. The AEE refers: "In particular the Central Park within the heart of the community will provide a core social space and

amenity accessible to residents and a wider neighbourhood of users" (underling added; section 10.1.2, page 92)

73.33 | 36) Standard I552.6.14.4 (Riparian margins) is to address all 'watercourses' as well as 'streams' so that the enhancement of all natural features and values within the precinct and within the open space areas are either maintained or enhanced. It is noted that 'watercourses' is referred to in I552.6.14.5 Esplanade reserves.

73.34 | 37) In I552.6.14.4 (1) the sentence "This rule shall not apply to road crossings over streams" is to be deleted because it will be appropriate to provide appropriate riparian planting and restoration of these areas which are intended to be crossings in the form of bridges and not culverts. Council notes also that this is a particular concern for iwi.

73.35 | 38) Standard I552.6.14.5 Esplanade reserve is to be modified to ensure it does not unnecessarily repeat the requirements of the Act or matters that would apply via Chapter E38 Subdivision - Urban of the AUP.

Development, standards, assessment criteria and special information requirements

73.36 | 39) Proposed objective (17) is requested to read: "The adverse effects of stormwater runoff within the precinct are avoided or mitigated to maintain water quality and preserve the mauri of the Oteha Stream." The reason for this is that 'avoidance' should be the priority when the natural and ecological values of the downstream environments are at stake. The Ecological Assessment at 4.6.1 states: "In 2004 and 2016 the macroinvertebrate index (MCI) of Oteha Stream was rated "poor" (T&T, 2017). This reflects the urban impacts on stream quality as the stream has good instream habitat heterogeneity, levels of shade, and regular organic matter input." Objective (12) should reflect objective (13) and address enhancement of ecological values and not just 'recognise and protect'. These changes are also consistent with policy (8) of the THAB zone policies at H6.3 Policies.

74.37 | 40) Delete policy (9) which is more or less a repeat of policy (7)(d) which addresses the visual corridors between the Albany Highway and Fernhill Reserve and escarpment.

73.38 | 41) Policy (13) is to read: "Incorporate existing urban streams and watercourses within the precinct into the open space green network to ensure their ongoing contribution to the natural amenity and environmental values of the surrounding environment". All streams and watercourses identified on Precinct Plan 1 – Features plan should be addressed in this policy.

73.39 | 42) Policy (15) is to be amended to read: "Ensure the safety and capacity of the transport network is maintained, taking into account the anticipated maximum number of dwellings and non-residential floorspace enabled by the precinct." It is appropriate for this policy to address all sources of traffic that might affect the transport network, so that any application to venture outside the relevant standards and which might generate traffic has the appropriate policy backup.

73.40 | 43) Policy (16) is to be amended to read: "Where the ~~number of dwellings constructed~~ quantum of development within the precinct generates appropriate demand, require upgrades to identified signalised intersections and public cycling facilities and/or ensure other services are in place to ensure the safe and efficient movement of people in and out of the precinct, particularly at peak traffic hours.". The policy should address all forms of development that would generate traffic, all transport

modes/services should be addressed, and the focus should be on peak hour movements which place the greatest pressure on transport resources.

- 73.41 44) Policy (17) is to read “new roads, lanes and pedestrian/cycle facilities” because all these features are referred to in Precinct Plan 2 – Movement network and are addressed by the desired outcome expressed in the policy. Policy (18) could be deleted as it largely repeats policy (17).
- 73.42 45) Policy (19) is to read: “Ensure that commercial and other non-residential activities and healthcare facilities are of a size and intensity that supports the local residents within of the precinct without encouraging while not generating significant trip movements from outside the precinct.” The policy should address all non-residential activities that are provided for both in the precinct and in the underlying THAB zone, which includes educational and community activities and veterinary clinics. The precinct is to be developed intensively for primarily residential activities and at full development will likely put a strain on the local transport network such that any non-residential activities outside the GFA limits or which require consent should be able to be assessed in terms of this policy.
- 73.43 46) Policy (22) is to read: “Ensure that stormwater in the precinct is managed and, where appropriate, treated, to ensure the health and ecological values of streams are maintained and where practicable, enhanced”. These changes will ensure consistency with objectives (12) and (13) as addressed elsewhere. Policy E1.3(2) of the AUP requires that subdivision, use and development that affects freshwater systems should be managed to *enhance* water quality, flows, stream channels and their margins.
- 73.44 47) Add a policy governing the size, location and design of at-grade carparks and address in the activity table, standards and assessment criteria in the appropriate places.The AEE at page 61 states: “Water quality in the streams would be further enhanced through the limitation of at grade parking”. It would be appropriate that they be a restricted discretionary activity.
- 73.45 48) Activity Table I552.4.1: Add under Residential ‘Integrated residential development’ and ‘Visitor accommodation’ as these are required to be subject to standard I552.6.1 Dwelling density and would otherwise not be.
- 73.46 49) Activity A14 which is a discretionary activity is not to refer to Precinct Plan 3 which addresses height and visual corridors because these matters are addressed in A12 and A13 which are both non-complying activities (for non-compliance with height and visual corridors respectively). Reference to PP3 in A14 conflicts with A12 and A13.
- 73.47 50) Activity A15: Change to a discretionary activity, from restricted discretionary activity, because it is broad and uncertain, being “Any development not otherwise listed in Table I552.4.1 that is generally in accordance with Precinct Plans 1-4”. There should not be a reference to PP3 in this activity because it conflicts with A12 and A13 (as stated above).
- 73.48 51) I552.6.3 Maximum building dimension and separation: Amend clauses (1) and (2) to refer to “maximum plan view dimension...” to correspond with Figure I552.6.3.1. Add to clause (2) “...points of the building depicted as A to B in Figure I552.6.3.1 Maximum building dimension plan view”
- 73.49 52) I552.6.4 Maximum building coverage, impervious area and landscaping: Delete or relocate the fourth bullet point under Purpose as it is not relevant to this standard. Delete or relocate clause (2) to

73.49 | I552.6.5 Building set back at upper levels as it pertains to Figure I552.6.5.1 Building set back at upper levels.

53) Amend standard I552.6.4 Maximum building coverage, impervious area and landscaping as follows:

- a) Define ‘detached or attached housing’. These are not defined in the operative AUP. Alternatively provide for “Non- apartment forms of dwelling”.
- b) Justify the 100% impervious and coverage area allowances for ‘Apartments’ and with no landscaping area required. Demonstrate how this works in practice across the whole precinct, given the intention to create large ‘superlots’. How will this be administered given also the ‘Total precinct’ allowances stated.
- 73.50 c) What circumstances would give rise to a ‘site not connected to stormwater’ within the precinct? Is this allowance appropriate and necessary?
- d) Justify the ‘total precinct’ allowances of 70% maximum impervious area, 65% maximum building coverage and 35% minimum landscaped area in terms of stormwater management and amenity considerations, and demonstrate all the land use/surface types that would constitute ‘impervious area’ – does this include roading and lanes? Does the intended 25% open space account for the major part of the 35% landscaped area of the precinct? Mirror these figures (or appropriate amended figures) in the subdivision standards to ensure robust and integrated control of development across the precinct.

(The AEE at page 99 states that 25% of the precinct land would be open space. At page 104 it states that “the overall impervious coverage of 70% across the Precinct can be accommodated...”.)

54) Standard I552.6.5 and Figure I552.6.5.1 Building set back at upper levels:

- 73.51 a) Recreate the figure (and without colour), and add another explanatory graphic to it, so that it can be readily interpreted and administered.
- b) Amend the 3m set back to that of the Business Mixed Use zone which requires a 6m set back above 18m and when opposite a residential zone.

73.52 55) Standard I552.6.6 **Wind** is exactly the same as for the Business Metropolitan Zone and the Business Mixed Use Zone. Delete the ‘wind’ standard and insert a cross reference to the Business Mixed Use Zone. This will avoid unnecessary duplication and shorten the precinct/chapter.

56) Amend standard I552.6.7 Commercial GFA and location control in line with the following:

- 73.53 a) ‘Community Hub’ (used here and elsewhere in the precinct) is not a term used in the AUP and its introduction and use across the precinct may be inappropriate or misleading. Reference to a ‘precinct commercial focus’ would be less problematic. The purpose statement should be amended accordingly; the expression “in proximity to the Community Hub” is problematic as its meaning is uncertain.
- b) Clauses (1),(2) and (3) – reference is to be made to “commercial activities and healthcare facilities” for consistency with the AUP.

- 73.53
- c) Clause (2) refers to 'main street' which is not used in the precinct plans or I552.6.11 and this phrase should be clarified/amended.
 - d) Clause (3) is to read "the total gross floor area of all commercial activities and healthcare facilities shall not exceed 4000 m2 within the precinct" so as to be unambiguous.
 - e) Amend the conflict between clause (2) "must front the street/open space" and the specified 'minimum' and 'maximum' frontage set backs of standard I552.6.11.1 (of 1m and 3m).

73.54

57) Activity (A4) in the activity table (which references I552.6.7 Commercial GFA and location control), a discretionary activity, is to exclude 'drive-through restaurants' in line with (A2) and (A3) for consistency/clarity. 'Drive-through restaurants' would otherwise become a discretionary activity rather than non-complying under (A1) of the THAB activity table as an 'activity not provided for'.

73.55

58) Standard I552.6.8 (Fences): Clarify that Albany Highway has a 'front yard' and that the 1m height limit would apply to the 'Albany Highway' frontage typology of I552.6.11.1.

73.56

59) Standard I552.6.10 Riparian planting: Amend clauses (1) and (2) to "Riparian margins to existing watercourses and streams identified on Precinct Plan 1 – Albany features plan ~~that apply to permanent or intermittent streams~~ must be planted to a minimum width of 10m measured..." and "...from the centreline of the watercourse or stream.." so that there is no confusion that all such features are subject to this standard. Delete "This rule shall not apply to road crossings over streams" – addressed elsewhere.

73.57

60) Amend standard I552.6.11 Special frontage and height control as follows:

- a) Clause (1), change 'Buildings..must comply' to 'Development...must comply' because other than buildings are controlled by the matrix that follows; eg vehicle accesses and at-grade parking.
- b) Table I552.6.11.1: Remove the typology descriptions to above the table so that the table and its text is more manageable. Remove references to "Type A Urban Streets" or otherwise define and indicate the relevance of this phrase (in two cases). Make the footnotes text consistent and clear. There should be a reference to, and a footnote, "(iii)".
- c) Table I552.6.11.1 – No of floors: Amend the conflict between a reference to 'floors' and the footnote reference to 'storey height limit'. The table text could read "Minimum number of storeys".
- d) Table I552.6.11.1: Clarify "Frontage setback". Is this 'Building set back' or 'Front yard' or 'Setback from road frontage'?
- e) Table I552.6.11.1: "Threshold condition" should be "Threshold depth" to be consistent with the footnote. The footnote should refer to "building" and not 'unit' as other than dwellings are controlled.
- f) Table I552.6.11.1 Minimum ground floor internal height, Commercial frontage – clarify whether 4m is floor to floor or floor to ceiling.
- g) Table I552.6.11.1 At grade parking – create footnote "(iii)".

73.57 h) Table I552.6.11.1 Continuous frontage: Clarify for Commercial GFA frontage there is no 'continuous' requirement when the description refers to this?

i) Table I552.6.11.1: Maximum building length – add to this “along road frontage”.

73.58 61) Standard I552.6.12 Parking: Amend reference to 'not exceed the ...minimum rates' in the light of the NPS-UD which prohibits 'minimum' parking for dwellings. Clarify whether the standard will also govern parking spaces in the road reserves given that clause (a) states “within the precinct” and the 'purpose' statement refers to the “safety and capacity of the internal and wider road network”?

Assessment criteria

73.59 62) I552.8.1 Matters of discretion: Delete 'subdivision' from clause (3) as subdivision is addressed specifically in clause (4). And/or delete this clause as this broad, undefined activity is requested to be listed as a **discretionary** activity. Address the associated assessment in I552.8.2 – Delete clause (3).

63) I552.8.2 Assessment criteria, introduction: Delete the second sentence – “Development may differ from the precinct plans where it is demonstrated that a different approach will result in a better-quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the precinct plans were prepared.” The sentence suggests an unrestricted capacity to depart from the precinct plans, which includes height. These matters, if appropriate, should be more clearly defined and then addressed in policy and or the relevant specific matters for assessment.

64) I552.8.2 Assessment criteria (1)(a)(i) – delete 'subdivision' as this clause addresses “New buildings, additions and alterations...” and not subdivision. Or otherwise demonstrate its relevance in this clause.

73.60 65) I552.8.2 Assessment criteria (1)(e)(ii): Modify this clause in response to other changes to standard I552.6.13 Transport infrastructure development thresholds and its operation within the precinct provisions.

66) I552.8.2 Assessment criteria (1)(e)(iii) private shuttle bus service: Add reference to the practicability and effective management of this service, and how it would operate in practice and be funded and sustained.

67) I552.8.2 Assessment criteria (1)(g)(ii) – correct 'stormwater'.

68) I552.8.2 Assessment criteria (1)(g)(vii) – this clause refers to subdivision. Create a cross-reference to the other subdivision assessment criteria of I552.8.2 so that these 'infrastructure' matters are also applicable to subdivision.

69) I552.8.2 Assessment criteria (1)(g)(ix) open spaces and (x) walkways: Address the matter of the effective management and maintenance of these areas which may well remain in private ownership and/or be subject to an easement in gross in favour the general public/Council.

70) I552.8.2 Assessment criteria (1)(h) Height Area 3: delete the word 'Management' which is not used elsewhere in the precinct provisions.

- 73.60 | 71) I552.8.2 Matters for discretion and assessment criteria for addressing non-compliance with I552.6.13 Transport infrastructure development thresholds: Add appropriate criteria to address the particular matters that are relevant to the revised standard, as requested elsewhere in this submission.

Special information requirements

- 73.61 | 72) I552.9 Special information requirements, Dwelling density assessment: The clause is to refer to “current and proposed density of development”.

- 73.62 | 73) I552.9 Special information requirements, Commercial GFA assessment: The clause is to read: “Any application for non-residential ~~commercial~~ activities or development shall be accompanied by an assessment of the current and proposed non-residential commercial GFA within the precinct, so as to confirm compliance with standard I552.6.7. Commercial GFA and location control.”

- 74) I552.9 Special information requirements: Add clauses to address:

- 73.63 | a) Applications for consent to include plans and tables of figures showing the extent of existing and proposed areas across the whole precinct, for any stage of development, of impervious surfaces (including roads and lanes), building coverage, open spaces areas, and landscaping – to confirm compliance with the relevant standards.
- 73.64 | b) Relevant applications should be accompanied by all relevant information about the implementation, management, funding and operation of the private bus shuttle service.
- 73.65 | c) The extent to which Te Aranga Māori Design Principles have been applied in the proposed subdivision and or development proposals, and how the concerns of iwi have been or will be addressed.

- 75) I552.10, Precinct Plans:

- 73.66 | a) Amend all precinct plans to either avoid the use of colour or minimise its use so that greater precision in interpretation is achievable.
- b) Delete from the precinct plans information that is not relevant to the provisions of the precinct to which they pertain, particularly any standards.
- c) Ensure that controls are not repeated across the precinct plans and that each control only appears on one plan. For example, delete the ‘commercial frontage’ from Precinct Plan 1 which has a different lineal extent to that shown on Precinct Plan 4.
- d) Add to Precinct Plan 1 – Features plan, all significant native trees worthy of possible protection, being significant in accordance with a recognised significance rating system.
- e) Clarify for Precinct Plan 1 whether the Central Park (dark green) is also part of the ‘open space network’ (lighter green).
- f) Precinct Plan 3 – Height and building coverage control area: Delete the words “and building coverage control area” or otherwise clarify how this plan relates to the applicable standard.

Ends

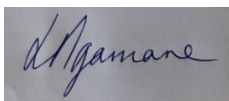
Attachment A to the Auckland Council submission authorised for Auckland Council by:



ClIr Christopher Darby



ClIr Josephine Bartley



IMSB delegate Liane Ngamane

Dated: 1 March 2021

Address for service:

Celia Davison, Manager Central South Planning Unit

Email: celia.davison@aucklandcouncil.govt.nz; telephone: 09 301 0101

Auckland Council

135 Albert Street

Private Bag 92300, Auckland 1142

Contact details

Full name of submitter: Shu Li

Organisation name:

Agent's full name:

Email address: leeshu1971@yahoo.com

Contact phone number: 021618103

Postal address:

Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Wharf Road and Landing

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:
Affect our area, big issue of parking and security

74.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 26 February 2021

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.

Contact details

Full name of submitter: yiding zhao

Organisation name:

Agent's full name:

Email address: ctmaomao@gmail.com

Contact phone number: 0210429388

Postal address:
47 landing Drive
albany
Auckland
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

- 1.significant traffic congestion
- 2.no parking
- 3.overcapacity of school students
- 1800 new houses will affect property prices in the area.
- 4.construction noise dust andbworking hours for many years

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

75.2 | The reason for my or our views are:
Cancel the plan for buliding high volume apartments!

75.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 26 February 2021

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.

Contact details

Full name of submitter: Jodie Rosevear

Organisation name:

Agent's full name:

Email address: jjrosevear@yahoo.com

Contact phone number:

Postal address:

0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

This private plan change seeks to rezone approximately 13.72 ha of land from Residential – Mixed Housing Suburban to residential – Terraced Housing and Apartment Buildings. It also seeks to amend Albany 9 precinct provisions and to introduce a new Albany 10 Precinct within the Auckland Unitary Plan (Operative in Part) 2016 at 473 Albany Highway, Albany.

Property address: 473 Albany Highway

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:

76.2 | Albany already has 5 schools and the University, not counting all the childcare facilities. A new school will be required (to accommodate a 1,800 unit development) as existing schools are full enough and local schools are closing out of zone applications. The traffic created by these existing schools is already chaos. Peak hour congestion is also a big problem in Albany.

76.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 26 February 2021

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.

Contact details

Full name of submitter: Ian Sofiz

Organisation name:

Agent's full name:

Email address: ysofizfive@gmail.com

Contact phone number:

Postal address:
12 Waihou Crescent
Albany Heights
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Build up of Massey university area on Oakland drive.

Property address: Oakland drive

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 will cause congestion in a school zone. As now parents have no parking facilities to pick up our children from school.

77.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 27 February 2021

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.

Contact details

Full name of submitter: zhouyu wang

Organisation name:

Agent's full name:

Email address: newxiuxen@gmail.com

Contact phone number:

Postal address:
320 bawden road
dairy flat
dairy flat
Auckland 0792

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 49 bass road Albany

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 planchanges will heavily affect the quality of life whose live in and near the zone, the quietness and leisure will disappear from our life , so I oppose the planchanges!

78.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 27 February 2021

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.

Contact details

Full name of submitter: Inka Mursalim

Organisation name:

Agent's full name:

Email address: imursalim@yahoo.com

Contact phone number:

Postal address:

0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Albany 9 Precinct

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 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:
with the total living unit of 1500-1800 units, its will add around 2000 cars to the surrounding street, and will make more traffic that already had (you cannot control the new resident for using public transport)

79.2 | we need an open green space to get a good quality air and fight the climate change.

79.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 27 February 2021

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.

Contact details

Full name of submitter: Steve Thornton

Organisation name:

Agent's full name: Steve Thornton

Email address: steve@thorntons.co.nz

Contact phone number: 021891115

Postal address:
12 MAHONEY DRIVE
Auckland
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Significant traffic congestion on Albany Highway due to increased vehicle numbers from the development.

No parking, neighbouring streets will be used for dwellings with more than one car and visitor parking. Over-capacity of school students within the existing school zone.

1500-1800 new houses will dramatically change the look and feel of the existing neighbourhood, this will affect property prices in the area.

Construction noise, dust and working hours for the next 15-20 years

Property address: 12 Mahoney Drive, Albany, 0632

Map or maps: The entire development

Other provisions:

We support using the site for some development but are opposed to any buildings over 4 stories high.

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:

- 80.2 | Significant traffic congestion on Albany Highway due to increased vehicle numbers from the development.
- 80.3 | No parking, neighbouring streets will be used for dwellings with more than one car and visitor parking.
- 80.4 | Over-capacity of school students within the existing school zone.
- 80.5 | 1500-1800 new houses will dramatically change the look and feel of the existing neighbourhood, this will affect property prices in the area.
- 80.6 | Construction noise, dust and working hours for the next 15-20 years

80.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 27 February 2021

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.

Contact details

Full name of submitter: Christine Ma

Organisation name:

Agent's full name:

Email address: crystal8memory@gmail.com

Contact phone number:

Postal address:

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 20 Stanford street

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) Loss of light because of the height of buildings overshadowing
- 2) Loss of privacy due to proximity of building complex
- 3) Sudden increase of foot traffic using the access way adjacent to the property in concern in order to reach/come out of the multi-dwelling building complex area
- 4) Created Wall effect – change in wind pressure and compacted airflow density in confined area
- 5) Increase sewage and wastewater pipes pressure which may worsens the unpleasant odour currently experience during flooding after heavy rainfall
- 6) Disturbance of groundwork to near-by properties resulting when constructing multi-storey structure
- 7) Potential hazardous materials being washed down to near-by stream and reserves
- 8) Potential damage to private properties – unsure if any damage during construction whom should be liable and contacted and whom will be responsible for remedies/recovery of loss? E.g Auckland Council or the developer?

81.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 27 February 2021

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.

Contact details

Full name of submitter: Wade Deng

Organisation name:

Agent's full name:

Email address: Wade64nz@gmail.com

Contact phone number: 0224384923

Postal address:

Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
high density development

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:
Over-development

82.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 27 February 2021

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.

Contact details

Full name of submitter: Gitokarjono Panoedjoe

Organisation name:

Agent's full name:

Email address: gpanoedjoe@yahoo.com

Contact phone number:

Postal address:
20 Widdison Place
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
PC 59 (Private) - Albany 10 Precinct

Property address: N/A

Map or maps: N/A

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 will be more traffic congestion.
We need more green space in our area.
Too many students in Albany area.

83.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 27 February 2021

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.

Contact details

Full name of submitter: Malliyawadu Vipul Priyantha Gunasekara

Organisation name:

Agent's full name:

Email address: priyantha2000@hotmail.com

Contact phone number: 021612420

Postal address:

20

Sample Road

Albany

Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Re zooning from Residential mixed housing to Terraced and Apartment buildings.

Property address: 473, Albany High Way

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:

Constructing a high density apartments as on proposed plan will adversely affect the neighborhood as listed below but not limited to.

1. Traffic on Albany highway will increase and cause heavy jams. Even today traffic is heavy and slow on affected section of Albany Highway due to multiple schools.
2. All schools are at their maximum capacity and will be overloaded.
3. Current beautiful natural environment and view will be fully destroyed.

84.1 | I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

84.2 | Details of amendments: Do not allow apartment buildings

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Kit Foon Janny Chan

Organisation name:

Agent's full name:

Email address: jannyckf2@gmail.com

Contact phone number:

Postal address:
16 Stanford Street
Albany
North Shore 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
PC 59-Albany 10 Precinct

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 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:
because of the new 1800 units ,the traffic will be too much , the living quality will be destroyed.

85.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Kefu Deng

Organisation name:

Agent's full name: Kefu Deng

Email address: kefudeng@gmail.com

Contact phone number:

Postal address:

24

Stanford street

Auckland

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

PC 59

Property address: 24 stanford street, Albany

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:

We don't want the area to be over crowded

86.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Wei Tian

Organisation name:

Agent's full name:

Email address: nemoarts@gmail.com

Contact phone number:

Postal address:
1 Notre Dame way
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
PC 59

Property address: 1 Notre Dame Way

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 will break the environment of the entire area

87.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Hongtu Li

Organisation name:

Agent's full name:

Email address: lihongtu@hotmail.com

Contact phone number: 0211110222

Postal address:
8 Summerfield Lane Albany
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Greatly effect our living situation, including education, traffic, public facilities , nature environment,etc.

Property address: 8 Summerfield Lane Albany

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:
Have a strong impact on our living situation, including education, traffic, public facilities , nature environment,etc.

88.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Eyan Yu

Organisation name:

Agent's full name:

Email address: yushenyan@gmail.com

Contact phone number:

Postal address:
6 Shiloh Way,
Greenhithe
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 26 princeton parade

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 will bring bad traffic for the community.

