

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 45 (Private)

**272, 274 and 278 Clevedon Kawakawa
Road**

SUMMARY OF DECISIONS REQUESTED

Enclosed:

- **Explanation**
- **Summary of Decisions Requested**
- **Submissions**

Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by **Friday, 12 February 2021**
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

Summary of Decisions Requested

Plan Change 45 – 272, 274 and 278 Clevedon-Kawakawa Road

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
1		Withdrawn			
2	2.1	Carol and Paul Gibbard	carolgibbard@gmail.com	Neutral	Please consider the extra traffic, the floodplains and our privacy when making your decision in regards to this proposal.
3	3.1	Nicky Hunt	nickyhuntnz@gmail.com	Amend the plan change if it is not declined	Retain the Rural Coastal zoning in place, which we see as complementary to the Clevedon town centre.
4		Withdrawn			
5		Withdrawn			
6		Withdrawn			
7	7.1	Bernise & Geoffrey Milliken	Geoff@bpi.co.nz	Amend the plan change	We are not opposed to the inevitable Urban spread that is happening within our area or the wider Auckland catchment generally, we in fact embrace it. In this instance however our opinion is that a smaller number of building sites within the Stratford Properties development would be far more sympathetic to close neighbours, ourselves, the roading system and the environment and be much more in keeping with the surrounding area.
8	8.1	JM Mechanical Services Ltd c/- Johnathon Martin	johnathon@jmservice.co.nz	Accept the plan change with amendments	Approve the plan change with amendments requested to address the concerns raised in the submission, include impacts on the submitters home business and drainage and runoff from the plan change properties on to the submitter's land.
9	9.1	Heritage New Zealand Pouhere Taonga c/- Susan Andrews	sandrews@heritage.org.nz	Accept the plan change with amendments	Do not approve the plan change until such time as: - wider consultation has been completed with all iwi entities who exercise Kaitiakitanga within this rohe; - an archaeological assessment/field survey has been completed by an appropriately qualified archaeologist, and - the plan change is amended as appropriate in response to the survey to avoid effects on any identified archaeological sites in the first instance, and as may be sought following wider iwi consultation.
10	10.1	James, Margaret, Robert & Kim Power	powerk@windowslive.com	Decline the plan change	Oppose the plan change if it may result in the surrounding area getting zoning extensions and more developments happening.

Plan Change 45 – 272, 274 and 278 Clevedon-Kawakawa Road

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
11	11.1	Bernise Emily Milliken	g.b.milliken@xtra.co.nz	Decline the plan change	We are not opposed to the inevitable Urban spread that is happening within our area or the wider Auckland catchment generally, we in fact embrace it. In this instance however, our opinion is that a smaller number of building sites within the Stratford Properties development would be far more sympathetic to close neighbours, ourselves, the roading system and the environment and be much more in keeping with the surrounding area.
12		Withdrawn			
13	13.1	Ross Johnson	ross@johnsonfarm.co.nz	Approve the plan change	Approve the plan change without any amendments
14	14.1	Netherlea Holdings c/- Peter Mandeno	peter.mandeno@xtra.co.nz	Approve the plan change	Netherlea Holdings fully supports plan change 45
15	15.1	Bruce Frizzell	frizzprop@gmail.com		We have no objection to this plan change as we believe the opportunity should exist for those that wish to live in a Rural Environment should be able to do so without the hassle of looking after a larger block , but would like to suggest a further plan change to our property [81 Clevedon-Kawakawa Road] and other Properties on Holdens Road and McNicol Road.
16	16.1	Trevor Giles & Dianne Giles	d.giles990@hotmail.com	Decline the plan change	Decline the plan change
17	17.1	Brendan Kingsley Vallings	brendan.vallings@xtra.co.nz	Decline the plan change	Decline the plan change
18	18.1	Clevedon Community and Business Association	secretary@clevedon.co.nz	Decline the plan change	Decline the proposed plan change as set out in the application documents
18	18.2	Clevedon Community and Business Association	secretary@clevedon.co.nz	Decline the plan change	In the alternate, we request that if Council are of a mind to recommend that the proposed plan change is approved, that the issue of defensible boundaries is addressed in the decision, and a defensible boundary applied.
19	19.1	Clevedon Cares Incorporated c/- Mary Whitehouse	info@clevedoncares.co.nz	Decline the plan change	Decline the plan change

Plan Change 45 – 272, 274 and 278 Clevedon-Kawakawa Road

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
					In the alternate if the application is granted in whole or in part, Clevedon Cares requests that the following conditions are applied: a. A new defensible boundary to Clevedon Precinct is applied b. If any part of the site is rezoned to Clevedon Precinct C/Countryside Living, the minimum site area and clustering provisions of Clevedon Precinct C are adhered to in accordance with the area of the rezoned land. c. That the application for subdivision consent is publicly notified d. Public access trails are provided, generally in accordance with those in the Clevedon Precinct and as encouraged in the AUP e. Public access to the riparian margin and the Wairoa river is provided, including a jetty f. Wetlands and other environmental enhancements are undertaken, including planting to reduce the visual impact of any countryside living zone. g. Lighting and roading are designed to be in keeping with the rural environment to minimise the look of an urban development
19	19.2	Clevedon Cares Incorporated c/- Mary Whitehouse	info@clevedoncares.co.nz	Decline the plan change	
20	20.1	Helen Gray	emnhgray@gmail.com	Approve the plan change	Supports the plan change (no specific relief requested)
21	21.1	Caroline Greig	cgreig@xtra.co.nz	Decline the plan change	Decline the plan change
22	22.1	Mary Whitehouse	mwhitehouse017@gmail.com	Decline the plan change	Decline the plan change
23	23.1	Josephine Elworthy	josephine@hololio.co.nz	Decline the plan change	Decline the plan change
24	24.1	Christine Mayo	hayley_mayo_hails@hotmail.com	Decline the plan change	Decline the plan change
25	25.1	Lindsey Britton	tiakuri@xtra.co.nz	Decline the plan change	Decline the plan change

Plan Change 45 – 272, 274 and 278 Clevedon-Kawakawa Road

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
25	25.2	Lindsey Britton	tiakuri@xtra.co.nz	Decline the plan change	<p>If the Council is not willing to stick to its own planning rules and go against the communities wishes and chooses to allow PC 45 then:</p> <ul style="list-style-type: none"> - It must be publicly notified - A new defensible and fixed Clevedon Precinct boundary has to be set - Far fewer dwellings on the site should be required - The dwellings need to be disguised by some serious tree planting - No two story dwellings - The roads on site and off the Clevedon-Kawakawa Bay Road must be rural in nature - The site must have subdued street lighting there being no street lights for kms and definitely not the huge standards 52 North Rd has installed or it will be lit up like a sports stadium in a black void

Submissions

Hi Sanjay,

I am writing in regards to the Limited Notification Proposed Plan Change 45 - 272, 274 and 278 Clevedon-Kawakawa road by Stratford Properties Limited

With the recent rezoning to the Auckland Unitary plan we believe there is plenty of opportunity for development in the designated areas without widening the zoned area. Clevedon village itself has substantial development going on and the outskirts need to keep the rural character and feel of our special community.

This is always a difficult situation where we wish to retain the integrity of the rural culture, good neighbourly relations and a tasteful development that doesn't impact negatively on our property.

If you decide to accept the proposal we ask that you please keep us fully informed of any changes/ amendments that vary from the original plan. We have found that previously a property owner gains permission for one thing and before you know it they have totally changed the plans and we are no longer consulted or updated on the changes/developments.

We love living rural and moved to this area for that very reason, I am therefore asking you to please consider the extra traffic, the floodplains and our privacy when making your decision in regards to this proposal.

| 2.1

Warmest regards,
Carol and Paul Gibbard
262 Clevedon-Kawakawa Rd
Clevedon
Auckland
carolgibbard@gmail.com

Carol Gibbard

Branch and Bloom Ltd

To Whom It May Concern

I am writing in regards to the Limited Notification Proposed Plan Change 45 - 272, 274 and 278 Clevedon-Kawakawa road by Stratford Properties Limited.

I understand Stratford Properties Limited has been trying to develop their property at 272 Clevedon-Kawakawa Rd in Clevedon and to date has been unsuccessful.

Local residents have had conversations with Doug Sherning regarding sub-dividing his property. We have now been notified that he is applying to re-zone the area from Rural Coastal to Countryside Living including extend the Clevedon Precinct over this area.

I am not completely opposed to the development - we have a business in the village and development helps us in this regard, *but* as you are aware more than 700 new homes have already been approved in the village and the living in Clevedon is already becoming more intensified. There is no evidence to suggest this needs further intensifying. The neighbour on the other side of the property owner has already subdivided his property under the Unitary Plan.

As mentioned, I acknowledge that developing his property is his right but these are the following issues that are for consideration for all of the neighbours.