89.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Hi

90.1 | We are opposed to this proposed development mainly because the infrastructure can't take it. Wharf Road is used for drop off and pick up for Albany Primary school so causes traffic problems getting out of the Landing which has about 200 Homes in there already.. This combined with 3 other schools within a 2 k radius is just awful in the morning and evenings, Old Albany Hwy is full and I can't imagine another 1500 - 1800 homes being built with one carpark is just ridiculous as most people own 2 cars and also have visitors so this will flow into people parking in the Landing Itself and creating more congestion

As a Council you have to take this into consideration for us rate payers and not just look at the \$\$\$\$\$

Regards

Rick and Sue Flood

Contact details

Full name of submitter: Michael Craig Symons

Organisation name:

Agent's full name:

Email address: nzsymons@xtra.co.nz

Contact phone number: 0211933035

Postal address:
1/30 Roanoke Way
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
PC 59

Property address: 1/30 Roanoke Way Albany

Map or maps:

Other provisions:
Unacceptable buildings, and height/ numbers of units proposed.

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:

Increased Traffic to the area.

Increased danger to school kids

Increased number of people in the immediate area

Density of the buildings.

Height of the buildings.

Albany highway chaos and school chaos in regards to additional kids at the school.

Parking in the area does not permit this addition

School parking along Bass road will be taken by proposed residents.

General unsightly look to the area in respect to proposed buildings, not fit for the look.

Dust and chaos from building site and equipment and machinery.

General pulling down of the area due to the as the proposal will make the area look like a City dwelling area rather than a suburb.

Schools in the area not equipped for the increase in student numbers.

91.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Lydia Hancy

Organisation name:

Agent's full name:

Email address: lydiajoy@mac.com

Contact phone number: 0211311452

Postal address:
11 Widdison Place
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
The entire proposed change to the plan

Property address: proposed Development on the Albany Highway site (Massey University land)

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 change to the site will impact negatively on the character of the surrounding area in a way that was not foreseen with the district plan was written.

The adverse effects include, visual impairment (this proposal is far taller than anything else currently in Albany), traffic, noise, dust during construction, parking and general infrastructure (waste, water). The schools are already near or at capacity, these additional homes will add to that strain.

Massey land has already been repurposed. The land opposite Albany Senior High School was covered from a paddock to a car park. This land has been allowed to become shabby unkempt and an eyesore. This shows a lack of commitment from all parties involved in that development to repurpose the land in a way that maintains the character of the existing neighbour.

The site is not well serviced by public transport, therefore it can be expected that occupants of the site will be highly dependent on cars to travel to and from the site.

92.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Michele Slmpson

Organisation name:

Agent's full name: Michele Simpson

Email address: simpson.msrb@yahoo.co.nz

Contact phone number:

Postal address:
5 Widdison Place
ALBANY
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Changing the zoning from Residential-mixed housing suburban to residential -terraced housing and apartment buildings

Property address: 473 Albany Highway, Albany

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 think the request to rezone from residential Mixed Housing Suburban to terraced housing and apartment buildings will significantly change the whole feel of the massey university and surrounding suburban areas.and this sort of development was not foreseen when the district plan was written including zoning. The idea of only one carpark per apartment is ridiculous. This shows the sort of thought the developer has put in to support the area and the residents both in the development and outside. In publications given it was made to look like the area would be developed similar to Hobsonville point - with Cafe's, Gyms, Parks etc but I don't think this will be done. There are so many ugly building been allowed in the area already (Albany pub apartments) the council can not allow any more. Congestion on Albany highway with four school is extreme now let alone with 100 new apartments on this road. The construction noise and dust over twenty years in a family orientated area will cause major hassles. The infrastructure in the area is already stretched and the council is not doing anything about it. For example the Albany public library and park - there are never any car parks to visit this, the same can be said for the stadium and council pools. I am a longtime Albany

resident (25 years) and have raised my girls here. I have walked my dogs through the Massey university park nearly every day. I would never imagine that there would be a monstrosity built in our back yard. The Auckland Council should be looking after its constituents and protect the area for what it was originally zoned for - families to grow up in a beautiful area. I am prepared to be heard at a hearing and be part of a joint submission if others held a similar view.

93.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one 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.

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 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) Mark Harrison

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

Address for service of Submitter

71 Landing Drive, Albany 0632

Telephone:

021 771 355

Fax/Email:

marksimonharrison75@gmail.com

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 59

Plan Change/Variation Name Albany 10 Precinct

The specific provisions that my submission relates to are:

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

Plan provision(s) As above

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

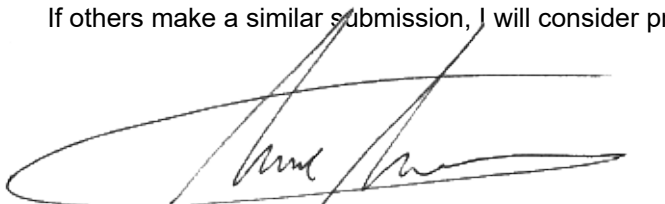
I wish to have the provisions identified above amended Yes No

The reasons for my views are: 1. Impact on Fernhill Escarpment ecosystem.
2. Additional traffic on old Albany Highway. 3. Overflow parking in the landing drive. 4. Impact on housing valuations. 5. Long term construction inconvenience. 6. Change and feel of the community.
See attached letter for more information. (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
- 94.1 Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

- 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


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

28.02.2021
 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.

28 February 2021

Mark Harrison
71 Landing Drive
Albany 0632
Auckland

To whom it may concern,

Unitary Plan Change PC59 – Albany 10 Precinct

I am opposed to this plan

We are current homeowners in Landing Drive and have been for the last 8 years. We are adjacent to the area of the proposed change. We are extremely concerned about the significant impact both on the area and our families life. Our main concern is the magnitude and scale of the development, that is not suiting to the single level dwelling of this area.

Concern #1 – Traffic Congestion

The only access will be via old Albany Highway. Even though recently upgraded it still struggles to cope with all the school traffic. Often the traffic is at a standstill from Albany Expressway through to the top of Albany Highway, a stretch of road exceeding 4kms in both lanes. We cannot even comprehend the impact this development would have on this already challenging situation. We believe our ability to move freely to and from our home will be significantly impacted to the point that it may be untenable.

Concern #2 – Parking

With the proposed 1500-1800 dwellings, each with only a single car park allocated we believe the Landing will be used for overflow parking. We are already impacted by students and parents from neighbouring schools and Universities. It is extremely dangerous entering or exiting Wharf Road when cars are parked on the side of the road. There have been a number of near misses.

Concern #3 – Fernhill Escarpment Eco System

This development will be adjacent to this Escarpment. A very special area in Albany that is one of the last stands of Totoro Forest. Some of these trees are estimated to be over 300 years old. The Oteha Stream that flows through this will be impacted by sedimentation from construction run off along with more human interaction that will see damage of waterways and plant life. A development of this magnitude cannot possibly have no impact on such a fragile eco system. This remains a very special area to many adults and children who live here.

Concern #4 – Overcapacity of School Students

Our children have attended school in the area, we struggle to comprehend how an additional 1000 school students added to a school zone would not have significant impact on the already strained schools in the area.

Concern #5 – House Valuations

If the construction goes ahead, as soon as it is announced house prices will drop. This has happened in other areas where large developments take place next door to existing properties. Many people including ourselves, will feel pushed out of their homes, not wanting to live next door to a construction zone that is proposed to continue for 15-20 years. This will also impact people's mental health and future retirement plans.

Concern #6 – Change to the Community

This is not the community we bought in to, with 2-3000 people and proposed 10 storey high rise buildings across the road from us. It is in direct contrast to the area we bought in with 2 storey houses. Both our subdivision and the proposed construction site are of the same size, with ours holding 250 homes and 500 residents. The contrast is saddening.

We are quite shocked and extremely worried of how this will effect the quality of our life and our children's lives.

We wish to be heard in support of this submission or any joint action taken by Landing Residence.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Harrison', with a large, sweeping flourish at the end.

Mark Harrison

Contact details

Full name of submitter: YICONG LI

Organisation name:

Agent's full name:

Email address: cloverli1130@gmail.com

Contact phone number:

Postal address:
1 Summerfield Lane
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act

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 construction process of such development will bring noises, dust, and crowds for a relatively long period.
It might affect the overall view and feeling of the existing neighborhood, and over-capacity might occur as it will bring a large number of future residents.

95.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Carole Helen Woods

Organisation name:

Agent's full name:

Email address: carole.woods@yahoo.co.nz

Contact phone number:

Postal address:
15 Landing Drive
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Albany Highway Ex University land

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:
Planned development will significantly increase traffic and pedestrian congestion which is already overly active.
Schools in the area are already at capacity.
Vehicle Parking in the area is already insufficient.
7-10 storeys over such a large area is unsightly and not in keeping with the current bush/low density housing in the area.
The extensive development time frame is unacceptable as

96.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: SHENG LI

Organisation name:

Agent's full name:

Email address: lisheng5358@gmail.com

Contact phone number: 0212102669

Postal address:
1 Summerfield Lane
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: PC 59 (Private) - Albany 10 Precinct

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:
dust,noise
no parking
traffic congestion

97.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: TAO ZHANG

Organisation name:

Agent's full name:

Email address: www.ztyc@gmail.com

Contact phone number: 02102609239

Postal address:
1 Summerfield Lane
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: PC 59 (Private) - Albany 10 Precinct

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:
traffic congestion
dust,noise
no parking

98.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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: Olivia Zhang

Organisation name: NVC INTERNAIONAL (NZ) LIMITED

Agent's full name:

Email address: olivia.z@nvc-international.co.nz

Contact phone number:

Postal address:
B3/18 Oteha Valley Extension Road
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: PC 59 (Private) - Albany 10 Precinct

Map or maps: PC 59 (Private) - Albany 10 Precinct

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:
traffic congestion on the Albany high way
Construction dust, noise
No parking
1500-1800 new house will change the look and feel of existing neighbourhood

99.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: YICONG LI

Organisation name:

Agent's full name:

Email address: cloverli1130@gmail.com

Contact phone number:

Postal address:

0632

Albany

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: PC 59 (Private) - Albany 10 Precinct

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 construction process of such development might bring noises and dust for a relatively long period.

Over-capacity might occur, and view and feeling will be affected after the project is completed.

100.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Lisa Battersby

Organisation name:

Agent's full name:

Email address: mcgarvelisa@gmail.com

Contact phone number:

Postal address:
5 Landing Drive
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

I noted the following inaccuracies in Appendix F - Integrated Transport Assessment:

2.2 - incorrectly states the the posted speed limit as 70km/hr

2.3.2 - incorrectly states the local bus service (917) operates every 15mins 7am-7pm 7 days a week.

2.3.4 - cycling to Sherwood and Northcross Intermediate is unrealistic as children attending these schools are 12yrs or under and there is no dedicated cycle path along Oteha Valley Rd.

4.1 - what is the plan to increase bus capacity along the highway?

Fig. 13 - shows expected number of vehicles exiting the development at AM peak is 70 which is equivalent to less than 5% of the proposed 1500 dwellings. Is this based on best practice modelling?

The conclusions drawn from this and the corresponding congestion categories seem very optimistic.

The errors noted above to not provide me confidence that suitable checks and balances have been undertaken to ensure the existing infrastructure can cope with the population increase or that the full extent of the impact has been realised.

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 do not think 10 story apartment blocks are keeping with the character of the surrounding area. I appreciate the need for housing but would like this to be balanced with what already exists and to not have such a big visual impact.

My children attend Albany Primary School which has already had to reduce the school zone to cope with continually growing roll numbers and the lack of classrooms to accommodate the increase. Classes are held in both the library and the staff room in term 4 when the school is at max capacity. There needs to be a plan to address the student numbers that this development will bring to the area, major school upgrade is required.

Currently, Wharf Rd is used for parking before an after school as Bass Rd is so congested. This development allows only 1 parking space per dwelling however, according to the 2018 census 59.4% of households own 2 or more vehicles. If we apply this to the 1500 proposed dwellings that is a shortfall of 891 parking spaces and that is a very conservative calculation as it is for two cars and some households will have more than two vehicles. This will further add to the congestion and parking issues not only at school pick up and drop off but ongoing.

101.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: SUSAN WAN CHEN

Organisation name:

Agent's full name:

Email address: susan.wanchen@flightcentre.co.nz

Contact phone number: 0212125469

Postal address:
22 Advance Way
albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: PC 59 (Private) – Albany 10 Precinct

Map or maps: PC 59 (Private) – Albany 10 Precinct

Other provisions:
dwelling change

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:
significant traffic congestion on the Albany Highway
new housed will dramatically change the look and feel of the existing neighbourhood.

102.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Philip John Voss

Organisation name:

Agent's full name:

Email address: p8voss@gmail.com

Contact phone number: 021 890909

Postal address:
59 Landing Drive
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

The proposal that the GIS mapping layer of the AUP be amended to rezone the identified land from Mixed Housing Suburban zone to Terraced Housing and Apartment Building.

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:

Dramatic change in the look and feel of the existing neighbourhood

Significant increase in traffic congestion on -- an already busy -- Albany Highway

Pressure on parking in the area

A reduction in the value of local properties

Significant impact on the rolls of local schools leading to over-crowding

Construction impacts (noise, dust, truck and vehicle movements, disruptions, etc.) over a significant timeframe

103.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Annemieke Potter

Organisation name:

Agent's full name:

Email address: 4agpotter@gmail.com

Contact phone number:

Postal address:

3 Lucas way
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

The proposed change to the site will impact negatively on the character of the surrounding area in a way that was not foreseen with the district plan as written.

The adverse effects include, visual impairment (this proposal is far taller than anything else currently in Albany), traffic, noise, dust during construction, parking and general infrastructure (waste, water). The schools are already near or at capacity, these additional homes will add to that strain.

Massey land has already been repurposed. The land opposite Albany Senior High School was covered from a paddock to a car park. This land has been allowed to become shabby unkempt and an eyesore. This shows a lack of commitment from all parties involved in that development to repurpose the land in a way that maintains the character of the existing neighbour.

The site is not well serviced by public transport, therefore it can be expected that occupants of the site will be highly dependent on cars to travel to and from the site.

This will negatively affect all those living in the area already as well as any new residents to the area. There simply isn't the infrastructure in place to deal with the amount of apartments suggested in the proposed plan and I strongly object to going ahead with the proposed plans as they are. Please don't wreck the living conditions for all parties concerned.

Property address: 473 Albany Highway, Albany

Map or maps:

Other provisions:

The proposed change to the site will impact negatively on the character of the surrounding area in a way that was not foreseen with the district plan as written.

The adverse effects include, visual impairment (this proposal is far taller than anything else currently

in Albany), traffic, noise, dust during construction, parking and general infrastructure (waste, water). The schools are already near or at capacity, these additional homes will add to that strain.

Massey land has already been repurposed. The land opposite Albany Senior High School was covered from a paddock to a car park. This land has been allowed to become shabby unkempt and an eyesore. This shows a lack of commitment from all parties involved in that development to repurpose the land in a way that maintains the character of the existing neighbour.

The site is not well serviced by public transport, therefor it can be expected that occupants of the site will be highly dependent on cars to travel to and from the site.

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 change to the site will impact negatively on the character of the surrounding area in a way that was not foreseen wth the district plan was written.

The adverse effects include, visual impairment (this proposal is far taller than anything else currently in Albany), traffic, noise, dust during construction, parking and general infrastructure (waste, water). The schools are already near or at capacity, these additional homes will add to that strain.

Massey land has already been repurposed. The land opposite Albany Senior High School was covered from a paddock to a car park. This land has been allowed to become shabby unkempt and an eyesore. This shows a lack of commitment from all parties involved in that development to repurpose the land in a way that maintains the character of the existing neighbour.

The site is not well serviced by public transport, therefor it can be expected that occupants of the site will be highly dependent on cars to travel to and from the site.

Please do t wreck the living conditions for those residents already living in the area as well as new ones coming into the area. There simply isn't the infrastructure for these proposed buildings. There are no buildings this size anywhere in Albany for a reason.

104.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Jinyu Zhou

Organisation name:

Agent's full name:

Email address: zjyprc@gmail.com

Contact phone number:

Postal address:

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

The entire plan change to rezone the land from Residential – Mixed Housing Suburban to residential – Terraced Housing and Apartment Buildings.

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 Auckland Unitary Plan has zoned the subject site as Mixed Housing Suburban for the reasons identified in the plan making process. There is no need to change the zone and increase the residential density of the land. The surrounding area does not have sufficient social infrastructure to support the increase in population. In particular, Albany Primary School does not have enough capacity even to meet the need of the existing population in the school zone. In terms of traffic impact, the plan change will lead to a significant increase in traffic on Albany Highway, which is already congested during rush hours.

105.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Yuan yuan

Organisation name:

Agent's full name:

Email address: sara.yuan@yahoo.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

My children are very young, we bought rose garden apartment for them to go to Albany schools.

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 would like rose garden apartments areas to be in school zones for Albany schools

106.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Changbo Sun

Organisation name:

Agent's full name:

Email address: changbo.sun@hotmail.com

Contact phone number: 0211669946

Postal address:
14 Stanford Street
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 473 Albany Highway, Albany

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 provision will add up to 1800 homes into the area, this will add huge burden to the environment we live in. Traffic on Albany Highway and Motor Way 1 will be even worse than current poor condition, people will have to waste more time driving on roads. Comparing with other areas of similar population density, parking will certainly become a big problem, and then spread to streets nearby Albany 10 Precinct, which will also cause safety and security risks. The reserve to the east, Ōteha Stream and the vegetated Fernhill Escarpment, the environment loved by residents, will be hard to maintain and protect. Local education system will be overloaded with so many increased new homes. The provision will also cause troubles to neighbouring properties, including my house and family. The construction of the Albany 10 Precinct, which would take quite long time, will produce hurts like noise to my family especially my baby who need stay at home often in day time. Fence of neighbors are not designed to be on edge of terraced housing and apartment buildings, privacy will be a big problem. Terraced housing and apartment buildings may also cause shadowing effect to my property. As a result of reasons above, it will cause negative impact to my family and considerable loss in my property's value.

107.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Lee Trigg

Organisation name:

Agent's full name:

Email address: lee.trigg@extra.co.nz

Contact phone number:

Postal address:
4 Sorbonne Close Albany
Auckland
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Rezoning land from residential to Mixed Housing

Property address: Massey UNiversity

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 create significant traffic issues in an area that is already plagued by traffic congestion. There has been no real improvement to the roads other than the inclusion of a T2 on Albany expressway which has created more issues than it solved.

There will be no parking and we already have issues with people parking in our area that do not live here and walk back to their flats as it is.

Our schools are at capacity and traffic at the beginning and end of school days already cripple the infrastructure.

Brookfield park is just that, a park. We do not want to look out the window at skyscrapers in what was once a rural environment.

We do not want to suffer the inconvenience of construction taking place over the next 15-20 years.

Who will want to buy our homes?

Albany has long been a rural community and yes it has grown. But you have to draw the line somewhere surely.

108.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Keri Woods

Organisation name:

Agent's full name:

Email address: keriwnz29@gmail.com

Contact phone number: 0272721171

Postal address:
59 Landing Drive
Albany
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Proposed rezoning of approximately 13.72ha of land from Residential - Mixed Housing Suburban to Residential - Terraced Housing & Apartment Buildings

Property address: 473 Albany Highway, Albany

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 rezoning would mean the addition of 1800 new dwellings - all of which have only been allocated one carpark. Traffic congestion is already an issue along the Albany Highway (aka 'Education Alley' is host to 3 preschools, a primary school, a junior high, senior high, Kristin school and Massey University). Along with the numerous educational facilities, Albany Highway also hosts several businesses and all this with the expectation that it feeds traffic onto the state highway system. The vehicles related to the proposed development itself would be an issue, never mind those belonging to residents and their visitors! Our local schools are already at capacity - Albany Primary has had to resort to using their staffroom as a classroom on more than one occasion to accommodate student numbers - this is totally unacceptable and not sustainable. The proposal by Bei Group indicates 14+ apartment blocks that will be 7-10 storeys high and 13+ apartment blocks that will be 3-6 storeys high. Having recently visited the new development at Hobsonville Point (where apartment buildings are

mostly 3-4 storeys high), the physical visual impact on the surrounding area will be detrimental and extremely obtrusive to those already residing in this area.

109.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Deborah Taylor

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:
64 Landing Drive
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Re-zoning land currently occupied by Massey University on Old Albany Highway

Property address: Land currently occupied by Massey University on Old Albany highway

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:

Developers are seeking for re-zoning of the area currently used by Massey University on Old Albany highway - to be re-zoned for high density housing.

I am against this for the following reasons:

- Increased traffic congestion
- Not enough parking provided for residences
- Over-capacity of school students within the existing school zone
- High density housing will be a negative to the current neighbourhoods in Albany and infrastructure

110.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Amanda Brinsden

Organisation name:

Agent's full name:

Email address: abrinsden@gmail.com

Contact phone number:

Postal address:
27 Wharf Road
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Building of 1 800 High-Rise Dwellings

Property address: Albany Highway

Map or maps: .

Other provisions:
Building of 1 800 High-Rise 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:

This is an absolute nightmare if an idea to be built.

Not only is the congestion around Albany already pushed to its limits I can only imagine what this building complex will do to your roads.

Our children are zoned for Albany primary school and Albany primary school only, having this building complex here would just be a mess for our schooling in a school that is already bursting at its seams and already struggling to accept new students, the pressure this will cause is unthinkable, where are the children of these new houses going to go?

Not to mention the eye sore this is going to cause.

Yes there is a housing crisis but this is not the answer nor the place!

111.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

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 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)

LESLIE (LES) JAMES WOOTTON

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

Address for service of Submitter

73 LANDING DRIVE, ALBANY, AUCKLAND

Telephone:

021 999 093

Fax/Email:

les@interlogic.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 59

Plan Change/Variation Name

Albany 10 Precinct

The specific provisions that my submission relates to are:

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

Plan provision(s)

as above

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

The reasons for my views are: ① Impact on Fernhill Escarpment ecosystem.

② Long term construction inconvenience. ③ Additional traffic on old Albany Highway. ④ Overflow parking in the Landing. ⑤ Impact on housing valuations. ⑥ Change to the feel of the community.

* See attached letter for details. (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

112.1 | Decline the proposed plan change / variation

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

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



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

28 Feb 2021

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.

28 Feb 2021
Les Wootton
73 Landing Drive
Albany
Auckland

To whom it may concern,

Unitary Plan Change PC59 – Albany 10 Precinct

I am opposed to the change to the plan

I am a homeowner and resident of Landing Drive for the past 20 years, adjacent to area of the proposed change. I see this as having a significant negative impact on the area. Whilst I am not opposed to the area being developed for housing in accordance with the current Unitary plan for the area, development of this magnitude will no doubt have detrimental effects on the surrounding area.

Environment and Ecology:

The proposed development is adjacent to Fernhill Escarpment. This is a very unique area in Albany, let alone the wider Auckland region. It is home to one of the last stands of mature Tōtara (*Podocarpus tōtara*) forests that historically covered Albany which has already experienced a significant reduction in total land area over the past 50 years. Some of the trees in Fernhill Escarpment are estimated to be at least 300 years old. There are also mature mataī (*Prumnopitys taxifolia*) and kauri trees (*Agathus australis*) known to be abundant in the area. Trees of this age, and diversity, are incredibly rare in wider Auckland region. Rezoning the area further increases the risk to the remaining biodiversity as Albany has already been rezoned from a greenbelt area to mixed zone use.

Oteha Stream flows through Fernhill Escarpment and cannot be protected, with all the best intentions, from a development of this magnitude. Sedimentation, runoff from construction, and general human interaction on this scale will see the degradation of waterways, plant life and the last remaining forests. Following the 15-20 year development period, such high levels of sediment and pollutants will have ended up in the surrounding waterway negatively impacting aquatic life, for example, the abundance of native longfin eels (*Anguilla dieffenbachia*) and shortfin eels (*Anguilla australis*). It is highly recommended to employ an independent party to undertake extensive terrestrial and aquatic surveying, with results made public, prior to continuing with the next phases in this proposed plan. Section 6 of the RMA, it states that matters of importance must be recognised and provided for in achieving the purpose of the RMA. Lucas Creek is under the protection as an outstanding natural feature and landscape (ONL). How Oteha Creek fails to meet the requirements of an ONF or ONL must be clearly set out, and must not contain critically threatened species. Furthermore, as Lucas Creek and Oteha Creek converge at Kell Park and drain outwards towards Greenhithe, the positive flow-on effects of protecting Lucas Creek will be undone by the extensive sedimentation produced by this proposed development. If the development is then completed, the

effects of 3,000 additional people living in such high density near the waterway will then cause future pollution issues all the way out to the Waitemata Harbour.

Under the Resource Management Act 1991 (RMA), Part 2, Section 5 states that the purpose of the RMA is to promote sustainable management of natural and physical resources. A 13.7Ha development, this close to a heritage bush of great significance is unlikely to meet this requirement despite best intentions. Additionally, as the horizon and view forms is a significant physical resource to residents of Albany, and persons who travel through the area, the development of a 10-story building will cause major harm to this resource while shading out the neighbouring native bush. Additionally, Section 7(f) of the RMA mentions the maintenance and enhancement of the quality of the environment. This proposed extensive development does not ensure the quality of the environment will be maintained.

Traffic consideration:

The only access to the area is via the Old Albany Highway. Although this was recently upgraded it is struggling to cope with school traffic from the three schools on the singular road and one just off on Bass Road. Add to this the initial construction traffic and disruption will impact our ability to move freely in and out of Landing Drive. As dwellings are occupied it will add to the traffic already flowing on Old Albany Highway. Additional traffic also does not meet the requirements of the RMA mentioned above. Significant increases in traffic will only further pollute Oteha stream with increased levels of heavy metals poisoning the waterway.

Parking:

According to the details provided there is likely to be 1800 dwellings, each with only a single car park allocated. As the Landing is just over the road it will be used for overflow parking from the development. Already we are impacted by Students parking in the Landing. The pressure placed on the Albany busway will also be increased. Despite additional parks being added over recent years, the demand on the facility remains high with the carpark overflowing before 8 am on weekdays.

House Valuations in the Area

As soon as the construction is announced, assuming it goes ahead, house prices in the surrounding area will drop as seen in other areas. Very few people will want to live next door to a construction zone. Long term house prices will be affected through the average weight method of valuing houses.

Change to the feel of the community

I can only imagine what it would be like have an extra 1,800 dwellings 2,000-3,000 people living in up to 10 story high rise buildings across the road. This is in direct contract to the 140 homes 500 residences in 2 story houses in the Landing. On approximately the same land area! I struggle to see how the 2 will coexist without impact on the quality of life we now enjoy in the Landing.

I wish to be heard in support of my submission, or in any joint action taken by Landing residence.

Yours Sincerely



Les Wootton

Contact details

Full name of submitter: Roger Brian Franklin

Organisation name:

Agent's full name:

Email address: r.franklin@barfoot.co.nz

Contact phone number:

Postal address:
57 Landing Drive
Albany
North Shore 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Plan Change 59 (Private)- Albany 10 Precinct

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 area of land adjoins sensitive land with bush and wild life. It is pushing the boundaries to have the unitary plan allow mixed housing in the immediate area with small residential sections now aloud minor units (Brookfield Park) for example with several cars per household and cars parked on both sides of the streets making road access difficult. To allow a change to residential terraced housing and apartment buildings, I believe is not in keeping with the community and council goals for a balanced community. This type of development would be more suited nearer the motorway system and bus station. The infrastructure is stretched now and the feeder primary school, Albany primary school is already struggling to keep up with growth and has already lost a lot of the schools recreational area to emergency classrooms.

113.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Matthew Patten

Organisation name:

Agent's full name:

Email address: brothers.patten@gmail.com

Contact phone number: 021723322

Postal address:
9 Sample Road
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Movement network and public transport

Property address:

Map or maps: Movement network

Other provisions:
Anything to do with infrastructure, schools inclusive and public transport

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:

Schools as they are are can not accommodate the number of additional students this development would bring, they have been built and designed with low to moderate intensity housing in mind, as is currently zoned for this neighborhood and there are no plans for them to expand or be invested in, in line with this kind of sudden and accelerated growth. Allowing this plan change would begin a snowball effect of similar changes in the area and history shows that the local schools and infrastructure will not be invested in and expanded to keep pace.

114.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Adam Patten

Organisation name:

Agent's full name:

Email address: agpatten@gmail.com

Contact phone number: 02102969640

Postal address:
9 Sample Raod
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Movements, infrastructure, environmental affects, schooling

Property address:

Map or maps: Movement Network

Other provisions:
Movements, infrastructure, environmental affects, schooling

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:

Infrastructure in the area was not designed and has not been planned for this level of intensive housing. At best it can be said that the infrastructure has been designed for the current population and projected future growth, based on the zoning as it currently stands. Albany Highway is, daily, already at or beyond capacity, leading to long delays and traffic congestion and with mass housing developments already taking place in the area. This proposal does not seek to properly address this as a wider issue. Indeed the proposal looks to add yet another signalized intersection on Albany Highway - which, taking the Senior Highschool entries and exits in to consideration would mean three heavy, signalized intersections in the span of, approximately, just 300m of highway. Bass and Wharf Roads would become immeasurably busier intersections, with the level of proposed housing, the former in particular already congested being only a two way entry/exit, with a busy school on Bass Road and the repeated attempts by Kristin School to use Bass Road as a through road for it's third exit. This development alone would cripple the local intersections, let alone when combined with other factors. Housing of the currently zoned density, in line with the wider suburb is, for this reason alone,

is more appropriate.

The proposal contents that the area is well connected to the public transport network. It is not - not realistically. It states that a bus ride on the 917 route would take approx 15-20 minutes to get to Albany Bus Station. Ignoring the fact that it is more like 25-30 minutes, 20 minutes is already a prohibitive travel time. People will not use this bus route for the same reason I do not - it is as long, or longer than the trip from Albany Bus Station to the CBD of Auckland City and a moderately to even unfit person can walk from Bass or Wharf Roads to the bus station, in about half an hour. The area is so poorly connected, to the Bus Station, for commuters, that it is laughable.

Parking is also an issue, this proposal allows for little to no parking for any families with multiple vehicles - and little even for just one vehicle per household. Local side roads are already gigantic car parks, reduced to a single lane of traffic akin to a give way, one lane bridge. With the aforementioned public transport issues (which lets face it, are not going away, Council has failed for half a century - or more - now to get this right), its inevitable that cars are going to be parked on roads, in side streets and the main form of transport used, congesting the high way and clogging the local park and rides.

Local schools are being built, maintained and planned and projected based on the current housing density and zoning. They will not cope with this level of sudden population growth.

This and all of the above planning and infrastructure needs to be planned and built BEFORE this kind of change and sudden growth, not during or well after the fact - the latter being what will happen, as historically demonstrated in Auckland. Combined with the level of noise and disruption that would occur. This is not merely a large subdivision, as should be being built here, it is a myriad of massive apartment buildings that will forever overfill and ruin the local infrastructure, change the nature and feel of the area and create disruption and disturbances for decades to come as construction occurs. This type of development is more suited and appropriate for a central city or central-fringe area - not in one of the very fringe suburbs of the city.

115.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: John William de Kwant

Organisation name:

Agent's full name:

Email address: jdk@xtra.co.nz

Contact phone number: 0276556124

Postal address:

4 Mahoney Dr
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Change from Mixed Housing Suburban Zone to Terrace Housing and Apartment Building Zone

Property address: 473 Albany Highway, Albany 0632

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 Auckland Unitary plan identifies the site as Mixed Housing Suburban Zone, which is entirely in keeping with the housing in the surrounding streets adjacent to this site.

The Unitary plan has made provision for more intensive housing development by providing Terrace Housing and Apartment Building Zones, Metropolitan Centre Zones, Town Centre Zones and the like. All of these zones are available within the Albany area and are yet to be fully developed.

Any large scale development as proposed under PPC59 will see a number of undesirable outcomes in relation to social, environmental and infrastructure.

Negative impacts on the existing community include:

Visual impact from the Albany Highway toward Fernhill Escarpment due to the height of the development

Increased traffic volumes from the higher density development

Lack of public parking within the development

Impact on social infrastructure such as schools, public transport.

Impact on existing service infrastructure such as waste water treatment, stormwater discharge, power/fibre services
Increased construction noise/traffic/dust pollution for any extended period of time.

116.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Mark Pearl

Organisation name:

Agent's full name: Genevere Pearl

Email address: markpearl@gmail.com

Contact phone number: 0221042826

Postal address:
3 Vinewood Drive
Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Height and location of high-rise, high density housing proposed

Property address: Albany 10 Precinct -13.7 hectares of land in Albany to the immediate east of Albany Highway(previously forming part of the Massey Albany Campus.)

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:

While I am not opposed to minor development, the scale of this is very concerning. In the documentation, comparison was made to the housing developments in Hobsonville. The scale of this proposal is nothing like Hobsonville. There, you will see an occasional 5 storey building interspersed with 2-3 storey terraced housing. There are no 10 storey apartments, let alone 14 + of them. The number of homes in Hobsonville in the same land area would be SIGNIFICANTLY lower. In this area they are already struggling with parking, even though most homes have a garage, driveway parking, and some additional street parking. The Unitary plan limits available parking according to floor sizes but assuming 1.25 per unit we are faced with 2200 more vehicles than now but experience elsewhere (take Hobsonville) this number will be exceeded. With only one parking space per unit provided for in the plan it means at least 400 cars will seek parking in surrounding streets and it could be as high as 800. If there are to be more apartment blocks in Albany they would be better placed closer to the transport hub at Albany Station and closer to shopping facilities. These are not close to anything which means

the occupants will be reliant on transport - private and public to reach places they need to go. There will be significant traffic congestion on the Albany Highway due to increased vehicle numbers from the development. Already the main intersection at Albany village during school times and peak travel periods is extreme and I suspect will need to be upgraded. There do not seem to be any plans outlined to do this.

With an expected increase of the estimated 1000 students to the area (although I am sure this is an understated number), the already over-stretched schools simply would not cope. I have heard plans to build a new smaller school in the next few years, but this would need to accommodate the very rapid growth of the entire school zone, not just a single development.

And lastly, the environmental impact on the neighbouring stream and reserve are not to be overlooked. Stormwater collection round here goes straight into the stream and with a construction project of this size, it would be very challenging to mitigate that.

117.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one 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.

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

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



Proposed Plan Change 59 (private)

Send your submission to 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) MING ZHU

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

Address for service of Submitter

17 SYRACUSE PLACE, ALBANY

Telephone: Fax/Email:

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

Plan Change/Variation Name

The specific provisions that my submission relates to are:

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

Plan provision(s)

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 288

I wish to have the provisions identified above amended Yes No

The reasons for my views are: Albany traffic is already very congested and a large number of apartment buildings will worsen this issue.

(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

118.1 Decline the proposed plan change / variation

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

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

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

01/02/2021
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.

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one 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.

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 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) Paul James Hansen

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

Address for service of Submitter 19 Mahoney Drive, Albany

Telephone: 021 08294148 Fax/Email: paul.hansen1@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 59

Plan Change/Variation Name Albany 10 Precinct

The specific provisions that my submission relates to are:

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

Plan provision(s) Change of zone for site at 473 Albany Highway from MHS to THAB

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

The reasons for my views are: Proposed development will create huge overcapacity of students for existing schools. Primary school is already struggling with current student numbers. Significantly increased traffic congestion on Albany Highway at peak hours. Already significant delays at times High rise developments not in keeping with existing housing style of the neighbourhood. Loss of many mature trees, some natives, changing the feel of the neighbourhood. (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

119.1 Decline the proposed plan change / variation

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

Limit construction to 5 storeys

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

P. Hansen

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

27.02.2021

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.

Contact details

Full name of submitter: Paul Guy Linnell

Organisation name:

Agent's full name:

Email address: paul.linnell@outlook.com

Contact phone number: 021669276

Postal address:
20 Lucas Way
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

The entire development in its current magnitude and nature.

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 a 20-year resident of The Landing, I was surprised that news of the proposal to develop up to 1,800 high-density homes, only 300 metres from my house, only reached me and many of my neighbours only yesterday.

I therefore apologise and wish to make it clear that the brevity of this submission is only due to the short time left available to respond, and should not be interpreted as a lack of concern.

Indeed, those neighbours that I have spoken to today, and I, are gravely concerned with what is being proposed and consider it a shocking and unforgiving threat to our environment. The proposed plan appears to be seeking to turn a much-loved residential, community-spirited, village-centred suburb, into another Hobsonville. Unlike Hobsonville, Albany is not a relatively green-field site. It is an established community with a well-defined compatible demographic.

With the limited time available to respond, I have so far only had time to consider the following

aspects of the proposed plan and question its suitability to the area as follows:

Transport:

Despite apparent efforts to limit car-ownership of future residents through the denial of adequate parking facilities, the local roads are already choked at several times of the day - making even local journeys impractical. New residents and their visitors seeking additional parking spaces will no doubt spill across the road into our subdivision, as has been shown on previous occasions, with parking needs of some of the local schools, their students and parents.

Education:

1,800 new homes will undoubtedly contain many children. What provision has been made for increasing teacher and classroom capacity in the area to accommodate this growth?

Society and Quality of Life:

The magnitude and nature of this development poses a significant threat to the social fabric and the well-being of those who have made this area their home. It also poses a significant threat to the value of property.

Environmental issues:

The neighbourhood is a quiet peaceful living area, with fresh air, healthy wildlife and healthy residents. The proposed development will pose a significant threat to this residential environment creating noise and dust for many years.

Impact on Security and Crime:

To what degree has the proposed social experiment considered the impact on current residents from a security and crime perspective, and to what extent has NZ Police been involved in developing a potential impact analysis?

Commercial and Retail Facilities:

Even a passing visit to Albany's retail district at the Mega Centre and Westfield Mall will demonstrate how the area is currently saturated, and anyone trying to cross the business district in Rosedale at peak times, by car or public transport, will know how crowded these areas are already.

Finally, I am left with the following key questions:

Is this development in the interest of today's Albany residents?

If so, how?

If not, what is expected of those residents and their future?

How does ruining the quality of life and making Albany less liveable, contribute to making Auckland the most liveable city for the quality of life?

What percentage of the profits from this proposed development remain in New Zealand?

120.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Mei Zheng

Organisation name: N/A

Agent's full name: N/A

Email address: mei430760@gmail.com

Contact phone number: 021795907

Postal address:

Albany
Auckland 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Proposed Plan Change 59 - from Residential: Mixed Housing Suburban to Residential: Terraced Housing and Apartment Buildings

Changing Albany 9 Precinct provisions to introduce a new Albany 10 Precinct within the Auckland Unitary Plan (Operative in Part) 2016 at 473, Albany Highway, Albany.

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:

- (1) Further congestion of roads surrounding Albany village, Massey University, especially traffic congestions of Bush road, Albany Highway and Rosedale Road during peak hours (for example, it took 1.5 hours for a 10 minutes trip from one end of Rosedale Road to the other end due to heavily congested road).
- (2) Overpopulation in 473, Albany Highway by developing an additional of 1800 dwellings.
- (3) Overuse of current public amenities which have not been further developed (such as Albany Library, which the government has yet to develop, and has reached more than its maximum capacity).
- (4) Development of bushlands - which will affect the natural ecological environment of the area.
- (5) Removing of native shrubs which provide food and habitat for native fauna -

one *Vitex lucens* (puriri), one *Podocarpus totara* (tōtara), and two *Myoporum laetum* (ngaio). These trees provide habitat for native fauna.

121.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 28 February 2021

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.

Contact details

Full name of submitter: Shawna Dew

Organisation name:

Agent's full name:

Email address: shawna.dewdrop@gmail.com

Contact phone number:

Postal address:

Wharf Road

Albany

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

The building of high rise buildings and all surrounding works.

Property address: Albany Highway - Albany 10 Precinct

Map or maps:

Other provisions:

Albany Highway - Albany 10 Precinct

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 as a community oppose the build, with reasons that are a long list of, the positioning isn't appropriate for such buildings and will create a huge issue both environmentally and socially here in the neighbourhood. The Oteha Valley to Northcross section of Oteha Valley is much more suited to such a structure. As is the back of the Expressway, toward the uni itself.

122.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 1 March 2021

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.

Contact details

Full name of submitter: Xilin Wang

Organisation name:

Agent's full name:

Email address: xilinwang690@gmail.com

Contact phone number: 0226275968

Postal address:
5 wharepapa place
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
PC 59 (Private) - Albany 10 Precinct

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:
Significant traffic congestion on the Albany highway due to increased vehicle numbers from the development

123.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 1 March 2021

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.

Contact details

Full name of submitter: Hong sun

Organisation name:

Agent's full name:

Email address: hongsun1029@gmail.com

Contact phone number: 0226272500

Postal address:
5 wharepapa place
albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
PC 59 (Private) - Albany 10 Precinct

Property address: PC 59 (Private) - Albany 10 Precinct

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:
significant traffic congestion on the Albany highway due to increased vehicle numbers from the development

124.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 1 March 2021

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.

Contact details

Full name of submitter: Henry Tan

Organisation name:

Agent's full name: Henry Tan

Email address: henry000tan@gmail.com

Contact phone number: 0224536301

Postal address:

16

widdison place

Albany

Auckland

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Albany

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:

Due to parking limitation, noise for construction and high rise building which is does not flow with the surrounding building.

125.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 1 March 2021

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.

Contact details

Full name of submitter: Tao Wang

Organisation name: Will Construction Limited

Agent's full name: Tao Wang

Email address: willconstructionltd@gmail.com

Contact phone number: 0221873050

Postal address:
15 kinleith Way
Albany
Albany 0632

Submission details**This is a submission to:**

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 15 Kinleith Way, Albny, NorthShore, Auckland

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:

First of all is the traffic issue that will bring a lot of the cars on Albany high way and impact out daily life.

When we purchased our house we didn't expect Messi Capmous will become to the apartments zone. That will bring our house value down and impact out daly life.

The developer try to be smart purchase cheap land and try covert it to the (treasure) high densty zone. he could purchase the land around the Westfield Mall to do the developing as other developer instead of to change the zone.

The Alanby Primary School has around 900 students and the capmous are old and some house are leaking (few of the exterior wall are covered by the plywood) because of the water leaking, becaues of the high level of the mold, my daughter have to study in the staff room.

The Alany primery school's zone redused last year because of the class room and the staff are not enough.

I noticed that will bring 1000 additionoal school students to our school in 15 to 20 years but as I know there is no any plan to extend our school during the 15 to 20 years period.

126.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 1 March 2021

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.

01 March 2021

Plans and Places
Auckland Council
Private Bag 92300
Auckland 1142

Attn: Todd Elder

Email: unitaryplan@aucklandcouncil.govt.nz

SUBMISSION ON PROPOSED PRIVATE PLAN CHANGE 59: ALBANY 10 PRECINCT

Please find attached Auckland Transport's submission on Proposed Private Plan Change 59 to the Auckland Unitary Plan (Operative in Part).

Should you have any queries in relation to this submission, please contact me on +64 9447 4513 or at liam.burkhardt@at.govt.nz.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Liam Burkhardt', enclosed in a circular scribble.

Liam Burkhardt
Planner, Land Use Policy and Planning North / West

SUBMISSION BY AUCKLAND TRANSPORT ON PROPOSED PRIVATE PLAN CHANGE 59: ALBANY 10 PRECINCT

To: Auckland Council
Private Bag 92300
Auckland 1142

Submission on: Proposed Private Plan Change 59 from Albany Estate Ltd to re-zone 473 Albany Highway from Residential – Mixed Housing Suburban zone to Residential – Terrace Housing and Apartment Buildings zone as well as to introduce a new Albany 10 precinct.

From: Auckland Transport
Private Bag 92250
Auckland 1142

1. Introduction

- 1.1 Albany Estate Ltd ('the applicant') has lodged a Private Plan Change ('PC 59' or 'the Plan Change') to the Auckland Unitary Plan: Operative in Part ('AUP(OP)'). The Plan Change seeks to rezone approximately 13.72 hectares of land at 473 Albany Highway from Residential – Mixed Housing Suburban zone to Residential – Terrace Housing and Apartment Buildings zone. It also seeks to amend the Albany 9 precinct provisions and to introduce a new Albany 10 Precinct to the site.
- 1.2 According to the documents provided with the Plan Change application, the rezoning and associated precinct plan is expected to enable development of 1,500 to 1,800 dwellings as well as some ancillary land uses, such as retail.
- 1.3 Auckland Transport is a Council-Controlled Organisation of Auckland Council ('the Council') and the Road Controlling Authority for the Auckland region. Auckland Transport has the legislated purpose to contribute to an 'effective, efficient and safe Auckland land transport system in the public interest'.¹ Auckland Transport is responsible for the planning and funding of most public transport; promoting alternative modes of transport (i.e. alternatives to the private motor vehicle); operating the local roading network; and developing and enhancing the local road, public transport, walking and cycling network for the Auckland Region.
- 1.4 Auckland Transport is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

Managing Auckland-wide growth and rezoning

- 1.5 Wide scale growth across the region places greater pressure on the available and limited transport resources that are required to support the movement of additional people, goods and services. The alignment of the AUP(OP) enabled growth and plan changes with the provision of transport infrastructure and services depends on having a high level of certainty about the funding and delivery of the required infrastructure and services. Without this certainty, there will continue to be a significant deficiency

¹ Local Government (Auckland Council) Act 2009, section 39.

in the transport network due to the challenges of providing and co-ordinating transport responses to the dispersed growth enabled across the region.

Mitigation of adverse transport effects

- 1.6 Auckland Transport needs to consider whether the Plan Change includes provisions to require applicants to mitigate the adverse transport effects associated with the development and to provide the transport infrastructure and services needed to service the development.
- 1.7 Adverse transport effects that arise when development occurs without required transport infrastructure and services being provided cannot be addressed without funding to support the planning, design, consenting and construction of the transport infrastructure and services. There is a need to assess and clearly define the responsibilities relating to the required infrastructure and the potential range of funding and delivery mechanisms. This includes considering the role of applicants/developers and taking into account the financially constrained environment that the Council and Auckland Transport are operating within.
- 1.8 There are two main vehicle accesses to the site - these are the existing Albany Highway / Wharf Road and Albany Highway / Bass Road intersections. The applicant's Integrated Transport Assessment ('ITA') concludes that these two intersections can accommodate up to 500 vehicles per hour in the peak without any mitigation. The ITA further concludes that the intersections could accommodate up to 600 vehicles per hour in the peak with mitigation. Mitigation works on these intersections have also been reflected in the proposed precinct provisions. Based on the vehicle trip generation rate provided in the ITA of 0.65 trips per dwelling, it is unclear how the site could accommodate between 930 and 1,800 dwellings. The associated vehicle movements for this quantum of development would significantly exceed 600 vehicles per hour in the peak, which is the capacity of the two intersections with mitigation. The precinct provisions proposed in the Plan Change require improvements to public transport and completion of the two cycleway projects identified in the Upper Harbour Greenways Plan (September 2019). It is, however, unclear how such projects will be delivered, given that they are not listed or funded in the Regional Land Transport Plan 2018-2028 ('RLTP') and/or the applicant does not have an Infrastructure Funding Agreement or similar agreement in place to address the funding of these. Further, it would appear unlikely that these two projects in addition to other measures could significantly reduce the vehicle trip generation rate of 0.65 trips per dwelling. This means that it is unlikely that between 930 and 1,800 dwellings could be accommodated in the precinct without significant adverse transport effects.

2. Sequencing growth and aligning with the provision of transport infrastructure and services

- 2.1 The need to coordinate urban development with infrastructure planning and funding decisions is highlighted in the objectives of the National Policy Statement on Urban Development 2020 which are quoted below (with emphasis in bold):

'Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- (a) the area is in or near a centre zone or other area with many employment opportunities
- (b) **the area is well-serviced by existing or planned public transport**

- (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.'

'Objective 6: Local authority decisions on urban development that affect urban environments are:

- (a) **integrated with infrastructure planning and funding decisions**; and
 (b) strategic over the medium term and long term; and
 (c) responsive, particularly in relation to proposals that would supply significant development capacity.'

- 2.2 The Regional Policy Statement ('RPS') objectives and policies in the AUP(OP) place similar emphasis on the efficient provision of infrastructure and on the integration of land use and development with infrastructure, including transport infrastructure. Refer, for instance, to Objectives B2.2.1(1)(c) and (5), and Policies B3.3.2(5)(a) (e.g. Policy B3.3.2(5)(a) is to: *'Improve the integration of land use and transport by... ensuring transport infrastructure is planned, funded and staged to integrate with urban growth'*).

3. **Specific parts of the Plan Change that this submission relates to:**

- 3.1 The specific parts of the Plan Change that this submission relates to are set out in **Attachment 1**. In keeping with Auckland Transport's purpose, the matters raised relate to transport, and include deficiencies in the Precinct Plan provisions relating to transport matters.

- 3.2 Auckland Transport opposes the Plan Change in part unless:

- The potential adverse transport effects of the Plan Change are appropriately mitigated;
- Auckland Transport's concerns as outlined in this submission, including in **Attachment 1**, are resolved.

- 3.3 Auckland Transport is available and willing to work through the matters raised in this submission with the applicant.

4. **The decisions sought by Auckland Transport are:**

- 4.1 The decisions which Auckland Transport seeks from the Council are set out in **Attachment 1**. In keeping with Auckland Transport's purpose, the matters raised relate to transport and transport assets, and include:

- Assessment of transport effects
- Stormwater management in relation to roads
- Parking
- Required transport infrastructure
- Proposed precinct provisions.

- 4.2 In all cases where amendments to the Plan Change are proposed, Auckland Transport would consider alternative wording or amendments which address the

reason for Auckland Transport's submission. Auckland Transport also seeks any consequential amendments required to give effect to the decisions requested.