As council is aware, the intended piece of land is **river** frontage and any development could seriously affect the local wildlife and the river's delicate eco system. The silt management of the river any the eco systems of the river and wildlife would need to be mitigated and closely monitored by council during the construction of any proposed sub-division.

Also the proposed piece of land is prone to bad **flooding** when the river swells and cannot cope with the heavy rainfall as quite a large proportion of the proposed site floods. The only section which doesn't flood is a slight rise in the landscape which is where the proposed housing subdivision is planned for.

It will mean homes clustered close together, increasing **traffic movements**. The road is already very busy and fast as it is, especially during holiday and weekend times and any development including what is happening in the town centre will exacerbate this. It will be good to have an understanding of what council's response to that will be especially during peak commuter and holiday times?

The current zoning designation is suitable for the types of activities that **rural living** allows for, we have a peaceful lifestyle whereby we can enjoy our rural lifestyle. This is precisely what attracted us to move to this area, and is highly valued by ourselves and our neighbours. If the proposed re-zoning were to come into place, we would lose, especially with the proposed plans of the subdivision by the property owner.

Council has already approved intensified living in the village. If we are to keep the beauty and eco system of Clevedon alive, we need to retain the Rural Coastal zoning in place, which we see as complementary to the Clevedon town centre. This is the essence and appeal of Clevedon. | 3.1

Kind regards

Nicky Hunt
nickyhuntnz@gmail.com

To Whom It May Concern

I am writing in regards to the Limited Notification Proposed Plan Change 45 - 272, 274 and 278 Clevedon-Kawakawa road by Stratford Properties Limited.

I understand Stratford Properties Limited has been trying to develop their property at 272 Clevedon-Kawakawa Rd on the outskirts of Clevedon. I am disappointed that we were not notified of any such plan. Now that we have been made aware, I have several areas of concern that need to be noted

We have been lucky to live in Clevedon and have enjoyed the rural lifestyle at 247 Clevedon Kawakawa road Clevedon for 18 years.

We chose this site over many others in Clevedon properties as all 4 bedrooms, family room, Kitchen, lounge and outdoor entertaining decks all enjoyed extensive rural views out to the Wairoa river and down to the sea.

Included in this view now is the proposed new Stratford property development. Our main disappointment is the inaccurate misinformation portrayed in the report in relation to 247 Clevedon Kawakawa Rd which according to the compiled documents has been stated as no impact ... This is incorrect.

As you will understand given that our personal information has been incorrectly portrayed so far it also leads us to question if other aspects within this report are also misleading to the Clevedon community

The two areas within the formal submission with separate misinformation that have direct effect on ourselves at 247 Clevedon Kawakawa rd are....

- 1) The following abstract from the very first report.... Private Plan Change Request Statutory Assessment Reports, Visual Amenity page 28 / Clause 106.... reads

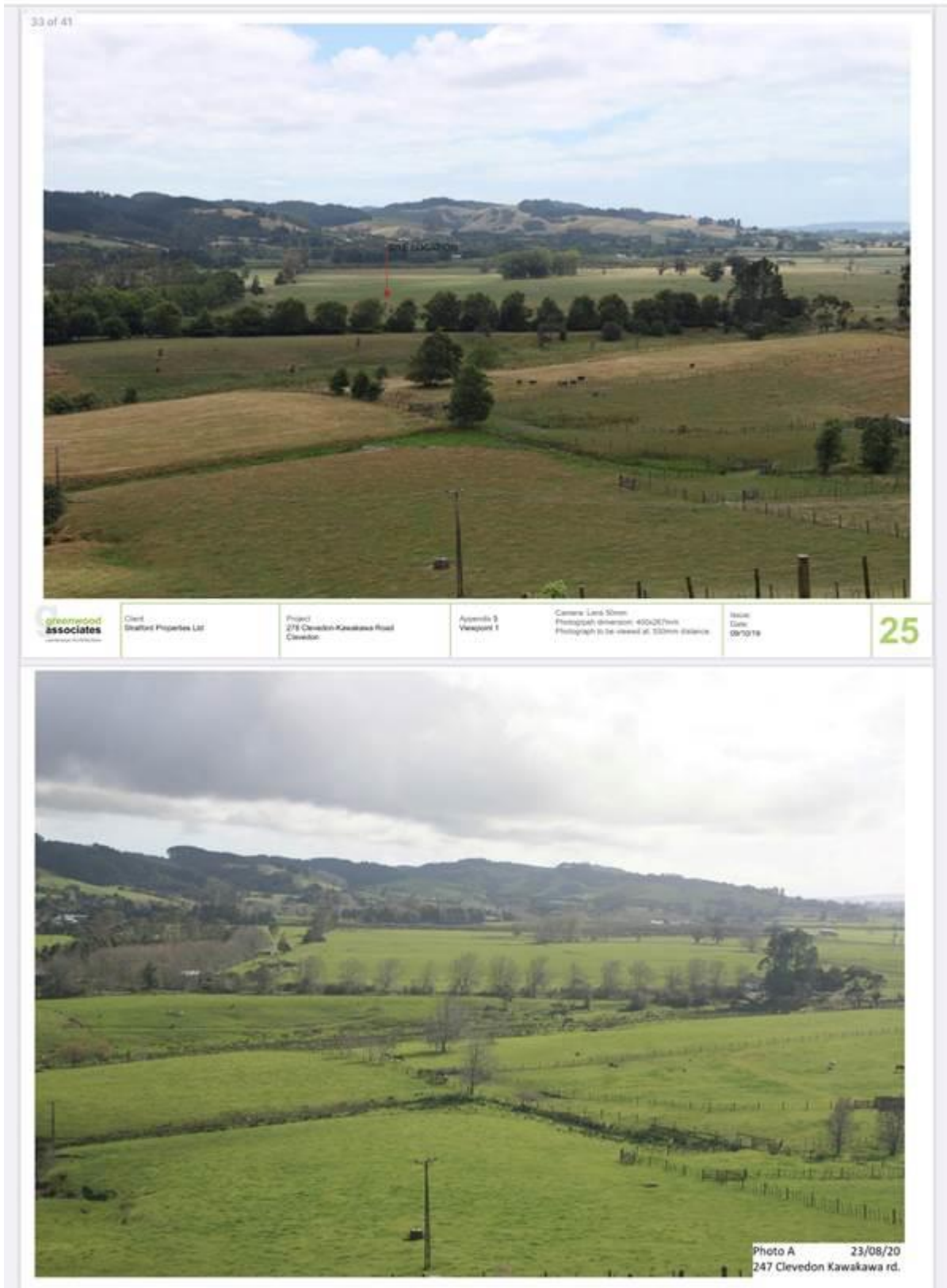
*.....The private viewing audience is limited to the properties located adjacent to the plan change site to the west, east and south. The southern properties at 247, 271 and 285 Clevedon-Kawakawa Road are immediately across the road from the site. Due to the topographical layout of the area, and the extent of existing vegetation, **only the dwellings at 271 and 285 Clevedon-Kawakawa have direct views to the site** and these are the most affected viewpoints in this location.....*

This is incorrect as evidenced by their own Greenwood associates photos (Point 2) below.... These are in fact the views from our 247 Clevedon Kawakawa property making it an affected viewpoint.

- 2) Appendix 13 /Landscape Visual Assessment..... Photos at the end of the report sub-pages photo 24 &25