5. Appearance at the hearing:

5.1 Auckland Transport wishes to be heard in support of this submission at a hearing.

5.2 If others make a similar submission, Auckland Transport will consider presenting a joint case with them at the hearing.

Name: Auckland Transport

Signature:



Christina Robertson
Group Manager, Strategic Land Use and Spatial Management

Date: 01 March 2021

Contact person: Liam Burkhardt
Planner, Land Use Policy and Planning North / West

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Telephone: +64 9447 4513

Email: liam.burkhardt@at.govt.nz

Attachment 1

Topic	Support / Oppose	Reason for submission	Decision requested
Entire plan change	Oppose in part	<p>Auckland Transport is concerned that the adverse transport effects have not been adequately mitigated to enable greater than 930 dwellings within the precinct.</p> <p>Numerous other amendments are also requested to the precinct provisions for the reasons outlined below.</p>	<p>Decline the plan change unless Auckland Transport's concerns as outlined in this submission are resolved.</p>
Assessment of traffic effects	Oppose in part	<p>Section 5 of the applicant's Integrated Transport Assessment ('ITA'), dated 6 August 2020 has assessed the combined capacity of the Albany Highway / Wharf Road and Albany Highway / Bass Road intersections. The ITA concludes that the intersections can accommodate up to 500 vehicles per hour in the peak, before they begin to operate unsatisfactorily. The ITA further concludes that with mitigation works, the intersections can accommodate up to 600 vehicles per hour in the peak, before they begin to operate unsatisfactorily.</p> <p>Section 5 of the ITA also states that if the Plan Change enables up to 1,800 dwellings on site, vehicle trip generation rates must be kept below 0.28 trips per dwelling for the intersections to satisfactorily accommodate 500 vehicles per hour (without mitigation works on intersections), or below 0.33 trips per dwelling for the intersections to</p>	<p>Include rules in the precinct, such as an appropriate evidence-based trip generation cap, or reduce the number of dwellings to limit vehicle movements at the intersections to either 500 vehicles per hour in the peak (without mitigation works on intersections) or 600 vehicles per hour in the peak (with mitigation works on intersections).</p>

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Topic	Support Oppose /	Reason for submission	Decision requested
		<p>satisfactorily accommodate 600 vehicles per hour (with mitigation works on intersections).</p> <p>Section 8.3 of the ITA refers to the 'New South Wales Roads and Traffic Authority Guide to Traffic Generating Developments for Medium Density Dwellings' to assume a vehicle trip generation rate for the precinct of 0.65 trips per dwelling. However, it is unclear how applicable this rate is for the precinct, as it is surrounded by a predominantly suburban environment with limited public transport services. It is therefore possible the vehicle trip generation rate could be higher than 0.65 trips per dwelling.</p> <p>Based on the vehicle trip generation rate of 0.65 per dwelling, the ITA notes that the intersections could allow for 770 dwellings (without mitigation works on intersections) or 930 dwellings (with mitigation works on intersections).</p> <p>Given the assumed trip generation rate of 0.65 per dwelling and the capacity constraints of the two intersections, it is unclear how the precinct could realistically accommodate vehicle movements associated with greater than 930 dwellings, which is the maximum number of dwellings the ITA states the site can accommodate before the intersections begin to operate unsatisfactorily.</p>	

Topic	Support / Oppose	Reason for submission	Decision requested
1552.1 Precinct Description paragraph 2	Support in part	<p>Section 8.4 of the ITA outlines suggested mitigation measures and states at 930 dwellings improvements to public transport services and improved off-site cycling facilities will be provided. It is unclear how these projects in combination with the proposed private shuttle and parking limits can realistically reduce the vehicle trip generation rate, so that the intersections can provide for vehicle movements associated with between 930 and 1,800 dwellings. For instance, the cycle measures are relatively remote from the site and the improvements to public transport services along Albany Highway will be dependent on factors not exclusively limited to the precinct. Furthermore, funding for such projects has not been confirmed in the RLTP and/or the applicant has not agreed to fund these projects through an Infrastructure Funding Agreement or similar agreement.</p> <p>Auckland Transport generally supports the 1552.1 Precinct Description as it describes the purpose of the precinct and provides some context to the site's location.</p> <p>A minor amendment is sought to clarify that the triggers provided within the precinct are not limited to assessing the capacity of the local transport network only.</p>	<p>Amend 1552.1 Precinct Description paragraph 2 as follows:</p> <p><i>The precinct seeks to control the number of dwellings that are enabled in order to manage effects on the transportation network and on intersections providing access to the precinct. Triggers are provided for within the precinct to assess the capacity of the local transport network to accommodate the planned growth, and to provide for upgrades to the two primary signalised intersections servicing the precinct, along with upgrades to cycle paths.</i></p>

Topic	Support / Oppose	Reason for submission	Decision requested
Objective 2	Support in part	Subject to changes sought elsewhere in this submission, Auckland Transport supports subdivision and development being undertaken in a comprehensive manner in general accordance with Precinct Plan 2. However, this objective should be clarified to refer to the upgrading of transport infrastructure and services, rather than limiting transport to roading, pedestrian linkages and accessways.	Amend Objective 2 as follows: <i>Subdivision and development are undertaken in a comprehensive manner in general accordance with Precinct Plans 1 – 4 and are designed to align with the provision of open space and, where required, the upgrading of infrastructure including transport infrastructure and services (roading and pedestrian linkages and accessways), water, wastewater and stormwater.</i>
Objective 9	Support in part	Auckland Transport supports the provision of pedestrian and cycle linkages within the precinct, including connections to the wider roading and pedestrian network. Such linkages will provide connectivity for active modes of transport.	Amend Objective 9 as follows: <i>((9) Pedestrian and cycle linkages within the precinct are provided, including connections within to the wider roading and pedestrian network and adjacent land, taking into account topography, visual corridors, watercourses and vegetation, to enhance recreation and connectivity and create a network that links open spaces within the precinct and the wider environment.</i>
Objective 14	Support in part	Auckland Transport supports integrating development of the precinct with the capacity of the transport network. Where development causes adverse transport effects, mitigation measures will need to be provided by the applicant. However, Objective 14 states that development should only be integrated with the capacity of the local transport network internal to the precinct. Development within the precinct may create adverse transport effects beyond the precinct, including on Albany Highway at the access points into the precinct.	Amend Objective 14 as follows: <i>(14) Development is integrated with the capacity of the local transport network internal to the precinct to ensure travel demand is supported by suitable transportation infrastructure.</i>

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Topic	Support Oppose	/	Reason for submission	Decision requested
			<p>Development needs to be integrated with the capacity of the wider transport network.</p> <p>The amendments also improve alignment between the objective and policies 15 and 16.</p>	
Objective 15	Support		Auckland Transport supports land use and development that promotes the safe and efficient operation of the local transport network.	Retain Objective 15 as it is currently drafted. <u>127.7</u>
Objective 16	Support		Auckland Transport supports subdivision and development in the precinct that promotes pedestrian, cycle and public transport use and facilitates and promotes alternative transport choices.	Retain Objective 16 as it is currently drafted. <u>127.8</u>
Policy 1	Support		Auckland Transport supports the integrated development of the precinct in general accordance with Precinct Plans 1-4 with Precinct Plan 2 being of particular interest.	Retain Policy 1 as it is currently drafted. <u>127.9</u>
Policy 4	Support		Auckland Transport supports the promotion of alternative modes of transport to private vehicle travel.	Retain Policy 4 as it is currently drafted. <u>127.10</u>
Policy 15	Support		Auckland Transport supports ensuring the safety and capacity of the transport network is maintained.	Retain Policy 15 as it is currently drafted. <u>127.11</u>
Policy 16	Support		Auckland Transport supports requiring upgrades to identified signalised	Retain Policy 16 as it is currently drafted. <u>127.12</u>

Topic	Support / Oppose	Reason for submission	Decision requested
Policy 17	Support	intersections and public cycling facilities where the precinct generates appropriate demand. Auckland Transport supports ensuring that new roads are located in accordance with Precinct Plan 2 – Albany movement network and the reference to providing a connected network for all transport modes.	Retain Policy 17 as it is currently drafted.
Policy 18	Support in part	Auckland Transport supports provision of pedestrian and cycle connections as indicated on Precinct Plan 2 – Albany movement network. However, the policy should also recognise safe and efficient movements beyond the precinct as is indicated on Precinct Plan 2 – Albany movement network.	Amend Policy 18 as follows: <i>(18) Ensure pedestrian and cycle linkages within the precinct and across the boundaries of the precinct as generally indicated on Precinct Plan 2 – Albany movement network, to allow for safe and efficient movements within and beyond the precinct.</i>
Policy 19	Support	Auckland Transport supports allowing small-scale commercial activities and healthcare facilities within the precinct. This will cater to the needs of the future residents within the precinct without inducing trip generation from beyond the precinct.	Retain Policy 19 as it is currently drafted.
Policy 20	Support in part	Auckland Transport supports limiting car parking within the precinct as a method to discourage vehicle trip generation and encourage alternative modes of transport.	Amend Policy 20 as follows: <i>(20) Apply parking maximums to activities enabled within the precinct to mitigate the effects of traffic generation, and to ensure that support alternative transport modes are as a viable alternative to private vehicle use.</i>

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Topic	Support Oppose	Reason for submission	Decision requested			
Table 1552.4.1 Activity table	Oppose	<p>While such limits will support alternative transport modes, it is unlikely that they will ensure that they will create viable alternatives. A wording change is sought accordingly.</p> <p>Application of a parking maximum is identified in the applicant's ITA as a measure to minimise vehicle trip generation. This is also reflected in Policy 20.</p> <p>Non-compliance with Table 1552.12.1 Maximum parking provision should therefore be provided for as a restricted discretionary activity with accompanying matters of discretion and assessment criteria. Reliance on defaulting to Restricted Discretionary under General Rule C-1.9 is not sufficient as there should be matters of discretion and assessment criteria relevant to this precinct.</p> <p>Non-compliance should also be subject to standard notification tests and therefore be excluded from 1552.5 Notification (1).</p>	<p>Add the following to Table 1552.4.1 Activity table as follows and introduce relevant matters of discretion and assessment criteria:</p> <table border="1" data-bbox="544 320 679 1088"> <tr> <td data-bbox="544 927 679 1088"><u>Axx</u></td> <td data-bbox="544 495 679 927"><u>Subdivision and development which does not comply with Standard 1552.6.12 Parking.</u></td> <td data-bbox="544 320 679 495"><u>RD</u></td> </tr> </table>	<u>Axx</u>	<u>Subdivision and development which does not comply with Standard 1552.6.12 Parking.</u>	<u>RD</u>
<u>Axx</u>	<u>Subdivision and development which does not comply with Standard 1552.6.12 Parking.</u>	<u>RD</u>				
Table 1552.4.1 Activity table (A2) Commercial activities and Healthcare facilities (excluding drive-through restaurants) up to 150m ² gross floor	Support	<p>Inclusion of small-scale commercial activities and healthcare facilities within the precinct has the potential to reduce the need for future residents to travel beyond the precinct for such activities, reducing trip generation, and directly supports Policy 19.</p>	<p>Retain Table 1552.4.1 Activity table (A2) as it is currently drafted.</p>			

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Topic	Support / Oppose	Reason for submission	Decision requested
<p>area per tenancy that comply with Standard I552.6.7 – Commercial GFA and location control</p>		<p>Auckland Transport therefore supports permitted activity status for such activities where they comply with Standard 552.6.7 – Commercial GFA and location control.</p>	
<p>Table I552.4.1 Activity table (A3) Commercial activities and Healthcare facilities (excluding drive-through restaurants) of more than 150m² gross floor area per tenancy that comply with Standard I552.6.7 – Commercial GFA and location control</p>	<p>Support</p>	<p>Commercial activities and healthcare facilities of more than 150m² gross floor area per tenancy have the potential to induce trip generation from beyond the precinct and would be contrary to Policy 19. Auckland Transport therefore supports restricted discretionary activity status for such activities.</p>	<p>Retain Table I552.4.1 Activity table (A3) as it is currently drafted.</p>
<p>Table I552.4.1 Activity table (A4) Commercial activities and Healthcare facilities that do not comply with Standard I552.6.7 – Commercial GFA and location control</p>	<p>Support</p>	<p>Commercial activities and healthcare facilities that do not comply with Standard I552.6.7 – Commercial GFA and location control have the potential to induce trip generation from beyond the precinct and may not be in accordance with Policy 19. Auckland Transport therefore supports discretionary activity status for such activities.</p>	<p>Retain Table I552.4.1 Activity table (A4) as it is currently drafted.</p>
<p>Table I552.4.1 Activity table (A5) One supermarket up to</p>	<p>Support</p>	<p>Allowing one supermarket of up to 500m² gross floor area has the potential to meet the needs of future residents in the precinct without encouraging significant</p>	<p>Retain Table I552.4.1 Activity table (A5) as it is currently drafted.</p>

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Topic	Support Oppose	Reason for submission	Decision requested			
500m2 gross floor area	/	<p>trip generation from beyond the precinct and directly supports Policy 19.</p> <p>Auckland Transport therefore supports permitted activity status for one supermarket of up to 500m2 gross floor area.</p>				
Table 1552.4.1 Activity table (A6) Large format retail, including supermarkets not otherwise provided for	Support	<p>Large format retail has the potential to induce additional trip generation from beyond the precinct which could have adverse effects on the transport network. Auckland Transport therefore supports non-complying activity status for large format retail, including supermarkets not otherwise provided for.</p>	<p>Retain Table 1552.4.1 Activity table (A6) as it is currently drafted.</p>			
Table 1552.4.1 Activity table (A19) Subdivision and development which does not comply with Standard 1552.6.13 – Transport infrastructure development thresholds, but proposes alternative measures to achieve required transport access, capacity and safety	Oppose	<p>Auckland Transport does not support restricted discretionary status for this activity. The transport infrastructure identified in Table 1552.6.13.1 is identified in the applicant's ITA and contributes towards the overall mitigation of adverse transport effects as a result of the development.</p> <p>Non-compliance with this standard should therefore be provided for as a discretionary activity.</p> <p>Further, the description of this activity is imprecise and does not have sufficient certainty. It would not be clear to a user of the Plan whether a proposal would be</p>	<p>Amend Activity table (A19) Subdivision and development which does not comply with Standard 1552.6.13 – Transport infrastructure development thresholds as follows:</p> <table border="1" data-bbox="957 161 1236 1086"> <tr> <td data-bbox="957 958 1236 1086">A19</td> <td data-bbox="957 470 1236 958"> <p>Subdivision and development which does not comply with Standard 1552.6.13 – Transport infrastructure development thresholds, but proposes alternative measures to achieve required transport access, capacity and safety</p> </td> <td data-bbox="957 161 1236 470"> <p>RD-D</p> </td> </tr> </table> <p>As a consequence, remove associated 1552.5 Notification (1)(a) rule:</p>	A19	<p>Subdivision and development which does not comply with Standard 1552.6.13 – Transport infrastructure development thresholds, but proposes alternative measures to achieve required transport access, capacity and safety</p>	<p>RD-D</p>
A19	<p>Subdivision and development which does not comply with Standard 1552.6.13 – Transport infrastructure development thresholds, but proposes alternative measures to achieve required transport access, capacity and safety</p>	<p>RD-D</p>				

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Topic	Support / Oppose	Reason for submission	Decision requested
		<p>considered to achieve required transport access, capacity and safety.</p>	<p>(1) Any application for resource consent for a restricted discretionary activity listed in activity table I552.4.1 will be considered without public notification. This does not include:</p> <p>(a) I552.4.1 (A19) Subdivision and development which does not comply with Standard I552.6.13. Transport infrastructure development thresholds, but proposes alternative measures to achieve required transport access, capacity and safety.</p>
I552.5 Notification (1)	Oppose in part	<p>Auckland Transport does not support precluding subdivision from public notification.</p> <p>Subdivision may cause adverse effects beyond the precinct. Therefore, subdivision should be subject to the standard notification tests.</p>	<p>Amend I552.5 Notification (1) as follows:</p> <p>(1) Any application for resource consent for a restricted discretionary activity listed in activity table I552.4.1, <u>except for A18 Subdivision</u>, will be considered without public notification.</p>
I552.6.1 Dwelling Density (1)	Oppose	<p>As described previously, the applicant's ITA notes that the site can only accommodate up to 930 dwellings (with mitigation) before the Albany Highway / Wharf Road and Albany Highway / Bass Road intersections begin to operate unsatisfactorily. Beyond 930 dwellings, the applicant is relying on improvements to public transport services and improved off-site cycling facilities to reduce vehicle trip generation rates, so that up to 1,800 dwellings can be accommodated. It appears unlikely that this can be achieved.</p> <p>Auckland Transport therefore does not support provision for up to 1,800 dwellings within the precinct.</p>	<p>Amend I552.6.1 Dwelling Density (1) as follows:</p> <p>(1) There must be no more than a total of <u>4,900 930 dwellings or Dwelling Unit Equivalents in the Albany 10 Precinct in total</u>.</p> <p>Alternatively, a trip generation cap rule could be introduced, as described previously.</p>

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Topic	Support / Oppose	Reason for submission	Decision requested
<p>1552.6.7 Commercial GFA and location control and other references to such in the precinct plan</p>	<p>Support in part</p>	<p>'Commercial activities and healthcare facilities' is the standard terminology used in the AUP(OP) with these terms defined in Chapter J Definitions. Consistent and correct terminology should be used throughout the precinct provisions.</p>	<p>Amend 1552.6.7 Commercial GFA and location control as follows: 1552.6.7. Commercial GFA and location control <i>Purpose: To enable commercial activities and healthcare activities facilities in identified locations in proximity to the Community Hub without compromising the role, function and viability of existing centres.</i></p> <p>(1) <i>Commercial activities and healthcare activities facilities (excluding restaurants or cafes located within the Central Park) must be located in areas subject to the commercial frontage control, shown on Precinct Plan 1 – Albany features plan.</i></p> <p>(2) <i>The area to be used for commercial and/or healthcare purposes must front the main street/open space.</i></p> <p>(3) <i>The gross floor area of commercial activities and healthcare activities facilities shall not exceed 4,000m2 within the precinct.</i></p>
<p>1552.6.7 Commercial GFA and location control (3)</p>	<p>Support in part</p>	<p>Small-scale commercial activities and healthcare facilities are supported with an overall limit on the aggregate GFA of such activities. Subject to appropriate individual and overall limits, such activities have the potential to cater to the needs of the future residents of the precinct with limited trip generation from beyond the precinct.</p> <p>Auckland Transport therefore supports the 4,000m2 GFA limit for commercial activities and healthcare facilities within the precinct. An amendment is sought to make it clear that the total GFA limit for these activities should not exceed 4,000m².</p>	<p>Amend 1552.6.7(3) as follows to clarify that the total GFA of these activities should not exceed the above limit, rather than any applying to any one tenancy:</p> <p>(3) <i>The total gross floor area of commercial activities and healthcare activities facilities shall not exceed 4,000m2 within the precinct.</i></p>

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Topic	Support / Oppose	Reason for submission	Decision requested
1552.6.9	Support in part	<p>Some amendments are requested for consistency with standard AUP(OP) terminology.</p> <p>Auckland Transport supports the requirement for all land use development and subdivision to be managed in accordance with an approved Network Discharge Consent and / or Stormwater Management Plan certified by the Stormwater network utility operator. Auckland Transport has reviewed the applicant's Stormwater Management Plan ('SMP'), dated 14 Sept 2020, as it relates to matters of interest to Auckland Transport, such as stormwater management within roads to vest.</p> <p>The SMP has not provided the location and design of bioretention devices for treatment of stormwater run-off from roads to vest. Where such devices are used within the road reserve, Auckland Transport's expectation is that sufficient space will be made available for appropriate sized devices. There needs to be a small number of larger devices rather than more numerous small devices which cause maintenance issues for Auckland Transport.</p> <p>The SMP identifies a wetland to be managed and maintained by Auckland Transport. It is stated that as well as treating stormwater run-off from roads to</p>	<p>Ensure that any Stormwater Management Plan certified for Standard 1552.6.9 addresses the following concerns:</p> <ul style="list-style-type: none"> Where bioretention devices are located in roads to vest (for the purposes of treating stormwater run-off from those roads), sufficient space must be made available to accommodate a small number of large devices rather than many small devices Where it is appropriate for stormwater devices to be maintained and managed by Auckland Transport, no provision is to be made for treatment of private stormwater run-off in those devices No permeable paving or pervious concrete is to be located within roads to vest.

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Topic	Support / Oppose	Reason for submission	Decision requested
I552.6.11. Special frontage and height control	Support in part	<p>vest, the wetland may be used as an emergency spillway for private stormwater run-off. No provision for private stormwater run-off should be made for any stormwater devices to be managed by Auckland Transport.</p> <p>It appears from the SMP that there is an intention to use permeable paving or pervious concrete in public areas to be maintained by Auckland Transport. Such paving or concrete does not meet AT standards.</p> <p>Auckland Transport supports the frontage and height control which includes vehicle access restrictions. However, it should be made clear that the purpose of the control is to also support the effective, efficient and safe operation of the road network.</p>	<p>Amend I552.6.11. Special frontage and height control as follows:</p> <p><i>Purpose: To ensure a quality interface between buildings and key street edges to ensure streetscape and pedestrian amenity, to support the safe and efficient operation of the road network and to maintain passive surveillance and outlook to the street.</i></p>
I552.6.11 Special frontage and height control	Support in part	<p>Table I552.6.11.1 includes some vehicle access restrictions on Albany Highway, some parts of road to vest, in open space and within the commercial frontage. A close read of the table is required to establish that the frontage controls include vehicle access restrictions. This requirement should be clearly identified as it is the only rule in the table that applies outside any affected site. To make this clearer, a separate rule should be added to I552.6.11 Special frontage and height</p>	<p>Add the following to I552.6.11 Special frontage, and height control <u>and vehicle access restrictions:</u></p> <p><i>(3) No direct vehicle access shall be provided to properties from those roads and streets that are subject to frontage controls as identified on Precinct Plan 4 – Albany frontage controls. This does not apply to private roads and lanes.</i></p>

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Topic	Support / Oppose	Reason for submission	Decision requested												
Table I552.6.11.1. Special height and frontage matrix	Support in part	<p>control to clarify vehicle access restrictions. The title of the rule should also be amended to refer to vehicle access restrictions.</p> <p>Auckland Transport supports Table I552.6.11.1 as it includes some matters relevant to the future roading network. However, minor amendments are requested to the title, to the descriptions used in the header column, and to the references to 'Type A Urban Streets' for clarity and consistency.</p> <p>Including vehicle access restrictions in the table title makes it clearer that such restrictions are included within the table.</p> <p>Vested road is more correctly called 'road to vest'. In addition, not all of the 'road to vest' is identified as subject to a frontage control on Precinct Plan 4.</p> <p>The final column is better identified as 'commercial frontage' in accordance with Precinct Plan 4. Including a reference to the GFA and location control is confusing.</p> <p>The references to 'Type A Urban Streets' should be deleted as this terminology is not used elsewhere in the precinct plan.</p>	<p>Amend Table I552.6.11.1 as follows:</p> <p><u>Table I552.6.11.1. Special height and frontage matrix</u></p> <p><u>Table I552.6.11.1. Special frontage, height and vehicle access restrictions matrix</u></p> <table border="1" data-bbox="632 161 1321 1093"> <thead> <tr> <th data-bbox="632 904 938 1093">Street or open space frontage typology</th> <th data-bbox="632 763 938 904"><u>Albany Highway with frontage control</u></th> <th data-bbox="632 591 938 763"><u>Vested Road to vest with frontage control</u></th> <th data-bbox="632 472 938 591">Private Roads and Lanes</th> <th data-bbox="632 365 938 472">Open Space</th> <th data-bbox="632 161 938 365"><u>Commercial GFA control (I552.6.7)</u> <u>Commercial frontage</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="938 904 1321 1093">Description:</td> <td data-bbox="938 763 1321 904"></td> <td data-bbox="938 591 1321 763">Buildings fronting Type A Urban Streets these roads provide a more formal urban frontage.</td> <td data-bbox="938 472 1321 591"></td> <td data-bbox="938 365 1321 472"></td> <td data-bbox="938 161 1321 365">Commercial Buildings fronting Type A Urban Streets these roads/streets provide a more formal urban frontage.</td> </tr> </tbody> </table>	Street or open space frontage typology	<u>Albany Highway with frontage control</u>	<u>Vested Road to vest with frontage control</u>	Private Roads and Lanes	Open Space	<u>Commercial GFA control (I552.6.7)</u> <u>Commercial frontage</u>	Description:		Buildings fronting Type A Urban Streets these roads provide a more formal urban frontage.			Commercial Buildings fronting Type A Urban Streets these roads/streets provide a more formal urban frontage.
Street or open space frontage typology	<u>Albany Highway with frontage control</u>	<u>Vested Road to vest with frontage control</u>	Private Roads and Lanes	Open Space	<u>Commercial GFA control (I552.6.7)</u> <u>Commercial frontage</u>										
Description:		Buildings fronting Type A Urban Streets these roads provide a more formal urban frontage.			Commercial Buildings fronting Type A Urban Streets these roads/streets provide a more formal urban frontage.										
I552.6.12. Parking	Support	Auckland Transport supports the maximum parking provision standard in	<p>... continues without amendment...</p> <p>Retain I552.6.12. Parking.</p>												

Topic	Support / Oppose	Reason for submission	Decision requested
		<p>Table 1552.12.1 in order to support reduced vehicle movements to and from the precinct.</p> <p>However, Auckland Transport does note that a maximum parking provision standard may have limited impact on reducing vehicle movements, due to the precinct's location in a suburban environment where there are limited public transport services. For instance, there will be a limited number of on-street parking spaces, but future residents and visitors may choose to park illegally on the internal roading network or on nearby roads/streets external to the precinct. Some parking may also occur within the vehicle parking area provided in the Central Park green space (as referred to in Policy 14(b)).</p>	
1552.6.13. Transport infrastructure development thresholds	Support in part	<p>Subject to the amendments sought in other submission points, Auckland Transport supports the inclusion of 1552.6.13 Transport infrastructure development thresholds in the precinct provisions. The development thresholds provide some clarity on the staging of transport infrastructure required to support the development at 473 Albany Highway.</p> <p>An amendment is sought to the purpose statement to reflect the need to consider the transport network beyond the precinct.</p>	<p>Amend 1552.6.13. Transport infrastructure development thresholds, purpose statement, as follows:</p> <p><i>Purpose: To ensure that the precinct responds to the anticipated growth of the Albany area, while also ensuring the safe and efficient operation of the local transport network.</i></p>

Topic	Support / Oppose	Reason for submission	Decision requested
<p>Table I552.6.13.1 Transport infrastructure development upgrade thresholds</p> <p>Initial development – private bus shuttle</p>	<p>Support</p>	<p>Providing a private shuttle bus supports Objectives 14 and 16 as well as Policies 15 and 16 of the precinct. Therefore, it is appropriate that the private shuttle bus be provided from initial development. Providing this early in the development supports residents in becoming less car dependent as soon as they move to the area.</p> <p>Auckland Transport cannot provide access for a private shuttle bus to Albany Station. The applicant will therefore need to investigate alternative locations in Albany for pick-up and drop-off.</p> <p>The applicant will also need to ensure the legality of providing a private bus shuttle under the Land Transport Management Act 2003.</p>	<p>Retain the row in I552.6.13.1 Transport infrastructure development upgrade thresholds relating to the private bus shuttle as it is currently drafted, subject to addition of the advice note below.</p> <p><u>Advice note</u></p> <p><u>Auckland Transport cannot provide access to Albany Station for pick-up and drop-off by private shuttle. The applicant will therefore need to investigate alternative locations for pick-up and drop-off.</u></p>
<p>Table I552.6.13.1 Transport infrastructure development upgrade thresholds</p> <p>460-770 dwellings - review of transportation mode share</p>	<p>Support</p>	<p>Auckland Transport supports reviewing mode share as part of resource consent applications involving dwellings between 460 and 770. This is also consistent with the relevant assessment criteria for subdivision and development and directly supports objective 16.</p>	<p>Retain the row in I552.6.13.1 Transport infrastructure development upgrade thresholds relating to review of transportation mode share as it is currently drafted.</p>
<p>Table I552.6.13.1 Transport infrastructure</p>	<p>Support</p>	<p>Auckland Transport supports upgrading the intersections, as per the applicant's</p>	<p>Retain the row in I552.6.13.1 Transport infrastructure development upgrade thresholds relating to upgrades to intersections at 770 dwellings as it is currently drafted.</p>

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Topic	Support / Oppose	Reason for submission	Decision requested		
<p>development upgrade thresholds</p> <p>770 dwellings - intersection upgrades</p>		<p>ITA, once the dwelling threshold of 770 is reached.</p>			
<p>Table I552.6.13.1 Transport infrastructure development upgrade thresholds</p> <p>930 dwellings - completion of the two cycleway projects identified in the Upper Harbour Greenways Plan and improvement to public transport provisions</p>	<p>Oppose</p>	<p>Auckland Transport does not support the identified cycleway projects and improvements to public transport services being used in the precinct as a trigger to enable more development.</p> <p>The applicant has not agreed to fund the cycleway projects identified in the Upper Harbour Greenways Plan (September 2019) through an Infrastructure Funding Agreement or similar agreement. Furthermore, funding has not been confirmed in the RLTP. A similar situation applies with respect to improvements to public transport services.</p> <p>It is also unlikely that the completion of the two cycleway projects and improvements to public transport services will significantly reduce the vehicle trip generation rate to enable up to 1,800 dwellings.</p> <p>Furthermore, the statement “or 770 dwellings without intersection upgrade” is not supported. It is not appropriate that greater than 770 dwellings are built without the intersections being upgraded. The applicant’s ITA notes that the intersections cannot accommodate more</p>	<p>Amend Table I552.6.13.1 by deleting the final row:</p> <table border="1" data-bbox="502 324 1149 1086"> <tr> <td data-bbox="502 840 662 1086"> <p>930 (or 770 dwellings without intersection upgrade):</p> </td> <td data-bbox="502 324 1149 840"> <ul style="list-style-type: none"> • Completion of the two cycleway projects identified in the Upper Harbour Greenways Plan (September 2019) being: <ul style="list-style-type: none"> ○ Otaha Valley Road Express Network between Albany Expressway and Mills Lane; and ○ Vineyard Road, Coliseum Drive, Don McKinnon Drive local network street. • Improvement of public transport provision (e.g. increased frequency of public transport; modification of existing routes.); </td> </tr> </table>	<p>930 (or 770 dwellings without intersection upgrade):</p>	<ul style="list-style-type: none"> • Completion of the two cycleway projects identified in the Upper Harbour Greenways Plan (September 2019) being: <ul style="list-style-type: none"> ○ Otaha Valley Road Express Network between Albany Expressway and Mills Lane; and ○ Vineyard Road, Coliseum Drive, Don McKinnon Drive local network street. • Improvement of public transport provision (e.g. increased frequency of public transport; modification of existing routes.);
<p>930 (or 770 dwellings without intersection upgrade):</p>	<ul style="list-style-type: none"> • Completion of the two cycleway projects identified in the Upper Harbour Greenways Plan (September 2019) being: <ul style="list-style-type: none"> ○ Otaha Valley Road Express Network between Albany Expressway and Mills Lane; and ○ Vineyard Road, Coliseum Drive, Don McKinnon Drive local network street. • Improvement of public transport provision (e.g. increased frequency of public transport; modification of existing routes.); 				

Topic	Support / Oppose	Reason for submission	Decision requested										
<p>I552.6.14.2 Subdivision standards for key roading and access</p>	<p>Oppose in part</p>	<p>than 770 dwellings without mitigation based on a vehicle trip generation rate of 0.65.</p> <p>For clarity and consistency and in order to achieve the desired outcomes, the standards should include access requirements for sites with frontage onto roads where vehicle access is not permitted under Standard I552.6.11. The land use rules in Standard I552.6.11 include some vehicle access restrictions for Albany Highway, identified areas of commercial frontage, and along some other portions of the 'road to vest'. It is important that these rules also apply at the time of subdivision as that is when provision needs to be made for alternative access from rear lanes or side roads.</p>	<p>Add the following to I552.6.14.2 Subdivision standards for key roading and access:</p> <p><u>(x) Sites that front onto roads where direct vehicle access is not permitted under Standard I552.6.11 must be provided with access from rear lanes (access lots) or side roads at the time of subdivision</u></p>										
<p>Table I552.6.14.2.1 Standards for road typologies within the Albany 10 Precinct</p>	<p>Support in part</p>	<p>Auckland Transport supports specifying appropriate minimum standards for future 'roads to vest', as it provides clarity and consistency for future development while leaving the detail to be addressed at the time of subdivision and engineering approval.</p> <p>Table I552.6.14.2.1 refers to 'vested roads'. However, 'roads to vest' is the standard terminology.</p> <p>It is not appropriate for Table I552.6.14.2.1 to state that cycle facilities are not required within the road reserve. This should be</p>	<p>Amend Table I552.6.14.2.1 as follows:</p> <p>Table I552.6.14.2.1. Standards for road typologies within the Albany 10 Precinct</p> <p><u>Table I552.6.14.2.1. Minimum standards for roads to vest within the Albany 10 Precinct</u></p> <table border="1" data-bbox="1158 387 1473 1102"> <thead> <tr> <th data-bbox="1158 898 1259 1102">Types of Road</th> <th data-bbox="1158 658 1259 898">Legal Width</th> <th data-bbox="1158 533 1259 658">Road</th> <th data-bbox="1158 387 1259 533">Cycle</th> <th data-bbox="1158 387 1259 387">Footpath</th> </tr> </thead> <tbody> <tr> <td data-bbox="1259 898 1473 1102"><u>Vested Road</u> <u>Roads to vest</u></td> <td data-bbox="1259 658 1473 898">20m minimum</td> <td data-bbox="1259 533 1473 658"></td> <td data-bbox="1259 387 1473 533">Not required (shared within reserve)</td> <td data-bbox="1259 387 1473 387">1.8m minimum (both sides)</td> </tr> </tbody> </table>	Types of Road	Legal Width	Road	Cycle	Footpath	<u>Vested Road</u> <u>Roads to vest</u>	20m minimum		Not required (shared within reserve)	1.8m minimum (both sides)
Types of Road	Legal Width	Road	Cycle	Footpath									
<u>Vested Road</u> <u>Roads to vest</u>	20m minimum		Not required (shared within reserve)	1.8m minimum (both sides)									

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Topic	Support / Oppose	Reason for submission	Decision requested
		<p>determined at subsequent subdivision consent and engineering plan approval stages.</p> <p>Auckland Transport therefore supports Table 1552.6.14.2.1 but requests some amendments.</p>	
<p>15552.6.14.2 Subdivision standards for key roading and access (4)</p>	<p>Support in part</p>	<p>Auckland Transport does not support vehicle access from the northern left-in-left-out access onto Albany Highway as proposed by the applicant. The applicant's ITA also has not provided an assessment of effects for the northern left-in-left-out access, or established that it is needed given that existing alternative accesses are available from Albany Highway.</p> <p>Pedestrian and cycle access, however, is appropriate at this location</p> <p>Auckland Transport otherwise supports this rule as it does not permit direct vehicle access onto Albany Highway which is an arterial road with a separated cycleway and public transport services.</p>	<p>Amend 15552.6.14.2 Subdivision standards for key roading and access (4) as follows:</p> <p><i>(4) Vehicle access from Albany Highway must be from the identified access points on Precinct Plan 2 – Movement network (not the access, Wharf Road and Bass Road).</i></p>
<p>15552.6.14.2 Subdivision standards for key roading and access (5)</p>	<p>Support in part</p>	<p>Auckland Transport accepts that Precinct Plan 4 is somewhat indicative and there may be subsequent changes in the alignment of private roads and lanes. Such changes may need to be supported by additional assessments, including transport assessments. The proposed rule refers to alternative alignments being</p>	<p>Clarify the intended meaning of "approved" Integrated Transport Assessment in 1552.6.14.3(5).</p>

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Topic	Support / Oppose	Reason for submission	Decision requested
1552.8.1. Matters of discretion (1)(a)(vi)	Support in part	acceptable where provided for with an 'approved Integrated Transport Assessment'. However, it is unclear what this means as there is no standard mechanism for approving an Integrated Transport Assessment. Auckland Transport should be consulted on any future Integrated Transport Assessment.	Amend I552.8.1. Matters of discretion (1)(a)(vi) as follows: (vi) #traffic-plans-transport assessments and integrated transport assessments; and
1552.8.1. Matters of discretion (2)	Support in part	It is unclear what is meant by "traffic plans". If a full ITA is not warranted, then a more specific transport assessment should be provided by the applicant. Auckland Transport supports transport matters being considered for commercial activities and healthcare facilities of more than 150m2 gross floor area. Some amendments are requested for consistency with standard AUP(OP) terminology.	Amend I552.8.1. Matters of discretion (2), while retaining (a) as follows: 2) Commercial activities and Healthcare facilities activities of more than 150m2 gross floor area per tenancy that comply with Standard I552.6.7 – Commercial GFA and location control: (a) Transport; and (b) Streetscape.
1552.8.1. Matters of discretion (3)(c)	Support in part	It is unclear what is meant by "traffic plans". If a full ITA is not required, then a more specific transport assessment should be provided by the applicant.	Amend I552.8.1. Matters of discretion (3)(c) as follows: (c) #traffic-plans-transport assessments and integrated transport assessments; and
1552.8.1. Matters of discretion (4)(d)	Support in part	It is unclear what is meant by "traffic plans". If a full ITA is not required, then a more specific transport assessment should be provided by the applicant.	Amend I552.8.1. Matters of discretion (4)(d) as follows: (c) #traffic-plans-transport assessments and integrated transport assessments; and

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Topic	Support / Oppose	Reason for submission	Decision requested
1552.8.1. Matters of discretion (5)	Oppose	These matters of discretion relate to A19 in Table 1552.4.1. For reasons outlined earlier in this submission, Auckland Transport has sought amendment to A19 including a change to discretionary activity status. As a consequence, these matters of discretion should also be deleted.	<p>As a consequence of changes sought to A19 elsewhere in this submission, remove 1552.8.1. Matters of discretion (5).</p> <p>(5) Subdivision and development that does not comply with Standard H552-6-13 Transport infrastructure development thresholds, and/or proposes alternative measures to achieve required transport access, capacity and safety;</p> <p>(a) effects on the transport network;</p> <p>(b) the likely trip generation of the subdivision and/or development and the effects of the quantum of that development on the safe and efficient functioning of the roading network;</p> <p>(c) contribution of alternatives to overall traffic effects; and</p> <p>(d) effectiveness of alternatives.</p>
1552.8.2. Assessment criteria (1)(b)(ii)	Support in part	Auckland Transport does not oppose a sustainability assessment of building design and location within the precinct. Auckland Transport seeks an amendment to this criterion to clarify that it only applies to building design and location and not to wider development such as within the road reserve.	<p>Amend 1552.8.2. Assessment criteria (1)(b)(ii) as follows:</p> <p><i>(i) The extent to which development building design and location contributes to a minimum 5 star community rating under Sustainable Community Rating Tool – Green Building Council, taking into consideration the level of overall development within the precinct (or other equivalent rating tool or system).</i></p>
1552.8.2. Assessment criteria (1)(f)	Support in part	Auckland Transport supports incorporating transport assessments and Integrated Transport Assessments into the assessment criteria for new buildings, additions and alterations that have a restricted discretionary activity status. It is, however, unclear what is meant by “Traffic plans” or “travel plans” in this context. The references to “new” and “old”	<p>Amend 1552.8.2. Assessment criteria (1)(f) as follows:</p> <p><i>(f) Traffic plans Transport assessments and integrated transport assessments</i></p> <p><i>(i) The extent to which proposed developments meet the requirements are consistent with the analysis and recommendations of any existing integrated transport assessment applying to supporting the proposed development and/or precinct provisions; or the extent to which any new integrated transport assessment or other traffic transport assessment lodged with any resource consent application provides assesses appropriate travel plans transport effects, and provides for transport</i></p>

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Topic	Support / Oppose	Reason for submission	Decision requested
		<p>Integrated Transport Assessments are also unclear. Further, Integrated Transport Assessment do not have “requirements”. Instead, an analysis is undertaken followed by conclusions and recommendations.</p>	<p><u>infrastructure and services that are consistent with the existing Integrated Transport Assessment.</u></p>
<p>1552.8.2. Assessment criteria (1)(g)(i)</p>	<p>Support in part</p>	<p>An amendment is sought to clarify that appropriate provision for carparking needs to take into account the need to minimise reliance on private vehicle use as addressed elsewhere in the precinct provisions and as addressed in the ITA. There may otherwise be an expectation that on-street parking is maximised to offset the maximum limits proposed for on-site developments.</p>	<p>Amend 1552.8.2. Assessment criteria (1)(g)(i) as follows:</p> <p>(i) <i>The extent to which the design of streets and public lanes are well-connected, attractive and safe transport routes, with appropriate provision for:</i></p> <ul style="list-style-type: none"> • <i>pedestrian, cycle and vehicle movements;</i> • <i>car parking (while minimising reliance on private vehicle use);</i> • <i>infrastructure services; and</i> • <i>street tree planting and landscape treatment consistent with the overall planned outcomes for the precinct</i>
<p>1552.8.2. Assessment criteria (2)(a)</p>	<p>Support in part</p>	<p>Auckland Transport supports transport matters being considered for commercial activities and healthcare facilities of more than 150m2 gross floor area. However, it is unclear what is being referred to in relation to the “sustainability of the primary road network; activity and capacity”. Alternative wording is sought. Some amendments are requested for consistency with standard AUP(OP) terminology.</p>	<p>Amend 1552.8.2. Assessment criteria (2)(a) as follows:</p> <p>(2) <i>Commercial activities and Healthcare facilities activities of more than 150m2 gross floor area per tenancy that comply with Standard 1552.6.7 – Commercial GFA and location control:</i></p> <p>(a) <i>Transport:</i></p> <p>(i) <i>The extent to which traffic generation and trip movements to and from the activity may create adverse effects on the:</i></p> <ul style="list-style-type: none"> • <i>capacity of roads giving access to the site;</i> • <i>safety of road users including cyclists and pedestrians;</i>

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Topic	Support / Oppose	Reason for submission	Decision requested
			<ul style="list-style-type: none"> sustainability of the primary road network-effective, efficient and safe operation of the road network (including the arterial road network) activity and capacity; and the planned urban built character of the precinct
1552.8.2. Assessment criteria (3)(b)(i)	Support in part	An amendment is sought to clarify that appropriate provision for carparking needs to take into account the need to minimise reliance on private vehicle use as addressed elsewhere in the precinct provisions and as addressed in the ITA. Otherwise there may be an expectation that on-street parking is maximised to offset the maximum limits proposed for on-site developments.	Amend I552.8.2. Assessment criteria (3)(b)(i) as follows: (i) The extent to which the design of streets and public lanes are well-connected, attractive and safe transport routes, with appropriate provision for: <ul style="list-style-type: none"> pedestrian, cycle and vehicle movements; car parking (while minimising reliance on private vehicle use); infrastructure services; and street tree planting and landscape treatment consistent with the overall planned outcomes for the precinct and surrounding environmental context.
1552.8.2. Assessment criteria (3)(b)(ii)	Oppose	The extent to which the design of streets and lanes integrates with service lines beneath footpaths or car parking bays is a matter that will be addressed at subdivision and/or engineering plan approval stages and will need to comply with relevant Auckland Transport standards. Auckland Transport therefore opposes I552.8.2. Assessment criteria (3)(b)(ii).	Remove I552.8.2. Assessment criteria (3)(b)(ii). (ii) The extent to which the design of streets and lanes integrates service lines beneath footpaths or car parking bays.
1552.8.2. Assessment criteria (3)(c)	Support in part	Auckland Transport supports incorporating transport assessments and Integrated Transport Assessments into the assessment criteria for subdivision and development that is not otherwise listed in Table I552.4.1.	Amend I552.8.2. Assessment criteria (3)(c) as follows: (c) Traffic plans Transport assessments and integrated transport assessments (i) The extent to which proposed developments meet the requirements are consistent with the analysis and recommendations of any existing integrated transport assessment applying to supporting the proposed development and/or precinct provisions; or the extent to which any new

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Topic	Support / Oppose	Reason for submission	Decision requested
		<p>It is, however, unclear what is meant by "Traffic Plans" or "travel plans". The references to "new" and "old" Integrated Transport Assessments are also unclear. Further, Integrated Transport Assessment do not have "requirements". Instead, an analysis is undertaken followed by conclusions and recommendations.</p>	<p><i>integrated transport assessment or other traffic transport assessment lodged with any resource consent application provides assesses appropriate travel plans transport effects, and provides for transport infrastructure and services that are consistent with the existing Integrated Transport Assessment.</i></p>
<p>1552.8.2. Assessment criteria (3)(d)(i)</p>	<p>Support in part</p>	<p>An amendment is sought to clarify that appropriate provision for carparking needs to take into account the need to minimise reliance on private vehicle use as addressed elsewhere in the precinct provisions and as addressed in the ITA. There may otherwise be an expectation that on-street parking is maximised to offset the maximum limits proposed for on-site developments.</p>	<p>Amend 1552.8.2. Assessment criteria (3)(d)(i) as follows:</p> <p>(i) <i>The extent to which the design of streets and public lanes are well-connected, attractive and safe transport routes, with appropriate provision for:</i></p> <ul style="list-style-type: none"> • <i>pedestrian, cycle and vehicle movements;</i> • <i>car parking (while minimising reliance on private vehicle use);</i> • <i>infrastructure services; and</i> • <i>street tree planting and landscape treatment consistent with the overall planned outcomes for the precinct and surrounding environmental context.</i>
<p>1552.8.2. Assessment criteria (3)(d)(iv)</p>	<p>Support in part</p>	<p>It is unclear what is being referred to in relation to the "sustainability of the primary road network". Alternative wording is sought.</p>	<p>Amend 1552.8.2. Assessment criteria (3)(d)(iv) as follows:</p> <p>(a) <i>Transport:</i></p> <p>(iv) <i>The extent to which traffic generation and trip movements to and from the activity may create adverse effects on the:</i></p> <ul style="list-style-type: none"> • <i>capacity of roads giving access to the site;</i> • <i>safety of road users including cyclists and pedestrians;</i> • <i>sustainability of the primary road network-effective, efficient and safe operation of the road network (including the arterial road network); activity and capacity; and</i>

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Topic	Support / Oppose	Reason for submission	Decision requested
<p>I552.8.2. Assessment criteria (4)(c)(i)</p> <p>Note: I552.8.2. Assessment criteria (4)(c)(i) is erroneously listed twice</p>	<p>Support in part</p>	<p>An amendment is sought to clarify that appropriate provision for carparking needs to take into account the need to minimise reliance on private vehicle use as addressed elsewhere in the precinct provisions and as addressed ITA. There may otherwise be an expectation that on-street parking is maximised to offset the maximum limits proposed for on-site developments.</p>	<ul style="list-style-type: none"> • the planned urban built character of the precinct. <p>Amend I552.8.2. Assessment criteria (4)(c)(i) as follows:</p> <p>(i) The extent to which the design of streets and public lanes are well-connected, attractive and safe transport routes, with appropriate provision for:</p> <ul style="list-style-type: none"> • pedestrian, cycle and vehicle movements; • car parking (<u>while minimising reliance on private vehicle use</u>); • infrastructure services; and • street tree planting and landscape treatment consistent with the overall planned outcomes for the precinct and surrounding environmental context.
<p>I552.8.2. Assessment criteria (4)(c)(i)</p> <p>Note: I552.8.2. Assessment criteria (4)(c)(i) is erroneously listed twice</p>	<p>Oppose</p>	<p>The extent to which the design of streets and lanes integrates with service lines beneath footpaths or car parking bays is a matter that will be addressed at subdivision and/or engineering plan approval stages and will need to comply with relevant Auckland Transport standards.</p> <p>Auckland Transport therefore opposes I552.8.2. Assessment criteria (4)(c)(i).</p>	<p>Remove I552.8.2. Assessment criteria (4)(c)(i).</p> <p>(i) The extent to which the design of streets and lanes integrate service lines beneath footpaths or car parking bays.</p>
<p>I552.8.2. Assessment criteria (4)(d)</p>	<p>Support in part</p>	<p>Auckland Transport supports incorporating transport assessments and Integrated Transport Assessments into the assessment criteria for subdivision.</p> <p>It is, however, unclear what is meant by “Traffic plans” or “travel plans”. The references to “new” and “old” Integrated Transport Assessments are also unclear.</p>	<p>Amend I552.8.2. Assessment criteria (4)(d) as follows:</p> <p>(d) Traffic plans <u>Transport assessments and integrated transport assessments</u></p> <p>(i) The extent to which proposed developments meet the requirements are consistent with the analysis and recommendations of any existing integrated transport assessment applying to supporting the proposed development and/or precinct provisions; or the extent to which any new integrated transport assessment or other traffic transport assessment lodged with any resource consent application provides assesses</p>