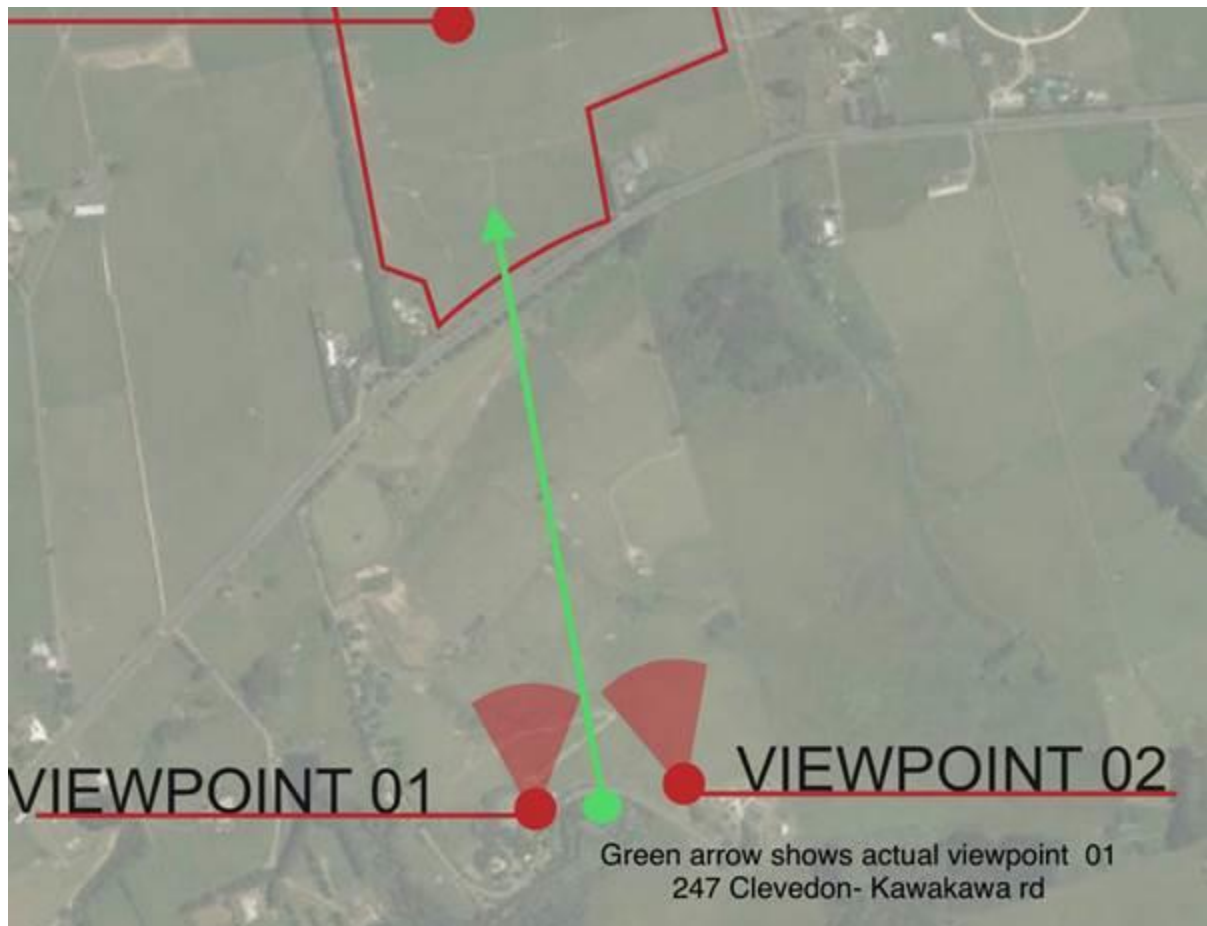
Greenwood associates came onto our property at 247 in good faith with permission and took photos and then have wrongly used these visuals to describe 271 Clevedon Kawakawa Rd (Collicutts) views when they are clearly the views from our 247 site. Below is the appendix 5 photo in question and for comparison we attach our own photo directly under that image showing clearly that the power pole and water trough are directly in line with the proposed development from our property (not 271)and could only have been taken from our location. The only difference in the photo we took was that there are no leaves on the trees so the view of the new proposed development area is even more extensive.

The photo identification and subsequent information is wrong and misleading.



See above the top photo from appendix 5 is the photo in question..... we have for comparison attached our own photo directly below it taken 23/8/20 which clearly illustrates it can only be taken from 247.

The photo has not been taken from 271 as indicated.



This second aerial photo (appendix-4) makes no reference to our 247 location which we have now included in Green.....

Additional to the disappointment of being incorrectly ruled out as a party of no significance in the Visual Assessment report we now have had a short period to consider the plan and conclude.....

- 1) Yes, we do have objections to the number of building sites that are planned within our view. A smaller development of building sites in our opinion is far more appropriate
- 2) We have questions related to the use of this land which we have seen under severe flooding on many occasions. If you build houses on all of the high ground, what then happens to livestock presumably still grazing on the remaining lower lying land when the inevitable floods reoccur.
- 3) We are concerned at the inevitable ecological impact to the river that will occur from 11 building projects and then with the ongoing living impact that this many established homes will continue to create.
- 4) The traffic volume assessment dates back to Nov 2018 and we know that traffic volumes have increased since then. Possibly more importantly the Traffic report did not appear to take into account that 850 additional homes are already approved in the Clevedon Village and are under way now which will already have an as yet unseen significant increase in the traffic flow on this road, particularly on the weekend out to Kawakawa bay for boating and recreation. Adding 11 new building sites feeding off one driveway directly onto an increasingly busy 100kmh road is once again potentially more hazardous than we believe the traffic report suggests

We are not opposed to the inevitable Urban spread that is happening within our area or the wider Auckland catchment generally, we in fact embrace it. In this instance however our opinion is that a smaller number of building sites within the Stratford Properties development would be far more sympathetic to close neighbours, ourselves, the roading system and the environment and be much more in keeping with the surrounding area.

7.1

Yours Faithfully Bernise & Geoffrey Milliken
247 Clevedon Kawakawa Rd
Clevedon
Geoff@bpi.co.nz

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Johnathon Martin

Organisation name: JM Mechanical Services Ltd

Agent's full name: Johnathon Martin

Email address: johnathon@jmservice.co.nz

Contact phone number: 0226481084

Postal address:
294 Clevedon Kawakawa Road
Clevedon
AUCKLAND 2585

Submission details

This is a submission to:

Plan change number: Plan change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

My submission relates to

Rule or rules:

Property address: 278 Clevedon Kawakawa Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The plans that we have seen to date look ok, our concern is if the dwelling locations change and are close to our boundary, this will affect our business. We operate a small business from home that means we operate noisy tools and machinery at times. This business provides 24/7 service and supports essential services in the food industry. Currently with no direct neighbours, this is not an issue. If we were to have neighbours close by who did not understand this was part of our business and why we originally moved the business and our lives to a more rural location, this would be catastrophic for our business. Our concerns are that if the zoning is changed from Rural Coastal living to Countryside living, this would allow more condensed living and we would be the noisy neighbours everyone would complain about. Not only would this greatly affect our livelihood, it would need to be considered by the potential new tenants. We aren't against the progression of Clevedon, in fact we welcome it. We just feel we need to express our concerns around what this may potentially mean. Our other concern is around drainage and the runoff from all of these properties. It would appear that this would run straight through our land. Given this area is prone to flooding, and we at least once a

year see our paddocks completely underwater, we are concerned that the waste and run off from these properties would just sit in our paddocks.

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

8.1

Details of amendments: Dwelling locations and drainage

Submission date: 27 August 2020

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.

To whom it may concern,

We have just completed a submission relating to the proposed changes for 272,274 and 278 Clevedon Kawakawa Road.

The plans that we have seen to date look ok, our concern is if the dwelling locations change and are close to our boundary, this will affect our business. We operate a small business from home that means we operate noisy tools and machinery at times. This business provides 24/7 service and supports essential services in the food industry. Currently with no direct neighbours, this is not an issue. If we were to have neighbours close by who did not understand this was part of our business and why we originally moved the business and our lives to a more rural location, this would be catastrophic for our business. | 8.1

Our concerns are that if the zoning is changed from Rural Coastal living to Countryside living, this would allow more condensed living and we would be the noisy neighbours everyone would complain about. Not only would this greatly affect our livelihood, it would need to be considered by the potential new tenants. We aren't against the progression of Clevedon, in fact we welcome it. We just feel we need to express our concerns around what this may potentially mean.

Our other concern is around drainage and the runoff from all of these properties. It would appear that this would run straight through our land. Given this area is prone to flooding, and we at least once a year see our paddocks completely underwater, we are concerned that the waste and run off from these properties would just sit in our paddocks. | 8.1

Kind Regards,
Johnathon Martin
johnathon@jmservice.co.nz

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Susan Andrews

Organisation name: Heritage New Zealand Pouhere Taonga

Agent's full name:

Email address: sandrews@heritage.org.nz

Contact phone number: 09 307 9920

Postal address:

Submission details

This is a submission to:

Plan change number: Plan change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

My submission relates to

Rule or rules:

Please see attached submission.

Property address: Please see attached submission.

Map or maps: Please see attached submission.

Other provisions:

Please see attached submission.

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 submission.

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

Details of amendments: Please see attached submission.

Submission date: 27 August 2020

Supporting documents

HNZPT Submission PPC45 27 08 20.pdf

Attend a hearing

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

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

Declaration

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

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

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

No

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



27th August 2020

Attention: Planning Technician
Auckland Council
Level 24
135 Albert Street
Private Bag 92300
Auckland 1143

Dear Sir or Madam

SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA

PROPOSED PLAN CHANGE 45 (PRIVATE): 272, 274 AND 278 CLEVEDON-KAWAKAWA ROAD

To: Auckland Council

Name of submitter: Heritage New Zealand Pouhere Taonga

1. This is a submission on the following proposed private change to the Auckland Unitary Plan (Operative in Part) (the proposal):

PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road: To rezone approximately 9.9 hectares of land at 272, 274 and 278 Clevedon-Kawakawa Road, Clevedon from Rural Coastal to Countryside Living, and apply the Clevedon Precinct to the land. The purpose of the plan change is to enable 11 countryside living lots, and a shared access and amenity lot, to be established on the land.