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Topic	Support / Oppose	Reason for submission	Decision requested
1552.8.2. Assessment criteria (4)(e)(i)	Support in part	Further, Integrated Transport Assessment do not have "requirements". Instead, an analysis is undertaken followed by conclusions and recommendations. An amendment is sought to clarify that appropriate provision for carparking needs to take into account the need to minimise reliance on private vehicle use as addressed elsewhere in the precinct provisions and as addressed ITA. There may otherwise be an expectation that on-street parking is maximised to offset the maximum limits proposed for on-site developments.	127.57 appropriate travel plans transport effects, and provides for transport infrastructure and services that are consistent with the existing Integrated Transport Assessment. Amend I552.8.2. Assessment criteria (4)(e)(i) as follows: (i) The extent to which the design of streets and public lanes are well-connected, attractive and safe transport routes, with appropriate provision for: <ul style="list-style-type: none"> • pedestrian, cycle and vehicle movements; • car parking (minimising reliance on private vehicle use); • infrastructure services; and • street tree planting and landscape treatment consistent with the overall planned outcomes for the precinct and surrounding environmental context.
1552.8.2. Assessment criteria (4)(e)(iv)	Support in part	Auckland Transport supports this assessment criteria except that it is unclear what is being referred to in relation to the "sustainability of the primary road network". Alternative wording is sought.	127.59 Amend I552.8.2. Assessment criteria (4)(e)(iv) as follows: (iv) Transport: (iv) The extent to which traffic generation and trip movements to and from the activity may create adverse effects on the: <ul style="list-style-type: none"> • capacity of roads giving access to the site; • safety of road users including cyclists and pedestrians; • sustainability of the primary road network-effective, efficient and safe operation of the road network (including the arterial road network); activity-and-capacity; and • the planned urban built character of the precinct.
1552.8.2. Assessment criteria (5)	Oppose	These assessment criteria relate to A19 in Table I552.4.1. For reasons outlined earlier in this submission, Auckland Transport has sought amendment to A19	127.60 Remove I552.8.2. Assessment criteria (5). (5) Subdivision and development that does not comply with Standard I552.6.13 Transport infrastructure development thresholds and/or proposes

Topic	Support / Oppose	Reason for submission	Decision requested
		<p>including a change to discretionary activity status. As a consequence, these assessment criteria should also be deleted.</p>	<p><i>alternative measures to achieve required transport access, capacity and safety:</i></p> <p><i>(a) Effects on the transport network:</i></p> <p><i>(i) Whether subdivision and/or development has adverse effects on the efficiency of the operation and safety of the transport network.</i></p> <p><i>(b) The likely trip generation of the subdivision and/or development and the effects of the quantum of that development on the safe and efficient functioning of the roading network:</i></p> <p><i>(i) Whether or not there is a need for the infrastructure upgrade as a result of the additional subdivision and/or development.</i></p> <p><i>(ii) The extent to which alternative methods or solutions can be implemented to ensure sufficient capacity within the road network exists.</i></p> <p><i>(c) Contribution of alternatives to overall traffic effects:</i></p> <p><i>(i) Whether other transport network upgrade works have been undertaken that mitigate the transport effects of the proposed subdivision and/or development.</i></p> <p><i>(d) Effectiveness of alternatives:</i></p> <p><i>(i) The extent to which (if any) staging of subdivision may be required due to the re-ordination of the provision of infrastructure.</i></p>
<p>1552.9 Special information requirements</p> <p>Integrated Transport Assessment (1)</p>	<p>Support in part</p>	<p>Auckland Transport supports the inclusion of an Integrated Transport Assessment as a special information requirement.</p> <p>Some minor amendments are requested for clarity.</p>	<p>Amend 1552.9 Special information requirements Integrated Transport Assessment (1) as follows:</p> <p><i>(1) the first subdivision resource consent application, or first land use resource consent application for any development where the total number of dwellings either constructed or consented within the precinct exceeds 400 dwellings, are required to produce shall be accompanied by an integrated transport assessment for the precinct. An updated integrated transport assessment for the precinct will be required for all further developed transport where the dwelling thresholds are likely to be triggered under Standard 1552.6.15 Transport infrastructure development thresholds.</i></p>
<p>1552.9 Special information requirements</p> <p>Commercial GFA assessment (3)</p>	<p>Support in part</p>	<p>Auckland Transport supports the provision of a commercial GFA assessment as a special information requirement.</p> <p>Some amendments are requested to more accurately reflect standard 1552.6.7(3)</p>	<p>Amend 1552.9 Special information requirements Commercial GFA assessment (3) as follows:</p> <p><i>(3) Any application for non-residential commercial development activities or healthcare facilities shall be accompanied by an assessment of the current commercial GFA for these activities and facilities within the precinct, so as to</i></p>

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Topic	Support / Oppose	Reason for submission	Decision requested
		<p>which limits commercial activities and healthcare facilities.</p> <p>Some amendments are requested for consistency with standard AUP(OP) terminology.</p>	<p><i>confirm compliance with standard 1552.6.7. Commercial GFA and location control.</i></p>
<p>1552.10 Precinct plan 2 – Albany movement network</p>	<p>Support in part</p>	<p>Auckland Transport generally supports the 1552.10 Precinct plan 2 – Albany movement network as it provides clarity on the movement and the future roading network.</p> <p>Precinct Plan 2 shows three different vehicle accesses to the site. These are the Bass Road / Albany Highway intersection, the Wharf Road / Albany Highway intersection, and the northern left-in-left-out access.</p> <p>Auckland Transport supports the use of the existing accesses at the Bass Road / Albany Highway intersection and the Wharf Road / Albany Highway intersection.</p> <p>As explained elsewhere in this submission, the northern left-in-left-out vehicle access is not supported.</p>	<p>Amend Precinct Plan 2 by deleting all provision for the northern access as a vehicle access.</p> <p>Make consequential amendments to other precinct plans and provisions as required.</p>
<p>Precinct Plan 4 - Frontage controls</p>	<p>Support in part</p>	<p>Auckland Transport generally supports Precinct Plan 4 - Frontage controls as it provides clarity about the location of frontage controls.</p>	<p>Amend the key for Precinct Plan 4 - Frontage controls as follows: <u>Albany Highway frontage control</u> And</p>

127.63

127.64

Topic	Support Oppose	Reason for submission	Decision requested
	/	<p>However, as noted above, the Precinct Plan should not show the northern left-in-left-out as a vehicle access.</p> <p>It is also unclear why the commercial frontage control varies between Precinct plan 4 - Frontage controls and Precinct plan 1 - Features plan.</p> <p>Further minor amendments are also requested.</p>	<p><i>Road to vest-20m-wide with frontage control</i></p> <p>Show the commercial frontage consistently on Precinct plan 4 - Frontage controls and Precinct plan 1 - Features plan or clarify why there are differences between the two plans.</p>

127.64

SUBMISSION ON PROPOSED PLAN CHANGE 59 (PRIVATE): ALBANY 10 PRECINCT

To: Attention: Planning Technician
Auckland Council
Unitary Plan Private Bag 92300
Auckland 1142
unitaryplan@aucklandcouncil.govt.nz

KRISTIN SCHOOL CHARITABLE TRUST (Trust) at the address for the service set out below makes the following submission on Proposed Plan Change 59 (Private): Albany 10 Precinct (the **Plan Change**).

Introduction

1. The submission on the Plan Change is made on behalf of the Trust.
2. Kristin School is an independent, co-educational school with students from early childhood education through to Year 13. It is located at 360 Albany Highway, Albany on Auckland's North Shore (**School Site**). The Junior, Middle and Senior Schools are all situated on the School Site.
3. The Trust does not consider it can gain an advantage in trade competition through this submission.

Scope of Submission

4. The submission relates to the Plan Change as a whole, including, but not limited to:
 - (a) The establishment of a new Terraced Housing and Apartment Building Zone together with a new Albany 10 Precinct on part of the former Massey University site, 473 Albany Highway, (**Subject Site**); and
 - (b) The aspects of the Plan Change, which will enable and facilitate the comprehensive and integrated development of a large site comprising a new residential community of up to 1,800 dwellings.

The Submission is:

5. The Trust conditionally opposes the Plan Change, as it considers that provided that the relief sought below is granted, the Plan Change will be in accordance with the purpose and principles

of the Resource Management Act 1991 (**RMA** or **Act**) and will be appropriate in terms of section 32 of the Act.

6. In the absence of the relief sought, the Trust considers that the Plan Change is contrary to the sustainable management of natural and physical resources and is otherwise inconsistent with Part 2 of the Act.

7. In particular, but without limiting the generality of the above:

(a) There is the potential for conflict to arise as a result of the Plan Change, particularly in respect of the Trust's management of traffic accessing the School Site during school traffic peak hours. As such, the Trust wishes to ensure that the Plan Change appropriately provides for and mitigates the additional traffic movements that will necessarily be generated by the development of the Subject Site comprising a new residential community of up to 1,800 dwellings.

(b) In terms of the proposed provisions for the Plan Change Albany 10 Precinct, the Plan Change proposes a maximum dwelling density of 1,800 Dwelling Unit Equivalent. While the Plan Change provides for transport infrastructure development thresholds, the Trust wishes to ensure that the phasing of development and corresponding transport infrastructure upgrades are planned to occur in a manner that appropriately mitigates the effects of the increased traffic movements from the Subject Site on the Albany Highway transport network. The Trust considers there may be a potential issue due to the significantly higher density provided for by the Plan Change, which will result in an increase in traffic movements to and from the Subject Site. Such increased traffic movements have the potential to lead to delays along Albany Highway and the surrounding road network and may result in changes to the traffic signal phasing of Albany Highway intersections, including the intersection of Albany Highway and Bass Road.

Relief sought

8. The Trust seeks the following decision from Auckland Council on the Plan Change:

128.1 | (a) Decline the Plan Change to the extent necessary to take into account the concerns of the Trust as set out in this submission.

128.2 | (b) Such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the Trust's concerns set out above.

9. The Trust wishes to be heard in support of this submission.
10. If others make a similar submission, the Trust would be willing to consider presenting a joint case with them at hearing.

Dated this 1st day of March 2021



MN Batistich
Counsel for Kristin School Charitable Trust

Address for service of Applicant:

Kristin School Charitable Trust
c/-Tompkins Wake
PO Box 2543
Auckland 1140

Attention: MN Batistich / KM Dibley

Telephone: 021 190 2818 / 027 727 4457
Facsimile: 07 839 4913
Email: marija.batistich@tompkinswake.co.nz
kirsty.dibley@tompkinswake.co.nz

Contact details

Full name of submitter: Andrew John Ireland

Organisation name:

Agent's full name:

Email address: agamd.treasure@gmail.com

Contact phone number:

Postal address:
14 Widdison Place
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
473 Albany Highway

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:

I agree that high density housing as per the proposed THAB zoning is appropriate for the area, however the standard for this zoning is for buildings of 5 - 7 stories maximum height and there is no justification for increasing this to 10 stories within an otherwise residential area. The comparisons to Northcote and New Lynn are not valid because those are local urban hubs. The closest 'urban' hub to the proposed development is Albany village and I note that the apartment blocks recently built on Library Lane are 5 stories which is a far better benchmark. Closer to the proposed development is Albany Senior Highschool which is of a similar height at the southern end. Also note that neither of the buildings I mentioned are in direct eye-line to residential housing which would be the case in the proposed development. Looking at the proposed layout in appendix B, maximum height buildings would be allowed in an area directly across the highway from Widdison Place houses - even 5 storey buildings should be set back into the heart of the development to reduce privacy and visual concerns for existing residents. Therefore I propose setting a 5 storey maximum height with no 5 storey buildings to be adjacent to Albany Highway.

I also have a concern about potential degradation of Oteha Stream and esplanade reserve during the

construction process, particularly during major rain events.

129.3

Due to the proposed duration of the project and the probability of issues arising that concern surrounding residents, I would like to see a local residents liaison group set up under council's auspices, so that ongoing constructive interaction and communication with the developers can take place. I would be prepared to get involved in such a group.

129.1

I or we seek the following decision by council: Approve the plan change with the amendments I requested

129.2

Details of amendments: 5 storey maximum height with no 5 storey buildings to be adjacent to Albany Highway.

Submission date: 1 March 2021

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.

Contact details

Full name of submitter: Jinyan Xu

Organisation name:

Agent's full name:

Email address: cjxujy@outlook.com

Contact phone number:

Postal address:
4/26 Roanoke Way
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 4/26 Roanoke Way

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 area is already over-population and you can tell it when you drive your car during the weekdays and when you have children studying at the primary school. Council officers should do your job please come to the area to experience these problems before you made any decisions.

130.1 | I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

130.2 | Details of amendments: New school or extra transportation options except using current infrastructure.

130.3

Submission date: 1 March 2021

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.

Contact details

Full name of submitter: willem swart

Organisation name:

Agent's full name:

Email address: swartwillem@yahoo.com

Contact phone number: 0272145016

Postal address:

4 harvard place

albany

auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

This private plan change seeks to rezone approximately 13.72 ha of land from Residential – Mixed Housing Suburban to residential – Terraced Housing and Apartment Buildings. It also seeks to amend Albany 9 precinct provisions and to introduce a new Albany 10 Precinct within the Auckland Unitary Plan (Operative in Part) 2016.

Property address: 473 Albany Highway, Albany

Map or maps: 473 Albany Highway, Albany

Other provisions:

Building high riser buildings in this area

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 development will have the following negative impacts and therefore we oppose it;

- 1 - There is no high riser building in this area but beautiful reserves and forests. It will change the landscape from "seeing green forest/ trees" to "seeing high riser buildings"
- 2 – It will change the "relatively quiet family area" into "a busy and noisy place" i.e. during construction lots of activities & then lots of people living in flats when it is all done
- 3 – The local school are already well over crowded & this development will amplify the problem even further
- 4 – Traffic in the area is already bad during peak times (school pick-up & drop-off times), the development will further amplify this issue
- 5 – Construction will have a massive impact on the local community i.e. noise, dust, plant movement

through areas with lots of families walking in the area

6 – The quality of life for the families and communities who live in this area will be massively impacted if we add more people to the area i.e. a “small town feeling of this area” will change to an “busy city environment where we squeeze in as much people as we can”

131.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 1 March 2021

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.

Contact details

Full name of submitter: Carlene Little

Organisation name:

Agent's full name: Carlene Little

Email address: carlenelittle@xtra.co.nz

Contact phone number:

Postal address:
15 Widdison Place
Albany
Auckland
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Adverse effects, including (but not restricted too) : traffic, visual changes, noise and dust during construction (up to 20 years), parking, strain on infrastructure, schools already at bursting.

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 grounds of Massey University have always been a unique part of Albany - development will affect this.

The prosper change will dramatically impact negatively on the character of the area in a way that was not envisaged when the district plan was written , including zoning.

This is not the first time Massey land has been repurposed. The land opposite ASHS was converted from beautiful green land to a car park that is messy, unkempt and extremely ugly.

The site is not well served by public transport , therefore it can be expected the occupants of the site will be highly dependent on cars to travel to and from the site. This is already an issue with the 4 schools along this road, and they will want to be parking cars in the adjacent subdivision which is

already overloaded.

The time span of the project over 15-20 years will also negatively impact the environment and neighbouring values . We do not have the capacity to school this amount of children in the local area.

132.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 1 March 2021

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.

Contact details

Full name of submitter: Johan Andre van den Bergh

Organisation name:

Agent's full name: Andre van den Bergh

Email address: andre.vandenbergh@gmail.com

Contact phone number:

Postal address:
2 Wharepapa Place
Auckland
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Significant traffic congestion
Inadequate parking
Our schools are over capacity at the moment
Impact on our natural environment - Lucas Creek

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:
Significant traffic congestion
Inadequate parking
Our schools are over capacity at the moment
Impact on our natural environment - Lucas Cree

133.1 | I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

133.2 | Details of amendments: Make adequate plans so that neighbouring properties are not affected. For example a 10 story block would overlook the once very private housing. Will another school be build as the present ones are at capacity.

Submission date: 1 March 2021

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

I do not agree with the proposed plan change for the following reasons.

- I do not see a good case to change the current zoning provisions.
- While I agree with the general principle that Auckland needs to go 'up rather than out' what is proposed is an extreme for of population intensification - and especially for this location. Were it to be in the CBD or central Takapuna it would be more understandable as it would not look out of place in that environment. It is quite out of character for this part of Albany.
- There seems to be no thought given as to what the general character of Albany should be but it would be completely out of character to have a development with 10 stories and up to 1800 dwellings in that particular location.
- If there are to be more apartment blocks in Albany they would be better placed closer to the transport hub at Albany Station and closer to shopping facilities. The proposed units are not close to anything in particular which means the occupants will be reliant on transport - private and public to reach whatever they want to go. Proposing a gym and a coffee shop or two just doesn't cut it and people will shop elsewhere.
- There are many examples of the social failure of high rise tenement blocks in different countries. Such developments lack the commercial and recreational amenities sought by occupants and necessary to create a social structure. There seems little thought given to the peripheral amenities needed to prevent this becoming an anti-social ghetto.
- The Unitary plan limits available parking according to floor sizes but assuming 1.25 per unit we are faced with 2200 more vehicles than now but experience elsewhere (take Hobsonville) this number is most likely to be exceeded. With only one parking space per unit provided for in the plan it means at least 400 cars will seek parking in surrounding streets and it could be as high as 800.
- Three entry/exit points for the development are proposed. Two are at controlled (traffic lights) intersections which makes some sense but the third, close to Day's Bridge and Albany High is highly problematic. This seems more likely to be traffic hazard than anything else.
- The environmental report has little to justify it and the impact of development on the adjacent stream and bush area will be highly significant from polluted stormwater run-off even after construction has finished - and impact of humans and their cats and dogs. The amenity value of that stream and reserve will disappear.
- The visual pollution of the buildings will also be highly significant. The Rose Garden development in Albany is a small example of how unattractive the area will become.
- In short, this appears to me more an exercise in profit maximisation than in developing Auckland as the World's most Liveable City - as the Long Term Plan envisages. I would oppose the rezoning to allow this to happen.

134.1

Yours sincerely

Brian Hedley
2 Widdison Place
Albany

Contact details

Full name of submitter: Jessica Soper

Organisation name:

Agent's full name:

Email address: jvsoper@gmail.com

Contact phone number:

Postal address:

51 Bass Road
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Rezoning of property from Residential-Mixed Housing Suburban to Residential-Terraced Housing and Apartment Buildings

Property address: Massey University grounds along Albany Highway

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 high-density housing that is proposed with the rezoning of the above-mentioned property will change the aesthetic landscape of the area, increase the traffic on already congested roads surrounding the proposed development AND it will drastically increase the pressure on the surrounding schools (which are already struggling with the current capacity). The pressure placed on the area's infrastructure will be marked and felt by the community. I understand that housing is needed, but this is going to cause more problems than it will solve.

135.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 1 March 2021

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 PROPOSED PLAN CHANGE 59 (PRIVATE): ALBANY 10 PRECINCT

BY ARIA GARDENS LIMITED

To: Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142
unitaryplan@aucklandcouncil.govt.nz

Introduction

1. This is a submission by Aria Gardens Limited (“the Submitter”) on the Proposed Plan Change 59 (Private): Albany 10 Precinct (“PC59”) to the Auckland Unitary Plan Operative in Part (“Unitary Plan”).
2. The Submitter is a subsidiary of Arvida Group Limited, which is a leading provider of retirement communities in New Zealand. Across the country, Arvida has 32 retirement villages and aged-care facilities that offer a range of living options, from fully independent villas to full time care (including rest home, hospital and dementia).
3. The Submitter operates an established aged-care facility, known as Aria Gardens, at 11 Bass Road, Albany. The facility is situated at the corner of Bass Road and Albany Highway and is opposite the southern-most access to the PC59 site. This private access, known as Oaklands Road, forms the fourth leg of a signal-controlled intersection.
4. Although Aria Gardens has two road frontages, its only vehicle access is from Bass Road, meaning that all traffic to and from the facility must pass through this intersection. Traffic using this intersection currently experiences significant delays and queuing during critical periods. The Submitter has a strong interest in ensuring that new development and activities in the surrounding environment will not further deteriorate the functioning and safety of this intersection and the transport network generally.
5. Section 11 of the PC59 report sets out what appears to have been an extensive record of engagement and consultation with key stakeholders and the community. The Submitter reports that it has not been approached by the applicant in respect of PC59.

The Submission

- 136.1 6. The Submitter's primary interest in PC59 is to ensure that the effects of additional traffic movements enabled by PC59 are fully identified, rigorously assessed and appropriately managed. In particular, the Submitter seeks that any adverse effects of additional traffic generation on the performance of the surrounding transport network, including the Bass Road intersection, are mitigated by the developer before the relevant development takes place.
- 136.2 7. To this end, the Submitter requests a copy of Auckland Council's transportation peer review for its inspection, so that the assumptions and conclusions of the Integrated Transportation Assessment provided in support of PC59 can be verified.
- 136.3 8. In addition to the above, the Submitter also wishes to ensure that the mechanisms for providing the necessary upgrades to the transport network are clear, effective and enforceable.
9. The Submitter opposes this application and seeks that it be declined until the above matters have been addressed to its satisfaction.
10. The Submitter confirms that it:
- a. could not gain an advantage in trade competition through this submission;
 - b. wishes to be heard in support of this submission;
 - c. would consider presenting a joint case with any other party seeking similar relief; and
 - d. agrees to participate in mediation or other alternative dispute resolution as required.



Jonathan Ash
General Manager Development | Arvida Group Limited
jonathan.ash@arvida.co.nz

1 March 2021

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 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)

KENNETH AND MAVIS HUGHES

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

Address for service of Submitter

52 BUSHLANDS PARK DRIVE, ALBANY, AUCKLAND.

Telephone:

021 138 4115

Fax/Email:

mmthughes@hotmail.com

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 59

Plan Change/Variation Name

Albany 10 Precinct

The specific provisions that my submission relates to are:

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

Plan provision(s)

PC 59

Or

Property Address

Or

Map

Or

Other (specify)

NON AMENDMENT TO ALBANY 9 PRECINCT.

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: THIS WILL CREATE FURTHER CONGESTION OF TRAFFIC ON ALBANY HIGHWAY. THERE ARE VARIOUS SCHOOLS, UNI, CHILDCARE, RESTHOMES, ETC. SAFETY OF FAMILIES USING THIS VERY BUSY AREA, FURTHER CONGESTION WILL PUSH THIS AREA, OVER CAPACITY, INCLUDING CONGESTED ARTERIAL ROADS. BIG ENVIRONMENTAL IMPACT WITH SAFETY CONCERNS FOR CHILDREN IN THE SCHOOL AREAS. THIS WILL BE DANGEROUS.
I seek the following decision by Council:

137.1

- 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.

- 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

K Hughes. In Hughes.
Signature of Submitter
(or person authorised to sign on behalf of submitter)

27/2/21
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.

To whom it may concern

Further to receiving an Auckland Council notification in regard to the above I would like to submit my concerns. Firstly I should explain that I had problems filling in the form on line and due to COVID Level 3 was unable to visit my local Council office.

My concerns are as follows:-

In regard to the high number of dwellings proposed, which I believe to be in the region of 1800, with the probability that some will have more than one occupant which will increase this figure. Does Albany Highway have the capacity to manage the increasing demands that will be put on existing waste water and sewerage infrastructure?

Are there going to be sufficient car parking facilities provided for this number of occupants?

If carparks are not to be supplied where will people park?

If car parks are not to be supplied is it expected that the residents would be using Public Transport.

Is our present Public Transport ready for this?

Thank you for taking time to read the above.

Regards,

A. Ripi

2 Wentworth Park

Albany, Auckland 0632

138.1



FORM 5

Submission on a publicly notified proposal for policy statement or plan, change or variation under Clause 6 of Schedule 1, Resource Management Act 1991.

To: Auckland Council

Name of submitter: Ministry of Education ('the Ministry')

Address for service: C/- Beca Ltd
PO Box 6345
Wellesley
Auckland 1141

Attention: Sian Stirling

Phone: 09 300 9722

Email: sian.stirling@beca.com

This is a submission on the Proposed Plan Change 59 (Private) Albany 10 Precinct (the Proposed Plan Change).

Background

The Ministry is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in the Auckland region.

The Ministry of Education's submission is:

Future school network impacts

The Proposed Plan Change is seeking to rezone approximately 13.7ha of land from Mixed Housing Suburban to Terraced Housing and Apartment Buildings. The Proposed Plan Change would enable urban growth at densities that are greater than currently enabled, thereby increasing the demand on local education facilities. Specifically, it is envisaged that between 1,500 and 1,800 future dwellings could be accommodated on the site (subject to resource consent).

In 2019, the Ministry developed the National Education Growth Plan 2030 (NEGP)¹, which provides a co-ordinated approach for addressing school-aged population growth across New Zealand. The NEGP identifies a number of catchments across the country and considers the anticipated demand and growth patterns so that the Ministry can ensure the school network is delivered in the right place at the right time. The NEGP categorises Albany as 'Complex Growth', being an area: *"that is desirable and there continues to be population growth despite limited room for*

¹ National Education Growth Plan 2030, Auckland and Tai Tokerau, Ministry of Education, 2019. Available at: <https://www.education.govt.nz/our-work/publications/budget-2019/negp/#Auckland>



expansion outwards. Local planning efforts are focused on redevelopment activities, intensification, or urban renewal to increase capacity or in response to other social economic drivers.”

Primary schools in Albany are experiencing roll pressure and most are nearing capacity. Albany Junior High School is also anticipated to experience roll pressure as growth continues. The 2019 report indicates that the Ministry will need to accommodate an additional 1083 primary school children and 873 secondary children by 2021. Albany School (Designation 4501), located approximately 100m west of the Proposed Plan Change area, is undergoing a classroom expansion to accommodate the growth. A plan change of such scale will likely require a new primary school within this catchment to accommodate the growth. The Ministry has had discussions with Bei Group Limited (the Applicant) about the existing pressures on education facilities in this area, and through this submission is seeking that educational facilities be provided for within the precinct provisions to accommodate a future primary school.

Walking and cycling provisions.

The Ministry supports the proposed walking and cycling provisions through the Proposed Plan Change area, as it provides safe, efficient links in and throughout the area. Quality pedestrian and cycle connections to schools and through neighbourhoods have health and safety benefits for children and reduce traffic generation at pick up and drop off times. All future schools should be well serviced by safe and accessible pedestrian and cycling links and it is considered that the proposed provisions would require adequate consideration of walking and cycling provisions.

Traffic

The Ministry has commissioned a transport engineer at Beca Ltd to review the applicant's Integrated Transport Assessment to assess any potential traffic effects on Albany School.

While the Integrated Transport Assessment does not indicate that there will be any significant impacts on the surrounding transport network, there are several assumptions about the development and trip generation rates that could be refined.

Specifically, it is considered that intersection capacity modelling at the Albany Highway / Bass Road intersection which includes the school departure time period i.e. 3 - 4pm would provide a more accurate insight into the traffic conditions. Any increase in vehicles using this intersection and/or Bass Road will exacerbate the Level of Service F (poor conditions) at the Albany Highway signalised intersection. Therefore, the combined effect of the Proposed Plan Change and Kristin School's Application (LUC80045488-B) on Bass Road should be considered by Council as part of this plan change request. To ensure this intersection is robustly modelled, it is recommended that queue length data is collected to validate the base model. It is acknowledged that the mitigation proposals at this intersection include the provision of separate left and right turn lanes from Oaklands Road. However, mitigation of Bass Road may be required should the impact of the development worsen the overall performance of the intersection.

Although a new primary school may be established within the plan change area², there may still be an increase in active mode crossing demand (east / west) at the Bass Road / Albany Highway intersection if residents do attend Albany School. This should be considered during the design of any upgrades to the Albany Highway / Bass Road intersection.

The Proposed Plan Change seeks to establish a new left turn intersection approximately 200m west of Albany Senior High School. Any new intersection design must consider appropriate safety crossing elements to ensure student pedestrian safety. We consider that Assessment Criteria 1552.8.2.1 (e) adequately provides for the opportunity for Council to assess pedestrian safety.

The proposed trigger points for the additional transport infrastructure to mitigate any adverse transport effects are supported. While these triggers points relate to a certain number of dwellings being built it is also important to

² Note that the establishment of a new primary school in the Proposed Plan Change area would still be subject to land acquisition and a Notice of Requirement.



understand the planned staging of the development. It appears likely that construction traffic would make use of the Albany Highway / Bass Road intersection. Therefore, it is requested that a Construction Traffic Management Plan is implemented for future development in relation to demolition and construction, outlining measures to minimise the impacts upon this intersection. It is recommended that no construction vehicles are permitted to access or egress the site during school peak hours (8am-9am and 3pm to 4pm). To address this as part of the proposed provisions, we request that an assessment criteria be included which requires a consideration of construction traffic effects.

The Ministry’s position on the Proposed Plan Change

The Ministry is neutral on the Proposed Plan Change.

The Proposed Plan Change seeks to enable residential growth that will gradually put pressure on existing school rolls and ultimately drive the need for a new school in this community.

The Council must meet the requirements under the National Policy Statement on Urban Development (NPS-UD) to provide development capacity for housing and business. The Ministry wishes to highlight that Policy 10 of the NPS-UD states that local authorities should engage with providers of development infrastructure and additional infrastructure (schools are considered additional infrastructure) to achieve integrated land use and infrastructure planning. In addition to this, subpart 3.5 of the NPS-UD states that local authorities must be satisfied that the additional infrastructure to service the development capacity is likely to be available.

Growth as a result of the Proposed Plan Change and wider urban growth will require careful planning and communication between the Applicant, Auckland Council and the Ministry to meet community demand for educational facilities.

The Ministry have engaged directly with the Applicant to discuss the pressures on existing educational facilities. As a result, the Ministry seeks to provide for education facilities as part of the precinct provisions and the decision sought (set out below) reflects this requirement. The Applicant has confirmed with the Ministry that they would like to accommodate a new school within the development area. The Ministry welcomes the opportunity to continue to liaise directly with the Applicant to understand the housing typologies being proposed and the staging and timing of the subsequent development. This will allow the Ministry to plan upgrades to the existing school network to accommodate the growth, and ensure that any potential new school is timed and staged appropriately. The key Ministry contact person for these matters is James Puketapu. Contact details for James are:

James Puketapu
 Senior Delivery Manager | Acquisitions and Designations | National Property Services
 +6496329509
James.Puketapu@education.govt.nz

Decision sought

If the Council decides to approve the Proposed Plan Change, the Ministry requests the following changes to the proposed precinct objectives and policies. Additions are underlined and deletions are strikeouts.

- **Objectives:**

- 139.1 | *Development*
 (1) Creation of a vibrant and diverse community that enables a range of household sizes, ~~and~~ dwelling typologies, including integrated residential development and educational facilities.
- 139.2 | (3) Development provides for an efficient use of land to deliver housing supply and educational facilities in proximity to existing centres.



139.3 (4) Non-residential activities (excluding educational facilities) are provided for in identified locations, proximate to the central Community Hub identified on Precinct Plan 1, to support residential occupation within the precinct.

139.4 *Infrastructure*
(15) Land use and development within the precinct enables social infrastructure and promotes the safe and efficient operation of the local transport network.

- **Policies:**

139.5 *Infrastructure*
(19) Ensure that commercial activities, ~~and~~ healthcare and educational facilities are of a size and intensity that supports the local residents within the precinct, without encouraging significant trip movements from outside the precinct.

Provisions for educational facilities should be included within community activity section of Activity Table I552.4.1 as a Discretionary activity.

139.6 I552.8.2.1 Assessment criteria
(e) Transport:
(iv) The extent to which construction traffic impacts on the Albany Highway/Bass Road intersection during school peak hours (8am-9am and 3pm-4pm) are minimised.

The Ministry wishes to be heard in support of its submission.

Sian Stirling

Planner – Beca Ltd

(Consultant to the Ministry of Education)

Date: 1 March 2021

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Desmond Glass

Organisation name:

Agent's full name: Desmond Glass

Email address: des.glass@xtra.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:

Property address: 2 Pepperdine Place, 9 Pepperdine Place, 5 Marquette Avenue, 9 Marquette Avenue

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 impact the proposal will have on traffic for instance on Albany Highway, Rosedale Road etc.

The impact the proposal will have on all other infrastructure i.e water, sewerage etc

The impact the proposal will have on parking in the area.

We own 4 properties in the Northwood subdivision, and we definitely oppose this Proposal as we have first hand witnessed such plans/developments been allowed only then to suffer at the hands of local infrastructure been unable to handle the increased population, traffic flow etc.

e.g Look at Glenvar Road in Torbay having to take increased traffic with the Council being unable to improve the road. Look at the state of our local beaches, unable to control sewerage output etc. We continue to load our straining infrastructure, developers line their pockets, local residents spend enormous time sitting in traffic, often can't access the beach for a swim etc, because we allow such developments without FIRST building the infrastructure to support such developments.

Someone sooner or later has to say halt and let's get the infrastructure in place FIRST.

The reason we made a considerable investment (several million dollars)in the Norwood area of Albany will be significantly nullified by this development.

140.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 1 March 2021

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: JT REWETI

Organisation name:

Agent's full name:

Email address: john.reweti@police.govt.nz

Contact phone number:

Postal address:

Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Significant traffic congestion

Property address: Mahoney Drive

Map or maps:

Other provisions:
No parking for visitors neighbouring streets will be used

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 feel that the infrastructure that is currently in place won't be able to support the extra occupants that this project would bring to the local area.

Due to the height of the proposed buildings there is a heightened risk of people being able to see into the Albany primary school and watch on as they play on the school grounds.

141.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 1 March 2021

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: Ian Thompson

Organisation name:

Agent's full name: Ian Thompson

Email address: astronut16@gmail.com

Contact phone number:

Postal address:
15a Mahoney Drive
Albany
Auckland
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

My submission relates to

Rule or rules:
Proposed re-zoning of Massey University land adjacent to Albany Highway for residential (high rise) development.

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 proposal will result in large increases in traffic volumes on Albany Highway, which is already rapidly reaching saturation due to roll growth in Albany Primary School, Albany Junior High School and Albany Senior High. In addition, the multi-story units will present significant visual impacts that are not in keeping with the current residential character of the area. The effects of the proposed re-zoning will result in effects that are more than minor in terms of the Resource Management Act. Namely, increased traffic flows, storm water runoff, wastewater flows, and loss of visual and leisure amenities.

142.1 | I or we seek the following decision by council: Decline the plan change

Submission date: 1 March 2021

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.

FURTHER SUBMISSIONS

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Rajasekar Perumanandham

Organisation name:

Full name of your agent:

Email address: dssr8513@gmail.com

Contact phone number: +64211546751

Postal address:
9 Makamaka Lane
Albany Heights
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Rajasekar Perumanandham
9 Makamaka Lane Albany Heights

Submission number: 32

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number 2

The reasons for my or our support or opposition are:
School and increased number of lanes on Albany highway required as additional infrastructure back to the community

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 25 March 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
I am one of the public will be affected by this plan

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Bin Zhao

Organisation name:

Full name of your agent:

Email address: fiona.zhaobin@gmail.com

Contact phone number: 0212964519

Postal address:
5 Sorbonne Close
Albany
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Original submitters name: Bin Zhao
Address: 5 Sorbonne Close, Albany, Auckland 0632

Submission number: #11

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 11.1

The reasons for my or our support or opposition are:
This will create significant traffic issues in an area that is already plagued by traffic congestion. There has been no real improvement to the roads other than the inclusion of a T2 on Albany expressway, which has created more issues than it solved.
There will be no parking and we already have issues with people parking in our area that do not live here and walk back to their flats as it is.
Our schools are at capacity and traffic at the beginning and end of school days already cripple the infrastructure.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 28 March 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
I am the resident in the area, who would be impacted heavily by the plan.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Gusmoko Suratman

Organisation name:

Full name of your agent:

Email address: gusmoko@gmail.com

Contact phone number: 021767871

Postal address:
7/437B Albany Highway
Albany
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Gusmoko Suratman
7/437B Albany Highway
Albany
Auckland 0632

Submission number: 47

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 47.2 Strongly oppose change and keep the zone

The reasons for my or our support or opposition are:

It is important to acknowledge that the traffic along the Albany Highway has reached its full capacity during school pick-up/drop-off times. There are 3 schools along this road. Increasing the residential density anywhere along this span of road will definitely worsen the traffic congestion along this road.

Infrastructure like school and medical around this area is at full capacity too. Further increasing the burden to the infrastructure will change the area slowly to become a dilapidated slums.

Therefor I further support the opposition to the plan change and keep the zone as housing suburban.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 29 March 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
I live in the corner of Albany Hwy - Oaklands rd since 2013.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Jie Wen

Organisation name:

Full name of your agent:

Email address: lionwenca@hotmail.com

Contact phone number: 0220348735

Postal address:
3 Amherst Place
Albany
Albany 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Jie Wen
3 Amherst place

Submission number: 9

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 321.1

The reasons for my or our support or opposition are:
It will cause more traffic issues and safety issues in future.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 30 March 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
I live in this area.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Wade

Organisation name:

Full name of your agent:

Email address: wade64nz@gmail.com

Contact phone number:

Postal address:
11 Kinleith Way
Albany
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Do not know why you require this.

Submission number: 82

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number Basically, I don't like high density here.

The reasons for my or our support or opposition are:
The proposed development will change the current community to an over-density area, which will worsen the environment and traffic situation.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 27 March 2021

Attend a hearing

I or we wish to be heard in support of this submission: No

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
The Albany community is becoming over-development.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Xiaoming Cai

Organisation name:

Full name of your agent: Xiaoming Cai

Email address: helenxmcai0823@gmail.com

Contact phone number: 021480970

Postal address:

7 Lucas Way
Auckland
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:

Xiaoming Cai
7 Lucas Way, Albany

Submission number: Plan change number: Plan Change 59 (Private) Plan change name: PC 59 (Private) - Albany 10 Precinct

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number Plan Change 59 (Private) Plan

The reasons for my or our support or opposition are:

Albany has been an intensive residential area, this plan will definitely add much more pressure to the surrounding area. I hope Council could review the plan carefully. Otherwise it would become a problem for the future which might not easily be solved. Thanks.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 9 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
My family are living in this area.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Kiki Qiu

Organisation name:

Full name of your agent:

Email address: kiki.cl.qiu@gmail.com

Contact phone number:

Postal address:
27 Landing Drive
Auckland
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
PC 59 (Private) - Albany 10 Precinct

27 LANDING DR, ALBANY

Submission number: Plan Change 59 (Private)

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number Plan Change 59 (Private)

The reasons for my or our support or opposition are:
there is not enough public infrastructure to support the large increase of population in this area

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 11 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: No

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I am just a general public who live in this area

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: mengfan zhou

Organisation name:

Full name of your agent:

Email address: zhouamanda@hotmail.com

Contact phone number: 021768985

Postal address:
11 Wynona Close
Auckland
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Albany Primary school
principal@albany.school.nz

Submission number: 42

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 42.1

The reasons for my or our support or opposition are:
The high density building at this area is unacceptable as this will bring a traffic, school facility and environment side effect to this area. The current zoning is enough for the housing supply for this area. Can't push it to high density.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 11 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
not sure about this question.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Kairu Han

Organisation name:

Full name of your agent:

Email address: carolinehan531@gmail.com

Contact phone number: 0273814987

Postal address:

8 Advance way
albany
auckland 0633

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:

Zhiganag Lin
lin.zhigang@gmail.com

Submission number: 1

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:

Point number 1.1

The reasons for my or our support or opposition are:

It's going to effect the landing

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 11 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Yong sheng Li

Organisation name:

Full name of your agent:

Email address: yong.ysl@gmail.com

Contact phone number:

Postal address:
27 LANDING DRIVE
Albany
NORTH SHORE
NORTH SHORE 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:

ZhiGang Lin
lin.zhigan@gmail.com

Submission number: No 1

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number Plan Change 59 (Private)

The reasons for my or our support or opposition are:
the Submission 1 is about to decline the plan change, all the family members from my address are supporting the submission 1, because we believe the change of plan will create a huge issues for our community which have already struggle with our public infrastructure.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 11 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: No

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

I am just a general public who live in this area

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Shu Li

Organisation name:

Full name of your agent:

Email address: leedhu1971@yahoo.com

Contact phone number:

Postal address:
22 Advance Way

0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
PC 59 (Private) - Albany 10 Precinct

Submission number: 59

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number 59

The reasons for my or our support or opposition are:
Make traffic worse and not enough car parks

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 11 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: No

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
Strongly opposed

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: yiding zhao

Organisation name:

Full name of your agent:

Email address: ctmaomao@gmail.com

Contact phone number: 0210429388

Postal address:
47 landing Drive
albany
Auckland
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Zhigang Lin
lin.zhigang@gmail.com

Submission number: 1

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 1.1

The reasons for my or our support or opposition are:
Change everything,make transportation even terrible and poor parking place ,high construction
pollution for many years ...

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 11 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I lived in Landing neighbourhood, which is closest to the construction site. I think we can say that our landing neighbourhoods interest is greater than the general auckland citizens on this decision.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: David Valois

Organisation name:

Full name of your agent:

Email address: d.valois@xtra.co.nz

Contact phone number:

Postal address:
12 Vanderbilt Pde
Albany
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:

David Valois
12 Vanderbilt Pde
Albany

Submission number: 31

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number Elevation Diagram

The reasons for my or our support or opposition are:

In further reviewing the elevation diagram in my original submission, I acknowledge that it contains inaccuracies by not considering the suns azimuth (compass direction) or effects of terrain.

Nevertheless there will still be considerable sun blockage for several homes, and a massive and overbearing visual impact for residents.

I request additional pictorial studies showing what Stanford St residents will see from their North facing windows. The only pictorial supplied by the developer shows a view from the far side of Stanford St with existing homes and the land contour masking the real and total visual impact.

I request official elevation studies and sections showing the Stanford St properties and how their outlook to the north and privacy will be impacted.

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:
Elevation Diagram diagram shadow lines should be disallowed

Submission date: 12 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: No

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

I represent a relevant aspect of the public interest being a concern for the affected adjoining property owners and occupiers.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

12 April 2021

Plans and Places
Auckland Council
Private Bag 92300
Auckland 1142

Attn: Todd Elder

Email: unitaryplan@aucklandcouncil.govt.nz

**Re: Further Submission for Proposed Private Plan Change 59 – Albany 10
Precinct, 473 Albany Highway**

Please find attached Auckland Transport's further submission to the submissions lodged on Proposed Private Plan Change 59 – Albany 10 Precinct, 473 Albany Highway for Bei Group Limited.

If you have any queries in relation to this further submission, please contact me at liam.burkhardt@at.govt.nz, or on 09 447 4513.

Yours sincerely



Liam Burkhardt
Planner, Land Use Policy and Planning North / West

Further Submission by Auckland Transport on Proposed Private Plan Change 59 – Albany 10 Precinct, 473 Albany Highway

To: Auckland Council
Private Bag 92300
Auckland 1142

Further submission on: Submissions to Proposed Private Plan Change 59 – Albany 10 Precinct, 473 Albany Highway for Bei Group Limited. This plan change seeks to rezone approximately 13.72 hectares of land at 473 Albany Highway from Residential – Mixed Housing Suburban zone to Residential – Terrace Housing and Apartment Buildings zone. It also seeks to amend the Albany 9 precinct provisions and to introduce a new Albany 10 Precinct to the site.

From: Auckland Transport
Private Bag 92250
Auckland 1142

1. Introduction

- 1.1 Auckland Transport represents a relevant aspect of the public interest and also has an interest in the proposal that is greater than the interest that the general public has. Auckland Transport's grounds for specifying this are that it is a Council-Controlled Organisation of Auckland Council ('the Council') and Road Controlling Authority for the Auckland region.
- 1.2 Auckland Transport's legislated purpose is "to contribute to an effective, efficient and safe Auckland land transport system in the public interest".

2. Scope of further submission

- 2.1 The specific parts of the submissions supported or opposed, and the reasons for that support or opposition, are set out in **Attachment 1**.
- 2.2 The decisions which Auckland Transport seeks from the Council in terms of allowing or disallowing submissions are also set out in **Attachment 1**.

3. Appearance at the hearing

- 3.1 Auckland Transport wishes to be heard in support of this further submission.

- 3.2 If others make a similar submission, Auckland Transport will consider presenting a joint case with them at the hearing.



Signed for and on behalf of Auckland Transport

Christina Robertson
Group Manager: Strategic Land Use and Spatial Management

12 April 2021

Address for service of further submitter:

Liam Burkhardt, Planner
Auckland Transport
20 Viaduct Harbour Avenue
Auckland Central
Auckland 1010

Email: liam.burkhardt@at.govt.nz

Attachment 1:

#	Submitter	Summary of submission	Support or oppose	Reasons	Decision sought
73.7	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks traffic counts (v/peak hour) be considered in preference to dwelling counts for 1552.6.13 Transport infrastructure development thresholds and for the relevant assessment criteria.	Support in part	Subject to reviewing detailed drafting of these proposed amendments, Auckland Transport supports considering other measures (i.e. traffic counts) as alternatives or in addition to the dwelling threshold approach taken by the applicant, where this results in more robust provisions that better align the provision of transport infrastructure and services with subdivision and development.	Allow in part
73.8	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks amendments to standard 1552.6.13. [Specifically in its submission, Auckland Council seeks to remove the “460-770” dwelling threshold where review of mode share is required through a transport assessment for any resource consent application involving between 460 and 770 dwellings.]	Oppose in part	Auckland Transport agrees that the requirement to review mode share as part of resource consent applications involving between 460 and 770 dwellings may not be sufficiently certain to be included as a standard. However, Auckland Transport supports ongoing review of mode share by applicants to determine whether the precinct is reducing private vehicle mode share. It is only through reducing private vehicle mode share that the level of development sought by the Plan Change can be accommodated without significant adverse effects on the transport network.	Allow in part

#	Submitter	Summary of submission	Support or oppose	Reasons	Decision sought
73.9	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks the inclusion of a density formula to be added in to the subdivision standards and standard 1552.6.1	Support in part	<p>If the requirement for mode share review is removed from standard 1552.6.13, it should be included as a special information requirement in 1552.9.</p> <p>Subject to reviewing further drafting of these proposed amendments, Auckland Transport supports the inclusion of a density formula in the subdivision standards as well as in standard 1552.6.1, where this results in more robust provisions that better align the provision of transport infrastructure and services with subdivision and development.</p>	Allow in part
73.10	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks amendments to special information requirements 1552.9(1) and (2) to contain a density unit formula	Support	Auckland Transport agrees that if a density formula is added to the relevant standards, then this should be supported by special information requirements.	Allow
73.12	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks amendments to Objective (3) and (5) to commence with "subdivision and development"	Oppose in part	<p>Auckland Transport supports Objective (3) applying to both subdivision and development as this supports transport land use integration.</p> <p>However, Auckland Transport does not support applying Objective (5) to subdivision as well as development development. It is not clear how a Green Star Communities rating tool,</p>	Allow in part

#	Submitter	Summary of submission	Support or oppose	Reasons	Decision sought
73.13	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks amendments to Objective (14) as follows: " <u>Subdivision and development within the precinct is integrated with the capacity of the local transport network internal to and that of the precinct to ensure travel demand is supported by suitable transportation infrastructure</u> ".	Support	or other equivalent rating system would be applied to subdivision, in particular to 'roads to vest'. The Green Star Assessment rating tool that was notified as a document to be incorporated by reference consisted of a single page with no guidance about how this would be applied to subdivision. Auckland Transport supports applying Objective (14) to both subdivision and development as this supports transport land use integration. Auckland Transport notes that it has also lodged a submission seeking amendments to this objective – see submission point 127.6.	Allow in part
73.14	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks amendment to Policy (1), (6), (10), (11) and 22.	Support in part	Auckland Transport supports applying Policies (1) and (11) to both subdivision and development. Auckland Transport does not have a position on Policies (6), (10) and (11).	Allow
73.15	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks amendments to activity table I552.4.1 to address 'Subdivision and development' separately.	Support in part	Subject to reviewing further drafting of these proposed amendments, Auckland Transport supports addressing subdivision and development separately where this results in more robust provisions that better align the provision of transport infrastructure and services with subdivision and development.	Allow in part

#	Submitter	Summary of submission	Support or oppose	Reasons	Decision sought
73.16	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks for 'infrastructure development thresholds' to be addressed separately for both subdivision and development both referencing Standard I552.6.13	Support in part	Subject to reviewing further drafting of these proposed amendments, Auckland Transport supports addressing subdivision and development separately where this results in more robust provisions that better align the provision of transport infrastructure and services with subdivision and development.	Allow in part
73.18	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks amendments to activity table I552.4.1 activity (A11) to read "Development that does not comply with Standard I552.6.1 Dwelling density or with Standard I552.6.13 <u>Transport infrastructure development thresholds.</u> "	Support	Auckland Transport supports applying the transport infrastructure development thresholds to subdivision as well development as this results in more robust provisions that better align the provision of transport infrastructure and services with subdivision and development.	Allow
73.22	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Standard I552.6.14.2(3), the requirement to provide a publicly accessible shared cycle/footpath in the open space flanking the Days Bridge esplanade reserve, is requested to be given a time frame for its completion 'no later than half way through the development of the whole precinct' and to meet Auckland Transport's standard set.	Support in part	Auckland Transport supports the request for a timeframe and agrees that the shared cycle / footpath needs to be constructed to an appropriate standard. However, as Auckland Transport is not expecting to have any responsibility for maintaining and managing this facility, it is more appropriate to amend the reference from Auckland Transport standards to "relevant design/engineering standards."	Allow in part
73.23	Auckland Council c/- Celia Davison	Seeks I552.6.14.2(2) and its table for the vested road typology is requested to address the matter of parking bays in the carriageway	Oppose in part	Subject to reviewing further drafting of these proposed amendments, Auckland Transport is of the view that	Allow in part