2. Heritage New Zealand could not gain an advantage in trade competition through this submission.

3. The specific provisions of the proposal that Heritage New Zealand's submission relates to are:

- The absence of any qualified archaeological assessment to verify the potential for archaeological sites within the property.
- Consultation with all iwi entities who exercise Kaitiakitanga within this rohe.

4. Heritage New Zealand's submission is:

- Heritage New Zealand is an autonomous Crown Entity with statutory responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.
- Heritage New Zealand seeks that an archaeological field survey/assessment is completed in conjunction with this plan change, given the proximity of the site to the Wairoa River and the nature of the landscape. The current lack of recorded archaeological sites likely suggests the area has never been systematically archaeologically surveyed as opposed to an absence of archaeological remains in the locality.
- While the area of the site proposed for rezoning is indicated as some 600 metres from the river, this does not preclude the potential for archaeological remains to be present within the remainder of the property. Additionally, restoration planting is proposed within tributary and

wetland margins within the site, with these areas particularly having potential for archaeological remains to be present and which therefore could be negatively impacted by planting activities.

- Heritage NZ seeks that the plan change be reviewed following completion of the field survey and be modified as appropriate to ensure the avoidance and minimising of effects on any archaeological remains in the first instance.
- It is not appropriate in our view, to consider the identification of archaeological sites as left to the mechanism of an Accidental Discovery Protocol during works. This process is reactive at best, along with insufficient ability in many instances to suitably avoid sites and or minimise effects during works when construction plans etc, are already in place, not to mention unplanned delays and budgeted costs where further consents are required to be obtained.
- This will also enable any pre-1900 features located to be recorded as an archaeological site with the New Zealand Archaeological Associated (NZAA) ArchSite database and the Auckland Council Cultural Heritage Index (CHI), and assist the owners to plan developments appropriately, including determining whether an archaeological authority pursuant to the Heritage New Zealand Pouhere Taonga Act (2014) may be required.
- Heritage New Zealand seek that all iwi entities who exercise Kaitiakitanga within this rohe be consulted, and that consultation is also completed with Ngāi Tai Ki Umupuia inclusive of Umupuia Marae Representatives (Kaumatua, Kuia, Komiti), and that the Chief Executive of Ngai Tai – Tama Potaka is kept informed.

5. Heritage New Zealand seeks the following decision from the local authority:

- That the plan change not be approved until such time as:
 - wider consultation has been completed with all iwi entities who exercise Kaitiakitanga within this rohe;
 - an archaeological assessment/field survey has been completed by an appropriately qualified archaeologist, and
 - the plan change is amended as appropriate in response to the survey to avoid effects on any identified archaeological sites in the first instance, and as may be sought following wider iwi consultation.

9.1

6. Heritage New Zealand does wish to be heard in support of our submission.

Yours sincerely



Sherry Reynolds
Director Northern Region

Address for Service:

Susan Andrews
PO Box 105 291, Auckland
09 307 9920
sandrews@heritage.org.nz

To whom it may concern

Our biggest issue with the development for Clevedon-Kawakawa road is we feel there is plenty of development already within the zoned areas in Clevedon, that zone doesn't need to be extended. While we don't mind what Doug has proposed- the 11 sites, we don't want the whole area around us getting zoning extensions and more developments happening. So if that can happen under the new re-zoning, then we are opposed to that change.

10.1

Regards

James Power
Margaret Power
Robert Power
Kim Power
300 Clevedon-kawakawa road
092924488
powerk@windowslive.com

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bernise Emily Milliken

Organisation name:

Agent's full name:

Email address: g.b.milliken@xtra.co.nz

Contact phone number: 021 2927287

Postal address:
247 Clevedon Kawakawa Rd
Clevedon
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

My submission relates to

Rule or rules:

Property address: Plan change 45-272, 274 and 278 Clevedon Kawakawa Rd by Stratford Properties Ltd

Map or maps:

Other provisions:

* Information on Visual Amenity page 28 / Clause106 (a false statement)

* Property identification by Greenwood Associates Appendix 13 / Landscape Visual Assessment photos 24 & 25 (wrongly identified property)

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

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

The reason for my or our views are:

Our Property 247 Clevedon Kawakawa Rd has been wrongly identified as property 271 Clevedon Kawakawa Rd and as a result wrongly stated as having no Impact in the Landscape Visual Assessment in appendix 13.... our views are affected.

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

Submission date: 27 August 2020

Supporting documents
Response Stratford Properties Ltd.pdf

Attend a hearing

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

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

Declaration

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

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

- Adversely affects the environment; and
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Yes

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

To Whom It May Concern

26/8/20

I am writing in regards to the Limited Notification Proposed Plan Change 45 - 272, 274 and 278 Clevedon-Kawakawa road by Stratford Properties Limited.

I understand Stratford Properties Limited has been trying to develop their property at 272 Clevedon-Kawakawa Rd on the outskirts of Clevedon. I am disappointed that we were not notified of any such plan. Now that we have been made aware, I have several areas of concern that need to be noted

We have been lucky to live in Clevedon and have enjoyed the rural lifestyle at 247 Clevedon Kawakawa road Clevedon for 18 years.

We chose this site over many others in Clevedon properties as all 4 bedrooms, family room, Kitchen, lounge and outdoor entertaining decks all enjoyed extensive rural views out to the Wairoa river and down to the sea.

Included in this view now is the proposed new Stratford property development. Our main disappointment is the inaccurate misinformation portrayed in the report in relation to 247 Clevedon Kawakawa Rd which according to the compiled documents has been stated as no impact ... This is incorrect.

As you will understand given that our personal information has been incorrectly portrayed so far it also leads us to question if other aspects within this report are also misleading to the Clevedon community

The two areas within the formal submission with separate misinformation that have direct effect on ourselves at 247 Clevedon Kawakawa rd are....

- 1) The following abstract from the very first report.... Private Plan Change Request Statutory Assessment Reports, Visual Amenity page 28 / Clause 106.... reads

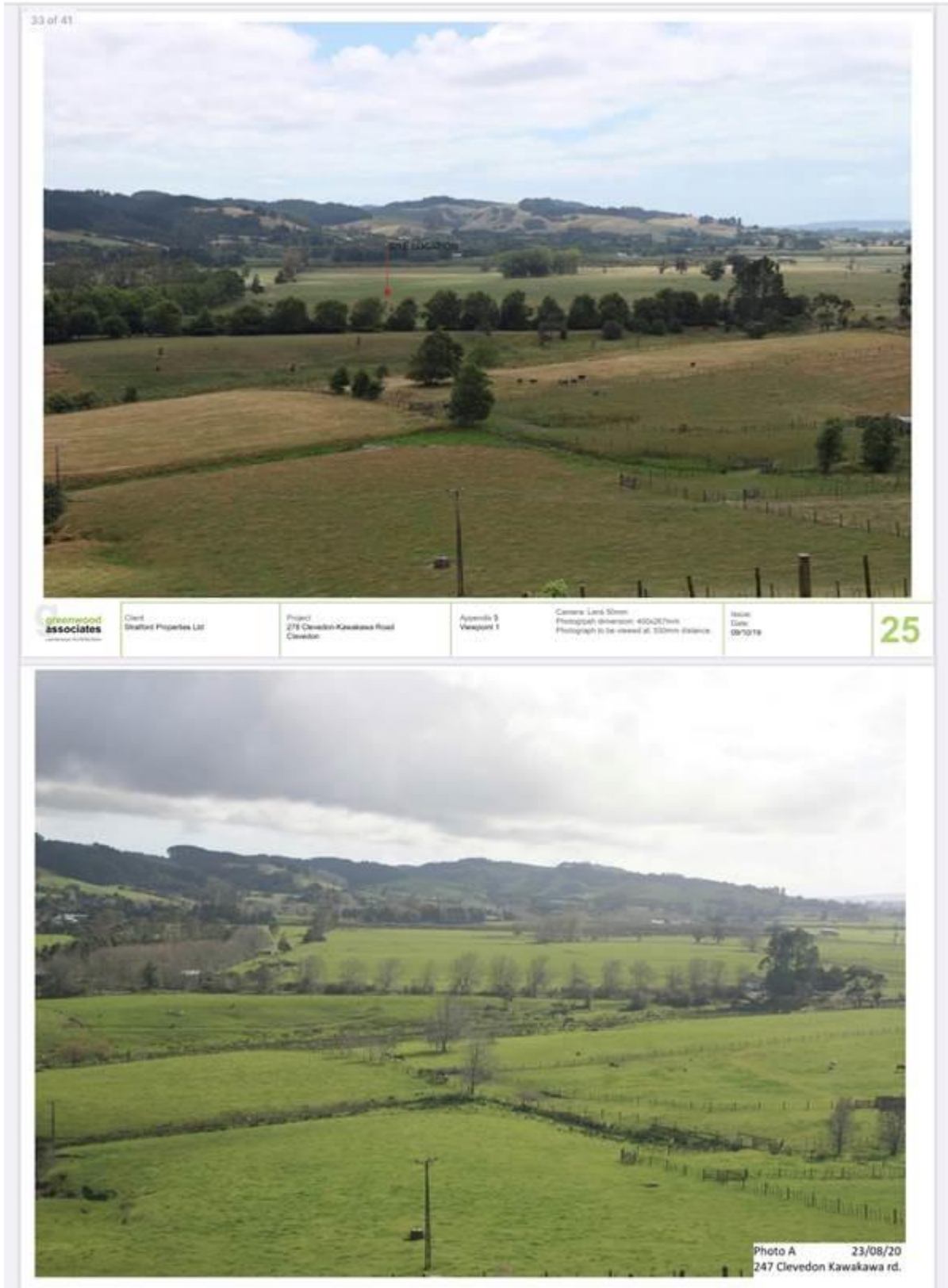
*.....The private viewing audience is limited to the properties located adjacent to the plan change site to the west, east and south. The southern properties at 247, 271 and 285 Clevedon-Kawakawa Road are immediately across the road from the site. Due to the topographical layout of the area, and the extent of existing vegetation, **only the dwellings at 271 and 285 Clevedon-Kawakawa have direct views to the site** and these are the most affected viewpoints in this location.....*