#	Submitter	Summary of submission	Support or oppose	Reasons	Decision sought
	celia.davison@aucklandcouncil.govt.nz			parking bays in the carriageway would be better addressed in assessment criteria, as has been sought in Auckland Transport's submission.	
73.24	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks I552.3 Policies and/or the relevant assessment criteria are requested to be amended to express an intention to avoid or minimise the formation of rear lots and jointly owned access lots (JOALs).	Support in part	Auckland Transport does not oppose the intention to avoid or minimise the formation of rear lots but notes that the private roads and lanes shown on precinct plans 2 and 4 are not proposed to be publicly vested and may be jointly private-owned access lots (JOALs). Auckland Transport would not support vesting of these unless they met the required standards.	Allow in part
73.26	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks for stormwater management standards I552.6.9 (land use) and I552.6.14.1 (subdivision) to both address the requirement (set out in I552.6.4) of a maximum impervious area of 70% for the 'total precinct'.	Oppose in part	The stormwater standards at I552.6.9 and I552.6.14 require compliance with an approved Network Discharge Consent and / or Stormwater Management Plan certified by the Stormwater network utility operator. There is no benefit in including a cross-reference to the impervious area standards in I552.6.4. While not clear from this summary, the submission also seeks to clarify whether the requirement in Table I552.6.4.1 setting a maximum impervious area of 70% for the total precinct includes roading and carparking areas. Auckland	Allow in part

#	Submitter	Summary of submission	Support or oppose	Reasons	Decision sought
73.34	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks for the sentence in standard I552.6.14.4(1) "This rule shall not apply to road crossings over streams" to be deleted	Oppose	Transport agrees this needs to be clarified. 'Roads to vest' should be excluded. The quantity of stormwater runoff from roads is managed by E8 Stormwater - Discharge and diversion as well as through the Network Discharge Consent and / or Stormwater Management Plan certified by the Stormwater network utility operator. Auckland Transport is concerned about the practicability of applying this standard to road crossings as it will not be possible to accommodate riparian plantings within the formed road. Auckland Transport does not support removing the exemption for road crossings over streams.	Disallow
73.39	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks to amend Policy (15) to read: "Ensure the safety and capacity of the transport network is maintained, taking into account the anticipated maximum number of dwellings and <u>non-residential floorspace</u> enabled by the precinct."	Support	Auckland Transport supports amending Policy (15) so that both residential and non-residential land uses are considered in the Policy as both types of use generate transport demand.	Allow
73.42	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks to amend Policy (19) to read: "Ensure that commercial and <u>other non-residential activities and healthcare facilities</u> are of a size and intensity that supports the best residents within of the precinct without	Support	Auckland Transport supports amending Policy (19) so that all non-residential activities in addition to commercial activities are considered in the Policy. It is appropriate that the Policy addresses non-residential	Allow

#	Submitter	Summary of submission	Support or oppose	Reasons	Decision sought
73.44	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	encouraging while not generating significant trip movements from outside the precinct.” Seeks to include a policy governing the size, location and design of at-grade carparks and address this in the activity table, standards and assessment criteria in the appropriate places and a new restricted discretionary activity.	Oppose in part	activities provided for in the precinct and in the Terrace Housing and Apartment Buildings zone. Auckland Transport is not opposed to additional provisions for at-grade parking so long as the provisions do not apply to parking located within the road reserve or on land to be vested. Auckland Transport notes that E9 Stormwater quality - High contaminant generating car parks and high use roads, addresses stormwater runoff quality from carparks designed for more than 30 vehicles.	Allow in part
73.50	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks amendments to Standard 1552.6.4	Oppose in part	As highlighted previously, Auckland Transport does not support applying the Maximum Impervious area control under Table 1552.6.4.1 to the road reserve.	Allow in part
73.63	Auckland Council c/- Celia Davison celia.davison@aucklandcouncil.govt.nz	Seeks amendments to 1552.9 Special information requirements, to add clauses relating to impervious areas	Oppose in part	As highlighted previously, Auckland Transport does not support applying the Maximum Impervious area control under Table 1552.6.4.1 to the road reserve.	Allow in part
139.1	Ministry of Education c/- Sian Stirling sian.stirling@beca.com	Amend Objective (1) as follows: (1) Creation of a vibrant and diverse community that enables a range of household sizes, and dwelling typologies,	Oppose	Auckland Transport does not support provision for educational facilities within the Objectives and Policies, as the effects of such facilities have not been assessed as part of the	Disallow

#	Submitter	Summary of submission	Support or oppose	Reasons	Decision sought
139.2	Ministry of Education c/- Sian Stirling sian.stirling@beca.com	<p>including integrated residential development and <u>educational facilities</u>.</p> <p>Amend Objective (3) as follows: (3) Development provides for an efficient use of land to deliver housing supply and <u>educational facilities</u> in proximity to existing centres.</p>	Oppose	<p>Integrated Transport Assessment (ITA), dated 6 August 2020.</p> <p>If provision is made for educational facilities in the precinct provisions, this needs to be supported by an ITA and the effects need to be managed by precinct provisions.</p> <p>Auckland Transport does not support provision for educational facilities within the Objectives and Policies, as the effects of such facilities have not been assessed as part of the ITA.</p> <p>If provision is made for educational facilities in the precinct provisions, this needs to be supported by an ITA and the effects need to be managed by precinct provisions.</p>	Disallow
139.4	Ministry of Education c/- Sian Stirling sian.stirling@beca.com	<p>Amend Objective (15) as follows: (15) Land use and development within the precinct <u>enables social infrastructure</u> and promotes the safe and efficient operation of the local transport network.</p>	Oppose	<p>Auckland Transport does not support amending the objective to provide for social infrastructure (including educational facilities) without an assessment of the effects of such facilities as part of the ITA.</p> <p>If provision is made for social infrastructure in the precinct provisions, this needs to be supported by an ITA and the effects need to be managed by precinct provisions.</p>	Disallow

#	Submitter	Summary of submission	Support or oppose	Reasons	Decision sought
139.5	Ministry of Education c/- Sian Stirling sian.stirling@beca.com	Amend Policy (19) as follows: (19) Ensure that commercial activities, and healthcare and educational facilities are of a size and intensity that supports the local residents within the precinct, without encouraging significant trip movements from outside the precinct.	Oppose	Auckland Transport does not support provision for educational facilities within the Objectives and Policies, as the effects of such facilities have not been assessed as part of the ITA. If provision is made for educational facilities in the precinct provisions, this needs to be supported by an ITA and the effects need to be managed by precinct provisions.	Disallow
139.6	Ministry of Education c/- Sian Stirling sian.stirling@beca.com	Seeks that provisions for educational facilities should be included within community activity section of Activity Table I552.4.1 as a Discretionary activity. And Add the following to I552.8.2.1 Assessment criteria: (e) Transport: <u>(iv) The extent to which construction traffic impacts on the Albany Highway/Bass Road intersection during school peak hours (8am-9am and 3pm-4pm) are minimised.</u>	Oppose in part	Auckland Transport does not support provision for educational facilities within Table I552.4.1 Activity table, as the effects of such facilities have not been assessed as part of the ITA and the effects are not managed by precinct provisions. Auckland Transport is not opposed to the proposed assessment criterion, but suggests for clarity that it be amended to also include the network peak as follows: (iv) The extent to which construction traffic impacts on the Albany Highway/Bass Road intersection	Allow in part

#	Submitter	Summary of submission	Support or oppose	Reasons	Decision sought
				during school peak hours (8am-9am and 3pm-4pm), <u>as well as during the network peak,</u> are minimised.	

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Nicola and Carl Van Driel

Organisation name:

Full name of your agent:

Email address: nicolafinter@hotmail.com

Contact phone number: 021749363

Postal address:

Albany
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Albany Primary School

Submission number: 42

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number All points in submission 42 supported

The reasons for my or our support or opposition are:
Please genuinely consider the needs of the current Albany community and Albany School children as outlined in the schools submission re traffic, safety, and decent learning outcomes. The school simply cannot absorb the influx which will be brought about by a development of such a large scale.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 12 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
Local resident supporting the schools submission.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Nicola and Carl Van Driel

Organisation name:

Full name of your agent:

Email address: nicolafinter@hotmail.com

Contact phone number: 021749363

Postal address:

Albany
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Various submitters, see submission numbers below

Submission number: 23, 31, 129, 67, 75, 84, 73

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number Sub points 2

The reasons for my or our support or opposition are:
The above submissions call for reduced height in some form or controls in relation to height. We support these submissions to reduce the height and therefore scale and impact of the proposed development.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 12 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

We are local residents, supporting others with similar views regarding building height.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Nicola and Carl Van Driel

Organisation name:

Full name of your agent:

Email address: nicolafinter@hotmail.com

Contact phone number: 021749363

Postal address:

Albany
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Submission numbers as below

Submission number: 18, 27, 28, 29

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number Sub points 1

The reasons for my or our support or opposition are:
We do not believe the development as presented, is in the best interests of the local Albany community and immediate neighbourhood.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 12 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

Local members of the neighbourhood, sharing our view on this proposed development.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Nicola and Carl Van Driel

Organisation name:

Full name of your agent:

Email address: nicolafinter@hotmail.com

Contact phone number: 021749363

Postal address:

Albany
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Albany Primary School Board of Trustees

Submission number: 67

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number All points in submission 67 supported

The reasons for my or our support or opposition are:
The school raises valid concerns re the implications of THAB zoning proposed, noting it is a also a significant change to the original proposal (i.e. low height terrace housing/duplex). The BOT outlines pressure on the school roll, traffic, and potential for a serious accident to occur to students due to increased traffic. We support the BOTs view.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 12 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
Local neighbours, sharing our view.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Nicola and Carl Van Driel

Organisation name:

Full name of your agent:

Email address: nicolafinter@hotmail.com

Contact phone number: 021749363

Postal address:

Albany
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
North Harbour Business Association

Submission number: 60

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number All points in submission 60 supported

The reasons for my or our support or opposition are:
All points supported in this submission re density, traffic, additional cars impeding ease of travel and insufficient parking.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 12 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
local neighbour, sharing our views.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Nicola and Carl Van Driel

Organisation name:

Full name of your agent:

Email address: nicolafinter@hotmail.com

Contact phone number: 021749363

Postal address:

Albany
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:

Refer individual submission numbers below:

Submission number: 33, 36, 37, 45, 46, 52, 63, 68, 70, 80, 90, 91, 92, 94, 95, 97, 99, 100, 102, 104, 108, 112, 115, 119, 121, 125, 131, 135, 137, 138

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number All points in these submissions

The reasons for my or our support or opposition are:

These submissions all note the negative change the proposed development will have on the community. A strong focus in this submissions is the impact a development of this magnitude will have on traffic in the area. Also acknowledged is the impact on parking in the area, and construction noise and dust etc for such a prolonged period.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 12 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
Resident of the neighbourhood, sharing our view.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Nicola and Carl Van Driel

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Full name of your agent:

Email address: nicolafinter@hotmail.com

Contact phone number: 021749363

Postal address:

Albany
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Refer individual submission numbers below

Submission number: 10, 25, 61, 66, 71, 93, 96, 101, 105, 109, 111, 113, 116, 117, 126, 134, 142

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number All points in these submissions

The reasons for my or our support or opposition are:
These submissions convey the concerns of the submitters in relation to the requested change of zone from mixed housing suburban residential to THAB and that a change of zone should not be allowed in this area due to concerns around density, height and change to the look & feel of this residential area.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 12 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
local resident, sharing our view.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Nicola and Carl Van Driel

Organisation name:

Full name of your agent:

Email address: nicolafinter@hotmail.com

Contact phone number: 021749363

Postal address:

Albany
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Arvida Group Ltd

Submission number: 136

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 136.1, 136.2

The reasons for my or our support or opposition are:
Impact of traffic uncertain - requesting a copy of peer review regarding traffic movements.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 12 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
resident of the neighbourhood, sharing our views.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Nicola and Carl Van Driel

Organisation name:

Full name of your agent:

Email address: nicolafinter@hotmail.com

Contact phone number: 021749363

Postal address:

Albany
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Auckland Transport

Submission number: 127

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 127.1, 127.2

The reasons for my or our support or opposition are:
Further analysis and clarification regarding volumes needs to be provided regarding the impact on increased traffic generated from the proposed development.

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:
allow points 127.1 and 127.2

Submission date: 12 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
local resident, sharing our views

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Nicola and Carl Van Driel

Organisation name:

Full name of your agent:

Email address: nicolafinter@hotmail.com

Contact phone number: 021749363

Postal address:

Albany
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Ministry of Education (MOE)

Submission number: 139

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 139.5, 139.6

The reasons for my or our support or opposition are:

The proposed plan change will enable urban growth at densities greater than currently enables and out pressure on existing school roles.

Any construction impacts need to be minimised between peak school morning and afternoon periods. The proposed plan change needs to cater for some form of educational facilities which limit trip movements outside the precinct.

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:
allow points 139.5, 139.6

Submission date: 12 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
local resident, sharing our views.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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 further submission.

Contact details

Full name of person making a further submission: Nicola and Carl Van Driel

Organisation name:

Full name of your agent:

Email address: nicolafinter@hotmail.com

Contact phone number: 021749363

Postal address:

Albany
Auckland 0632

Submission details

This is a further submission to:

Plan change number: Plan Change 59 (Private)

Plan change name: PC 59 (Private) - Albany 10 Precinct

Original submission details

Original submitters name and address:
Auckland Council

Submission number: 73

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number See comments below

The reasons for my or our support or opposition are:
We do not support rezoning the site to THAB. We do not support building heights which are outside the current zoning of the area i.e. mixed housing suburban-residential.

I or we want Auckland council to make a decision to: Disallow part of the original submission

Specify the parts of the original submission you want to allow or disallow:
We do not support rezoning the site to THAB. We do not support building heights which are outside the current zoning of the area i.e. mixed housing suburban-residential

Submission date: 12 April 2021

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:
local resident, sharing our views

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

FURTHER SUBMISSION ON PROPOSED PLAN CHANGE 59 (PRIVATE): ALBANY 10 PRECINCT

To: Planning Technician
Auckland Council
Unitary Plan Private Bag 92300
Auckland 1142
unitaryplan@aucklandcouncil.govt.nz

KRISTIN SCHOOL CHARITABLE TRUST (Trust) at the address for the service set out below makes the following further submission on Proposed Plan Change 59 (Private): Albany 10 Precinct (the **Plan Change**):

1. The Trust has an interest in the Plan Change that is greater than the interest the general public has as it owns and operates a school at 360 Albany Highway.
2. The Trust supports in part the submission of **Albany Primary School**, 6 Bass Road, Albany, Auckland 0632 (Number 42).
3. The particular parts of the submission the Trust supports are paragraphs three and four of the “Reasons” for the submission which recognises that the Plan Change will have significant traffic effects on Albany Highway, and particularly the Bass Road/Albany Highway intersection.
4. The reasons for the Trust’s support are:
 - (a) The Trust agrees that the Plan Change must appropriately provide for and mitigate the effects of the additional traffic movements that will be generated by the development of the land at 473 Albany Highway.
 - (b) Assessment of the potential traffic effects of the Plan Change must take into account the existing environment, including the four schools located in the vicinity.
 - (c) Each of the schools, including Albany Primary School, should prepare and implement a travel plan to proactively manage its own effects on the transport network.
 - (d) As set out in the Trust’s submission (number 128).
5. The Trust seeks that this part of the submission be allowed to the extent necessary to take into account the concerns of the Trust as set out in its submission (number 128).

6. The Trust wishes to be heard in support of its further submission.

7. If others make a similar submission, the Trust will consider presenting a joint case with them at the hearing.

Dated this 12th day of April 2021



.....
T Le Bas
Counsel for Kristin School Charitable Trust

Address for service:

Kristin School Charitable Trust
c/- Tompkins Wake
PO Box 258
Hamilton 3240

Attention: T Le Bas / WJ Embling

Telephone: 021 552 617 / 027 364 7808
Facsimile: 07 839 4913

Email: Theresa.LeBas@tompkinswake.co.nz / Wendy.Embling@tompkinswake.co.nz

FURTHER SUBMISSION ON PROPOSED PLAN CHANGE 59 (PRIVATE): ALBANY 10 PRECINCT

To: Planning Technician
 Auckland Council
 Unitary Plan Private Bag 92300
 Auckland 1142
 unitaryplan@aucklandcouncil.govt.nz

KRISTIN SCHOOL CHARITABLE TRUST (Trust) at the address for the service set out below makes the following further submission on Proposed Plan Change 59 (Private): Albany 10 Precinct (the **Plan Change**)

1. The Trust has an interest in the Plan Change that is greater than the interest the general public has as it owns and operates a school at 360 Albany Highway.
2. The Trust supports in part the submission of **Albany Primary School Board**, 6 Bass Road, Albany, Auckland 0632 (Number 67).
3. The particular part of the submission the Trust supports is paragraph one, bullet point three of the “Reasons” for the submission which recognises that the Plan Change will have significant traffic effects on Albany Highway, particularly at peak times.
4. The reasons for the Trust’s support are:
 - (a) The Trust agrees that the Plan Change must appropriately provide for and mitigate the effects of the additional traffic movements that will be generated by the development of the land at 473 Albany Highway.
 - (b) Assessment of the potential traffic effects of the Plan Change must take into account the existing environment, including the four schools located in the vicinity.
 - (c) Each of the schools, including Albany Primary School, should prepare and implement a travel plan to proactively manage its own effects on the transport network.
 - (d) As set out in the Trust’s submission (number 128).
5. The Trust seeks that this part of the submission be allowed to the extent necessary to take into account the concerns of the Trust as set out in its submission (number 128).

6. The Trust wishes to be heard in support of its further submission.

7. If others make a similar submission, the Trust will consider presenting a joint case with them at the hearing.

Dated this 12th day of April 2021



.....
T Le Bas
Counsel for Kristin School Charitable Trust

Address for service:

Kristin School Charitable Trust
c/- Tompkins Wake
PO Box 258
Hamilton 3240

Attention: T Le Bas / WJ Embling

Telephone: 021 552 617 / 027 364 7808
Facsimile: 07 839 4913

Email: Theresa.LeBas@tompkinswake.co.nz / Wendy.Embling@tompkinswake.co.nz

FURTHER SUBMISSION ON PROPOSED PLAN CHANGE 59 (PRIVATE): ALBANY 10 PRECINCT

To: Planning Technician
Auckland Council
Unitary Plan Private Bag 92300
Auckland 1142
unitaryplan@aucklandcouncil.govt.nz

KRISTIN SCHOOL CHARITABLE TRUST (Trust) at the address for the service set out below makes the following further submission on Proposed Plan Change 59 (Private): Albany 10 Precinct (the **Plan Change**)

1. The Trust has an interest in the Plan Change that is greater than the interest the general public has as it owns and operates a school at 360 Albany Highway.
2. The Trust supports the submission of **Auckland Transport**, Private Bag 92250, Auckland 1142 (Number 127)
3. The Trust supports the whole of the submission.
4. The reasons for the Trust's support are:
 - (a) The Trust agrees that the Plan Change must appropriately provide for and mitigate the effects of the additional traffic movements that will be generated by the development of the land at 473 Albany Highway.
 - (b) As set out in the Trust's submission (number 128).
5. The Trust seeks that the submission be allowed to the extent necessary to:
 - (a) Ensure that the Plan Change will not have significant transport effects.
 - (b) Take into account the concerns of the Trust as set out in its submission (number 128).
6. The Trust wishes to be heard in support of its further submission.

7. If others make a similar submission, the Trust will consider presenting a joint case with them at the hearing.

Dated this 12th day of April 2021



.....
T Le Bas
Counsel for Kristin School Charitable Trust

Address for service:

Kristin School Charitable Trust
c/- Tompkins Wake
PO Box 258
Hamilton 3240

Attention: T Le Bas / WJ Embling

Telephone: 021 552 617 / 027 364 7808
Facsimile: 07 839 4913

Email: Theresa.LeBas@tompkinswake.co.nz / Wendy.Embling@tompkinswake.co.nz

FURTHER SUBMISSION ON PROPOSED PLAN CHANGE 59 (PRIVATE): ALBANY 10 PRECINCT

To: Planning Technician
Auckland Council
Unitary Plan Private Bag 92300
Auckland 1142
unitaryplan@aucklandcouncil.govt.nz

KRISTIN SCHOOL CHARITABLE TRUST (Trust) at the address for the service set out below makes the following further submission on Proposed Plan Change 59 (Private): Albany 10 Precinct (the **Plan Change**)

1. The Trust has an interest in the Plan Change that is greater than the interest the general public has as it owns and operates a school at 360 Albany Highway.
2. The Trust opposes in part the submission of the **Ministry of Education**, C/- Beca Ltd, PO Box 6345, Wellesley, Auckland 1141 (Number 139)
3. The particular part of the submission the Trust opposes is the section headed "Traffic" on page two of the submission.
4. The reasons for the Trust's opposition are:
 - (a) the Trust seeks that the Plan Change be declined unless it appropriately provides for and mitigates the effects of the additional traffic movements that will be generated by the development of the land at 473 Albany Highway.
 - (b) Assessment of the potential traffic effects of the Plan Change must take into account the existing environment, including the four schools located in the vicinity.
 - (c) Each of the schools should prepare and implement a travel plan to proactively manage its own effects on the transport network.
 - (d) The Ministry of Education should proactively consider alternative options, including the use of charter bus services to transport students to and from school, to reduce the effects of the existing schools on the transport network.
 - (e) As set out in the Trust's submission (number 128).

5. The Trust seeks that this part of the submission be disallowed and that the relief in the Trust's submission (number 128) be allowed.
6. The Trust wishes to be heard in support of its further submission.
7. If others make a similar submission, the Trust will consider presenting a joint case with them at the hearing.

Dated this 12th day of April 2021



.....
T Le Bas
Counsel for Kristin School Charitable Trust

Address for service:

Kristin School Charitable Trust
c/- Tompkins Wake
PO Box 258
Hamilton 3240

Attention: T Le Bas / WJ Embling

Telephone: 021 552 617 / 027 364 7808

Facsimile: 07 839 4913

Email: Theresa.LeBas@tompkinswake.co.nz / Wendy.Embling@tompkinswake.co.nz



FORM 6

Further Submission in support of, or opposition to, a publicly notified proposed plan change or variation under Clause 8 of Schedule 1, Resource Management Act 1991.

To: Auckland Council

Name of submitter: Ministry of Education ('the Ministry')

Address for service: C/- Beca Ltd
PO Box 6345
Wellesley
Auckland 1141

Attention: Sian Stirling

Phone: 09 300 9722

Email: sian.stirling@beca.com

This is a further submission on the Proposed Plan Change 59 (Private) Albany 10 Precinct (the precinct)

Background

The Ministry is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in the Auckland region.

The Ministry of Education's further submission is:

The Ministry opposes Auckland Council's relief sought on Policy 19 to ensure 'other non-residential activities' do not generate significant vehicle movements from outside of the precinct. Educational facilities are classified as non-residential activities, therefore this amended policy would affect the Ministry's ability to provide a school in the future.

The Ministry acknowledge the importance of a precinct being able to support its residents from within the precinct to limit the traffic effects on the wider transport network. However, the Ministry's original submission discussed how Albany is a fast-growing area and the local primary schools are almost at full capacity¹. The Ministry is having direct and ongoing discussions with Bei Group Limited to discuss the potential options of establishing a primary school within the precinct. The potential new primary school will have a catchment wider than the precinct area to accommodate the increasing growth of Albany. This school may generate significant trip movements from outside the precinct during peak pick-up and drop-off times (8 – 9 am and 3 – 4 pm). Auckland Council's relief sought on Policy 19 would restrict the Ministry to provide the essential social infrastructure for Albany in the future.

¹ National Education Growth Plan 2030, Auckland and Tai Tokerau, Ministry of Education, 2019. Available at: <https://www.education.govt.nz/our-work/publications/budget-2019/negp/#Auckland>



It is important to note that regardless of any objectives and policies, an Integrated Traffic Assessment (ITA) would form part of Notice of Requirement for a new school. The ITA would assess the potential traffic effects on the network and include mitigation measures if required.

Submitters Jodie Rosevear, Steve Thornton and Jinyan Xu have also mentioned the limited capacity within the school network and the need for a new school in Albany.

The Ministry would like the following decisions sought

- If Auckland Council accepts the relief (or similar) sought by Auckland Council on Policy 19, Council should exclude educational facilities from this policy and associated development rules.
- The relief sought from the Ministry's original submission should be accepted.

The Ministry wishes to be heard in support of its further submission.

Sian Stirling

Planner – Beca Ltd

(Consultant to the Ministry of Education)

Date: 12 April 2021