This is incorrect as evidenced by their own Greenwood associates photos (Point 2) below.... These are in fact the views from our 247 Clevedon Kawakawa property making it an affected viewpoint.

- 2) Appendix 13 /Landscape Visual Assessment..... Photos at the end of the report sub-pages photo 24 &25

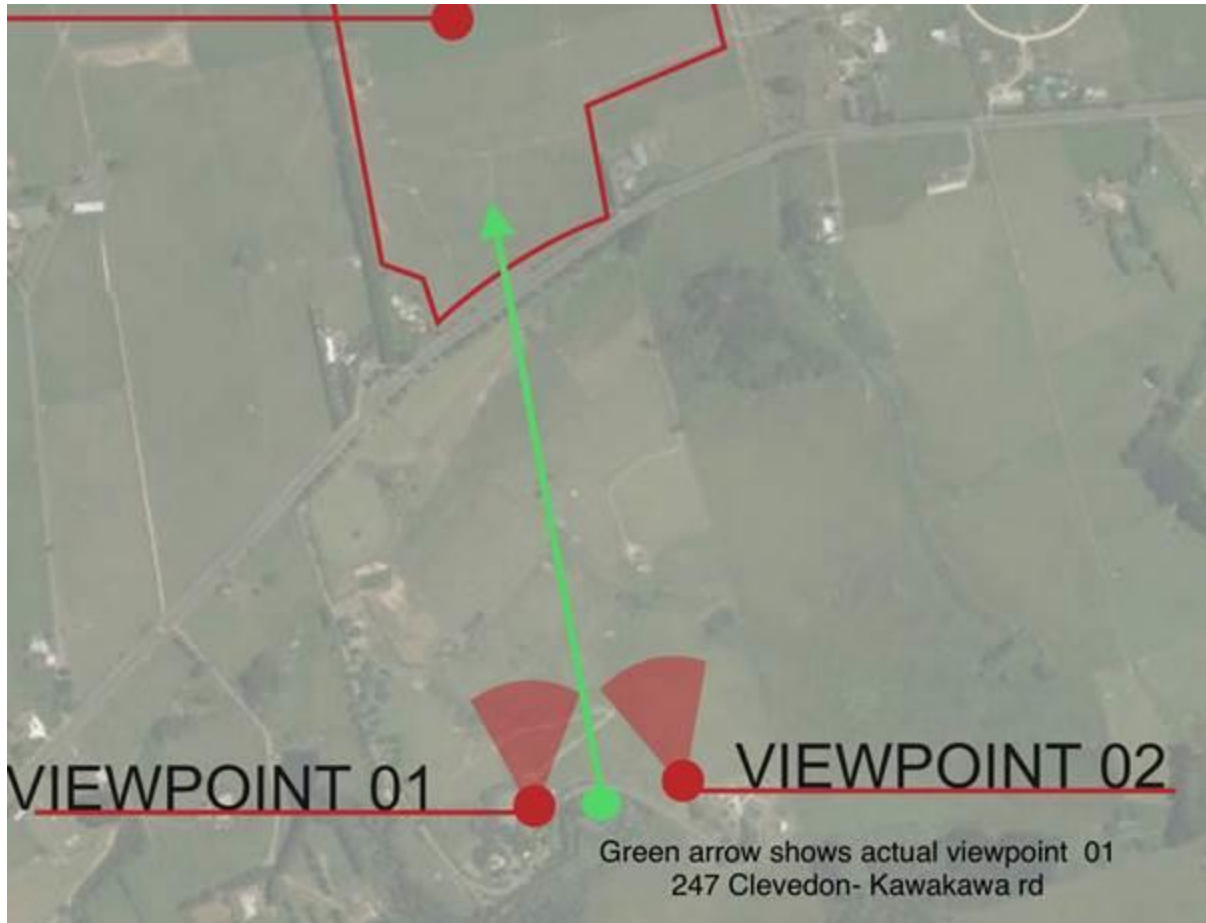
Greenwood associates came onto our property at 247 in good faith with permission and took photos and then have wrongly used these visuals to describe 271 Clevedon Kawakawa Rd (Collicutts) views when they are clearly the views from our 247 site. Below is the appendix 5 photo in question and for comparison we attach our own photo directly under that image showing clearly that the power pole and water trough are directly in line with the proposed development from our property (not 271)and could only have been taken from our location. The only difference in the photo we took was that there are no leaves on the trees so the view of the new proposed development area is even more extensive.

The photo identification and subsequent information is wrong and misleading.



See above the top photo from appendix 5 is the photo in question..... we have for comparison attached our own photo directly below it taken 23/8/20 which clearly illustrates it can only be taken from 247.

The photo has not been taken from 271 as indicated.



This second aerial photo (appendix-4) makes no reference to our 247 location which we have now included in Green.....

Additional to the disappointment of being incorrectly identified as a party of no significance in the Visual Assessment report we now have had a short period to consider the plan and conclude.....

- 1) Yes, we do have objections to the number of building sites that are planned within our view. A smaller development of building sites in our opinion is far more appropriate
- 2) We have questions related to the use of this land which we have seen under severe flooding on many occasions. If you build houses on all of the high ground, what then happens to livestock presumably still grazing on the remaining lower lying land when the inevitable floods reoccur.
- 3) We are concerned at the inevitable ecological impact to the river that will occur from 11 building projects and then with the ongoing living impact that this many established homes will continue to create.
- 4) The traffic volume assessment dates back to Nov 2018 and we know that traffic volumes have increased since then. Possibly more importantly the Traffic report did not appear to take into account that 850 additional homes are already approved in the Clevedon Village and are under way now which will already have an as yet unseen significant increase in the traffic flow on this road, particularly on the weekend out to Kawakawa bay for boating and recreation. Adding 11 new building sites feeding off one driveway directly onto an increasingly busy 100kmh road is once again potentially more hazardous than we believe the traffic report suggests

We are not opposed to the inevitable Urban spread that is happening within our area or the wider Auckland catchment generally, we in fact embrace it. In this instance however, our opinion is that a smaller number of building sites within the Stratford Properties development would be far more sympathetic to close neighbours, ourselves, the roading system and the environment and be much more in keeping with the surrounding area.

11.1

Yours Faithfully Bernise & Geoffrey Milliken
247 Clevedon Kawakawa Rd
Clevedon

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ross Johnson

Organisation name: Property owner 202 Clevedon Kawakawa rd

Agent's full name:

Email address: ross@johnsonfarm.co.nz

Contact phone number:

Postal address:
202 Clevedon Kawakawa Rd
Clevedon
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

My submission relates to

Rule or rules:
N/A

Property address: N/A

Map or maps: N/A

Other provisions:
N/A

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

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

The reason for my or our views are:
Improve the area and better use of uneconomic rural land

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

13.1

Details of amendments:

Submission date: 24 November 2020

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.

Netherlea Holdings fully supports plan change 45 and acknowledges it is exactly what people are looking for a home on 3 to 4000 meters of land with a view . Thankyou , Peter Mandeno Director Netherlea Holdings

14.1

peter.mandeno@xtra.co.nz

Dear Sanjay

RE Proposed Plan Change 45 (Private) Clevedon-Kawakawa Road

We have no objection to this plan change as we believe the opportunity should exist for those that wish to live in a Rural Environment should be able to do so without the hassle of looking after a larger block, but would like to suggest a further plan change to our property and other Properties on Holdens Road and McNicol Road.

15.1

This is the situation with our property

We are at 81 Clevedon-Kawakawa Road which is less than 1 km from the Clevedon Village is totally 12 hectares currently farmed as a lifestyle property but it is not a viable farming operation with only approximately 9 hectares of grazeable land balance being native trees bush and stream, house sheds and yard area.

The property is flat to gently rolling contour and has significant stands of native bush and trees to which we have added and planted over 4000 additional trees mostly native and the Okauanga Creek runs through the middle

We understand the native trees are remnant forest with some very special species of Rimu and Matai included.

The following are surrounding properties some our immediate neighbours and the others are directly across the road.

The immediately neighbouring properties on Clevedon Kawakawa Road are

Nos 69 of 1.35 Ha 84 2.61Ha 101 2 Ha in Rural Production Zone !!!
and Immediately across the road

Nos 84 2.61Ha 84A 2.5 Ha 86A 2.29 Ha and 88 8018 M2 (These are included in the Countryside Living Zone)

Also on McNicol road Nos 9 3.89 Ha 12 McNicol (Immediate Neighbour) 1096 M2 and 90 McNicol (an Immediate Neighbour of 20 ha zoned Countryside Living.

We were not a submitter to the Notified Plan but we made a submission to PAUP as per attached acknowledgement letter which stated we would be contacted, but we never were so in my ignorance of procedure I wasn't aware that further submissions were required for AUP.

We were advised because we had not made a submission that our property wasn't considered. Some properties on McNicol Road and Clevedon Kawakawa Road are zoned Country Side Living and they had not made submissions at all to PAUP or AUP.

The Property at 90 McNicol Road have gained Countryside Living with a property bigger than ours and more suitable to Rural Production and further properties of a hundred acres of good productive farmland some kilometres from the Village at 252 Clevedon Kawakawa has been rezoned with development of 6 blocks. The Canal Housing project on North Road has been approved and is to take up far more productive farmland than ours along with the Properties owned by Karaka Harbourside Estates and Clevedon Parish Investments both on Papakura Clevedon Road.

As stated in the Auckland Unitary Plan Hearing Panel..... 408 Clevedon Precinct

"the purpose of the precinct was for the growth and expansion of Clevedon as a rural village with higher densities closer to the centre and lower densities adjacent to the Rural -Rural Production areas"

and also "where the panel considers that landscape effects are the key determinant of the appropriateness of the Rural- Countryside living zone"

Our property would appear fits both criteria and it doesn't seem logical that we are just 1 km from the village and not Included in the Countryside Living Zoning.

A logical boundary for the Countryside living zone I would suggest should be Holdens Road and include McNicol Road also as you will see from the Maps available to you.

The properties range in size 1 ha to 72 Ha of these Three are Horse sport properties the others are too small to graze or grazing is purely carried out to keep them tidy but they certainly dont fit Rural Production zoning as all would be uneconomic for this activity.

At this time we are not actively seeking to subdivide but would just like a realistic zoning

Yours Sincerely
Bruce Frizzell

frizzprop@gmail.com

From: Adam Haycock [Adam.Haycock@aucklandcouncil.govt.nz]
Sent: Monday, 27 May 2013 8:55 a.m.
To: 'frizztrade@xtra.co.nz'
Subject: Acknowledgement Letter - Auckland Council Unitary Plan Feedback

27 May 2013

Bruce Frizzel
PO Box 195
Clevedon
Auckland 2248

frizztrade@xtra.co.nz

Dear Sir/Madam

Draft Auckland Unitary Plan

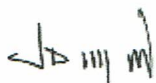
Thank you for your feedback on the draft Auckland Unitary Plan. Your feedback reference number is **4204**.

The next step is that all feedback will be considered to inform the development of the proposed Auckland Unitary Plan. Later this year, council will contact you to advise that consideration of the feedback has been completed and let you know how to access information on the outcome of the feedback received on the draft plan. This information will be publicly available.

Please note that your feedback and contact details may appear in reports that are publicly available. If you have any queries in relation to this matter, or any other unitary plan matter, please contact the Unitary Plan Feedback Management Team at unitaryplan@aucklandcouncil.govt.nz or on telephone 09 301 0101.

For further information on the draft Auckland Unitary Plan please visit www.shapeauckland.co.nz.

Yours sincerely



John Duguid
Manager Unitary Plan



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)

Trevor Giles and Dianne Giles

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

Address for service of Submitter

Po Box 183
CLEVEDON, 2248

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) Please see Attached Submission Document

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: Please see Attached Submission Document

(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 16.1
- If the proposed plan change / variation is not declined, then amend it as outlined below.

Please see Attached Submission Document

- 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

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

7th December 2020
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.

Submission

Submitter details

Mr Trevor Giles and Mrs Dianne Giles

Postal Address – PO Box 183, Clevedon, Auckland, 2248

Telephone – (09) 2929255

Email – d.giles990@hotmail.com

Scope of Submission

Plan Change/ Variation Number: PC 45 (Private)

Plan Change/ Variation Name: 272, 274 and 278 Clevedon Kawakawa Road

The specific provisions that this submission relates to are:

Plan Provision(s):

Private Plan Change 45 (PC45) requesting to **rezone part** of 272 and 278 Clevedon-Kawakawa Road, and all the land at 274 Clevedon-Kawakawa Road **from Rural–Rural Coastal Zone to Rural – Countryside Living Zone.**

The private plan change seeking approval to **extend I408 Clevedon Precinct, Clevedon Village Sub-precinct C**, over the subject land.

Or

Other (specify):

A **subsequent resource consent application** to be lodged for the subdivision of 278 Clevedon-Kawakawa Road (Lot 1 DP146882) to create 11 countryside living lots (Lots 1-11 as per Scheme Plan), 1 shared access, 1 amenity lot, 3 restoration planting zones, a balance farm lot (Lot 14 as per Scheme Plan) and a balance lot (Lot 13 as per Scheme Plan) to be amalgamated with 272 Clevedon-Kawakawa Road.

Submission

I/we oppose the specific provisions identified above.

The reasons for our views are:

1. That all of the 272, 274 and 278 Clevedon-Kawakawa Road properties should retain the Rural – Rural Coastal Zone, Tamaki-Firth coastal area, as detailed further under the heading **“Rural – Rural Coastal Zone, Tamaki-Firth coastal area most appropriate zone.”**

This zone is considered to be the appropriate zoning based on the property's:

- rural production pastoral activities;
- location within the lower reaches of the Wairoa River and Tamaki-Firth coastal area;
- proximity to the coastal environment and coastal marine area;
- the knoll is part of the natural character and is a natural feature of this coastal environment; and
- Coastal Inundation 1 per cent AEP Plus 1m Control area mapped on the AUP(OIP) GEOMAPS, transforms this knoll into an 'Island.'

The farming activity being undertaken on both 272 and 278 Clevedon-Kawakawa Road is a permitted activity for this zone.

2. The rezoning of this land to Rural – Countryside Living (along with the extension of the Clevedon Precinct, Clevedon Village Sub-precinct C), to enable the subdivision development outlined in the attached notification documents for PC45, is not appropriate. Detailed further under the heading "**Rural – Rural Countryside Living Zone not an appropriate zone.**"

To enable a subdivision development through the Objectives and Policies of the Countryside Living Zone and Clevedon Precinct, Clevedon Village Sub-precinct C, this proposed subdivision development will require multiple resource consents, both Land Use Consents and Subdivision Consents. Many aspects of this development are not permitted activities under the following Chapters of the Auckland Unitary Plan (Operative in Part) ((AUP(OIP)) legislation:

- Chapter E8 – Stormwater – Discharge and diversion
- Chapter E12 – Land Disturbance - District
- Chapter E27 – Transport
- Chapter E36 – Natural hazards and flooding
- Chapter E39 – Subdivision - Rural
- Chapter H19 – Rural Zones
- Chapter I – Precinct – South – I408 Clevedon Precinct.

As a whole or whether the application for resource consents are either discretionary, restricted discretionary or non-complying in relation to each activity status, such a subdivision development should not be considered to be *less than minor*.

Any activity that forms part of the proposed subdivision development outlined in the PC45 notification documents that does not have a permitted activity status, does not comply with the AUP(OIP) legislation, its objectives and policies. Such activities will subsequently require an 'Application for Resource Consent,' to enable this subdivision development under the proposed Countryside Living zoning and Precinct extension over the subject area.

Should Stratford Properties Limited be granted this approval to rezone, as outline by PC45, then an “Application for Resource Consent” is able to be lodged to enable this development.

3. This land is currently and has been historically pastoral land, typically being grazed for either dairying or beef cattle since the 1850’s - 1860’s. This form of farming activity is the most appropriate due to this farm’s location in the lower reaches of the Wairoa River, with cropping or horticulture unlikely to have been considered an appropriate alternative due to flooding and coastal inundation hazards. However, although the farming activity is fairly pre-determined due to its location, it does not equate to the fact that this makes it a non-productive piece of rural land. It may have its challenges, but most farming properties do. As farmers or as rural landowners we have to deal with of pros and cons of rural life. The winter wetness for lower lying land will often result in the land being less likely to suffer as much from a summer drought, with better sustainability and more consistent pastoral growth.

4. Stratford Properties Limited would have us believe that its 272 and 278 Clevedon-Kawakawa Road properties together have limited productive capability or that they are not economic as a farming unit. However, this should be put into context with their original intentions when purchasing these properties in 2006. This is hardly a credible justification, as any perspective landowner within the Auckland region knows how highly priced and rated this land is. On this premise all landowners in this area could use the same uneconomic justification. To allow property speculators to buy up land in this area, then allow them to claim it has limited productive capability and is not economic in order to push through developments, will lead to the demise of this rural community. Perhaps if Stratford Properties Limited’s true intentions and goals were to carry out farming activities long-term, then they should have made a more informed and wiser investment. A cost-benefit analysis should have been prepared before SPL purchased its Clevedon properties as opposed to having one prepared now, to support a short-sighted rezoning and subsequent subdivision development proposal.

5. The proposed subdivision development is based on the rezoning and removal of a large percentage of the 278 Clevedon-Kawakawa Road farmland that sits above the 1% AEP flood plain and Coastal Inundation 1 per cent AEP Plus 1m Control. Most of this area is classed in the “Soil Report” as prime land.
 Three of the many adverse effects of this proposal will be:
 - the reduction of rural productive land (prime or not);
 - to reduce the productive and economic potential of the balance farm lot (Lot 14); and
 - reduce the area that the farm animals have available to safely shelter from flooding events above the flood zone.

6. The proposed PC45 subdivision development will discharge all stormwater run-off (not held within Rainwater detention tanks for actual use) either:
- directly (or within a 24 hour period for the 10% AEP and 50% AEP rainfall event) onto the pasture of the balance farming lot (Lot 14);
 - via the roadside drain, that flows into the drainage system of Lot 14; or
 - into a watercourse that either flows through Lot 14 or directly into an area that is adjacent to it.

All of this stormwater run-off will be discharged directly into the flood plain during a flooding event.

The stormwater run-off from the many new areas of impervious surfaces from Stratford Properties Ltd.'s 11 house lot development will be in addition to the stormwater run-off from the 9 house lot Countryside Living development located at 252 Clevedon-Kawakawa Road. The Stormwater Management Plan for both developments has been prepared based on the minima of a 10% AEP and 50% AEP rainfall event. Neither of these developments have accounted for or mitigated against the most extreme weather events, being the 1% AEP or 5% AEP rainfall event, as required by TP108. Calculations have been based on pre-determined development impervious surfaces (which are far less than what will be the reality or the maximum building coverage allowance) for the detention, storage, and release of the first 34.5 mm of rainfall over a 24 hour period. Under I408.6.1 the maximum building coverage within Sub-precinct C for clustered lots is 20 per cent over the net site area (net site does not include any access site). When calculated out on a 6000 m² housing lot this could equate to an excessive 1200m² area that is permitted to be covered in impervious surfaces under the I408 AUP(OIP) legislation.

7. In a 1% AEP and 5% AEP rainfall event, the stormwater run-off from the PC45 proposed development (11 countryside living lots) will be added to the 252 Clevedon-Kawakawa Road Countryside Living development (9 countryside living lots) and pushed ahead as it is added to flood waters from the swollen Wairoa River, streams, creeks and overland flow paths. The most likely path taken will be to flow across the proposed balance farming lot (Lot 14) of the 278 Clevedon-Kawakawa Road development, and directly into our property downstream. Here it becomes trapped by the adjacent stopbank structures to the east and north of our 340 Clevedon-Kawakawa Road property.
8. The low-lying areas of the Clevedon valley are well known to flood during extreme weather events. Every additional impervious surface within this large catchment area adds more stormwater run-off to the flood zone. New impervious surfaces from new subdivision developments will add further to the volume and intensity of flood waters, adversely impacting other properties either adjacent, upstream and/or downstream.

Upstream are the Hunua Dams (largest form of water detention structure in this area), an area from where many of the creeks, streams, and the Wairoa River make their way to converge on the Clevedon area. All too frequently this area experiences the impact and damage caused through flooding as a result of significant weather events. In addition, many of the roads in our district experience levels and volumes of flood water that either encroach on them, flow across them or block them entirely.

Due to the flooding issues experienced in the Clevedon district, we do not believe that such a catchment area or any part of it should be being developed in this way.

9. It is understood that much time and effort had been spent over the past decade to identify an appropriate area of expansion for Clevedon Village and to provision for wastewater removal from the village area. The purpose of this being to set specific boundaries and zoning for the village's sustainable expansion. The boundaries and zoning of Clevedon Village and the wider environs were agreed under the Manukau City Council PC 32 Clevedon Village. PC32 agreed boundaries should have been adhered to when PC32 was incorporated into the draft PAUP and the AUP(OIP) as I408 Clevedon Precinct. During the PAUP process however, the Independent Hearings Panel allowed several changes to be made, one of which was the extension of Sub-Precinct C (Countryside Living Zone) that was brought about by number of submissions made to the Panel. The second was the increase of the maximum building coverage area within Sub-precinct C for clustered lots from 10 per cent to 20 per cent of the net site area.

The Clevedon Precinct (sub precinct C) was extended to include the 252 Clevedon-Kawakawa Road site, immediately to the west of 272 Clevedon-Kawakawa Road. During this process the 252 Clevedon-Kawakawa Road property was rezoned to the Rural - Countryside Living Zone. The 272 Clevedon-Kawakawa Road property owners also submitted (submission # 2367 attached) during this process, to secure the same outcome as the neighbouring property. However, instead it was ruled by the Panel that the Rural – Rural Coastal Zone was the appropriate zoning for the 278 Clevedon-Kawakawa Road property.

PC45 is Stratford Properties Limited's second attempt at getting 272 and 278 Clevedon-Kawakawa Road rezoned, and it is no more appropriate now than it was during the Independent Hearings Panel process.

If the Planner who represented Stratford Properties Ltd (272 and 278 Clevedon-Kawakawa Road – Submission # 2367), Netherlea Holdings Ltd (252 Clevedon-Kawakawa Road – Submission # 2415) and Roscommon Properties Ltd (100, 102, 110 and 150 McNicol Road, 30 Otau Mountain Road – Submission # 2551) feels that the restrictions on time have played a part in the judgements made by the Independent Hearings Panel, then it must raise the question as to why all of the additional land

requested to be included within sub-precinct C during the hearings of the Clevedon Precinct should not also be revisited and reconsidered in greater depth. It would appear that Auckland Council Planners did not support these three submissions, that sought to rezone these properties from either Rural Production or Rural Coastal to Countryside Living, analysing that most of the requests were inconsistent with the Regional Policy Statement and zone objectives and policies.

10. It is of concern that it has been stated that there are disconnected provisions and uncertainty around how certain I408 standards relate to the inclusion of this additional land further along Clevedon-Kawakawa Road. Policy I408.3 (5) seeks to enable clustering of dwellings in areas identified on 1408.10.2 Clevedon Precinct Plan 2. The 252 Clevedon-Kawakawa Road site and the proposed PC 45, 278 Clevedon-Kawakawa Road site are not shown on this plan. If a strict interpretation of these provisions is taken, then can it be concluded by developers that the clustering of dwellings on this part of sub-precinct C not shown on I408.10.2 Clevedon Precinct Plan 2 is not required or encouraged.

It would certainly suggest this is the case, based on the suburban street style subdivisions put forward for both the 252 Clevedon-Kawakawa Road property development and PC45.

It would appear that the I408 Clevedon Precinct AUP(OIP) legislation is open to interpretation. This needs to be addressed by Auckland Council before history repeats. Auckland Council need to ensure that the true intent of Plan Change 32 – Manukau District Plan is adhered to, and developers are not given the opportunity to exploit what appears to be inadequate legislation.

11. A subdivision development should not be a prerequisite in order for landowners to carry out revegetation planting, as long as it does not adversely impact adjacent properties. As Stratford Properties Limited approved the 252 Clevedon-Kawakawa Road Countryside Living development, perhaps in conjunction with that property owner they should be looking at this as an opportunity. In conjunction, these two landowners should help to mitigate the impact of the stormwater run-off along the overland flow path being taken from the 252 Clevedon-Kawakawa Road dry basin pond overflow. At the very least through the revegetation or wetland planting along and around that area there would be a positive for the environment and may help further with stormwater run-off quality and quantity issues from the 252 Clevedon-Kawakawa development.
12. It is disappointing that some of the information that has been collaborated to support PC45 has not been done accurately. Location sites from where “View Points” have been taken are clearly misleading and not an accurate representation of the views from a number of properties.

It is a valid and relevant concern regarding information being incorrectly portrayed. There are other such examples within the reports that have been produced in support of this plan change that are either incorrect or misleading. In addition to this, the scheme plan for the proposed development does not include the dwelling(s) location, stormwater or their wastewater irrigation field details for the proposed farm balance lot, Lot 14. The notification document 'PC45 - Private Plan Change Request' has misrepresented the number of dwellings located on the proposed balance lot 14. The only dwelling disclosed in this document is a 'single-level detached dwelling' for 278 Clevedon Kawakawa Road.

13. Clarification is required around the mapped streams on Drawing 9012/1 Master Landscape Plan (Greenwood Associates – Landscape Architecture), with particular reference to those shown to be mapped in the Restoration Planting Zone C.
14. The streams identified on Drawing 9012/1 are not streams, and as per the AUP(OIP) GEOMAP data for this property are not referenced as streams.
15. '4SIGHT Consulting Figure 2 Freshwater habitat', '4SIGHT Consulting Figure 3 Suggested enhancement and restoration area', and 'Lands and Survey Figure 4: Potential Restoration Areas,' all show two culvert locations. Both of these 'culvert' assets are actually floodgates and are referenced as such on Submission # 2367. These floodgates are essential to keep the salt water out from the Wairoa River.
16. Should Plan Change 45 receive approval to rezone this land area from Rural – Rural Coastal Zone to Rural – Countryside Living Zone, the development of this land would set of level of expectation among other property owners that they should be entitled to do the same. PC45 would set a precedent, that will open up the flood gates for developers to request for further farmland to be rezoned and more developments approved. The result will be many more houses crammed into similar suburban street style subdivisions, with the continued and sad loss of the visual, rural, and natural character of the Clevedon district.

Rural – Rural Coastal Zone, Tamaki-Firth coastal area, most appropriate zone.

1. AUP(OIP) Chapter H19. Rural Zones and their provisions, provide the main framework for the management of subdivision, use and development for rural areas.

The following are relevant H19.2 Objectives and apply to all rural zones:

- Prime soil is managed for potential rural production.
- Rural lifestyle development avoids fragmentation of productive land.

- The character, amenity values and biodiversity values of rural areas are maintained or enhanced while accommodating the localised character of different parts of these areas and the dynamic nature of rural production activities.

The following are relevant H19.2 Policies and apply to all rural zones:

- Enable activities based on use of the land resource and recognise them as a primary function of rural areas.
 - Enable rural production activities on elite and prime soil and avoid land-use activities and development not based on, or related to, rural production from locating on elite soil and avoid where practicable such activities and development from locating on prime soil.
 - Enable and maintain the productive potential of land that is not elite or prime soil but which has productive potential for rural production purposes, and avoid its use for other activities including rural lifestyle living except where these are provided for or enabled by Policy H19.2.2(5), as follows.
 - Enable a range of rural production activities, and a limited range of other activities in rural areas by avoiding or restricting rural subdivision for activities not associated with rural production in areas other than those subdivisions provided for in E39 Subdivision – Rural.
 - Accessory buildings are a typical feature of the Rural – Rural Coastal Zone, that dot the landscape, particularly where farming activities are the dominant activity
 - Manage the effects of rural activities to achieve a character, scale, intensity and location that is in keeping with rural character, amenity and biodiversity values, including recognising the following characteristics;
 - A predominantly working rural environment;
 - Fewer buildings of an urban scale, nature and design, other than residential buildings and building accessory to farming; and
 - A general absence of infrastructure which is an urban type and scale.
2. The Rural – Rural Coastal Zone, Tamaki-Firth coastal area is stated in the AUP(OIP) to include the mixture of flat land around the lower reaches of the Wairoa River and at Kawakawa Bay, Orere Point and Waimangu Point, separated by the rolling to steep hill country. It states that this coastal area is predominantly pastoral land. This area encompasses rural coastal land from Maraetai south-east to the regional boundary south of Matingarahi on the Firth of Thames.
- The AUP (OIP) H19.5.10.2 states the objectives for this identified coastal area as the following:
- The rural and coastal character and amenity values are maintained.
 - The scenic values associated with the Pohutukawa Coastal environment are maintained.

The AUP(OIP) H19.5.10.3 includes the polices for this identified coastal area as follows:

- Enable rural production activities for their economic and social contribution and for their role in retaining the rural and coastal character of this area.
- Manage the location, type and scale of non-rural production activities along the Pōhutukawa Coast Highway to ensure that the rural character and scenic values are maintained.

Neither the rezoning sought, nor the subdivision development as proposed by PC45 achieve the above Rural Coastal Zone – Tamaki-Firth coastal area objectives.

3. AUP(OIP) E.39.2.(1) states that subdivision of rural land **achieves** the **objectives** of the zone and any relevant overlays.

As the designated zoning for both 272 and 278 Clevedon-Kawakawa Road property is Rural-Rural Coastal Zone, Tamaki-Firth coastal area, the appropriateness of the objectives of that zone should be given the highest level of consideration.

This includes the following:

- Rural lifestyle subdivision is limited across the zone;
- Buildings are of a scale and intensity that do not detract from the zone's rural and coastal character and amenity values;
- The significant relationship between land, freshwater bodies and the coastal marine area and their contribution to Auckland's rural and coastal character is maintained and enhanced; and
- Recognise differences in coastal character in different parts of the zone and manage activities and development to maintain and enhance local coastal character.

AUP(OIP) E39.3.(1) requires provision for subdivision which **supports** the **policies** of the zones.

PC45's proposal to enable a Countryside Living development, as per the Plan Change notification documents as detailed above, is not a permitted activity for the Rural – Rural Coastal Zone, Tamaki-Firth coastal area.

4. Under the 'Activity Table H19.8.2 – number of dwellings and activity status in rural zones' – Rural Coastal Zone, and the identified Tamaki-Firth coastal area, only one dwelling per site has the status of Permitted Activity.
5. Chapter E39.3 (3) Policy states that rural subdivision and boundary adjustments are to be managed and further restricted in the Rural – Rural Coastal Zone to facilitate the use of land for rural production activities.
6. Other relevant AUP (OIP) legislation under Chapter E39 Auckland Wide – Subdivision is listed:
- E39.2.(8) - Subdivision maintains or enhances the natural features and landscapes that contribute to the character and amenity values of the area.

- E39.3.(15) – Subdivision maintains or enhances the natural features and landscapes that contribute to the character and amenity values of rural areas.
 - E39.2.(16) – Rural subdivision avoids or minimises adverse effects in areas identified in the ... and Significant Ecological Areas Overlay.
7. The balance farm lot, (Lot 14 under this proposal) will remain zoned as Rural – Rural Coastal, Tamaki-Firth coastal area. It will not be rezoned along with the 8.45 hectares of the 278 Clevedon-Kawakawa Road property to Rural – Countryside Living. As rural production is to be enabled under the Rural – Rural Coastal zoning, the proposal to rezone this 8.45 hectares of mainly higher ground (prime or not) equates to a loss of productive rural land. Private Plan Change 45 is being supported by the premise that this farm has limited productive potential (uneconomic) for Stratford Properties Ltd. However, this proposal places any owner of the balance lot (Lot 14 – 43.55 ha of mainly floodable farmland) in a position that will be less economic and productive than that of the current 272 and 278 Clevedon-Kawakawa Road jointly run farming/rental activity. Not only will there be a lot less of the higher farmland, above the flood plain, but the lower lying land will be left to cope with the stormwater run-off from both Countryside Living subdivision developments (252 and 278). The owners of Lot 14 will also have to deal with large areas of land that will contain restoration zone plantings with SEA overlays across them, as well as the costs associated with being adjacent to these plantings (i.e. fencing).
 8. This PC45 proposal includes a large number of activities that are not classed as “Permitted Activities” under AUP(OIP) legislation, regardless of whether the subject land retains its current zoning or the proposed zoning. This is the case for the property’s current zoning as Rural - Rural Coastal Zone, Tamaki-Firth coastal area, and the proposed zoning change being requested by Plan Change 45 to Rural – Countryside Living, with the extension of I408. Clevedon Precinct, Clevedon Village Sub-precinct C, over the subject land of 272, 274 and 278 Clevedon-Kawakawa Road.
 9. It is clear from the AUP(OIP) legislation that significant landscape elements, rural and coastal character and amenity values, along with scenic values associated with the Pohutukawa Coast environment and key views along identified corridors are to be maintained and retained. The PC45 development (infrastructure and planting of tall trees) will block and impair severely the current expansive views seen across this pastoral land, out across the lower reaches of the Wairoa River and beyond.

Rural – Rural Countryside Living Zone not an appropriate zone.

1. The subsequent proposed subdivision development (outlined in PC45 notification documents) to enable 11 countryside living lots, calculates the density of 1 dwelling per 4 hectares as being applied to the total area (52 hectares) of the land contained

within the property at 278 Clevedon-Kawakawa Road. However, this proposal seeks to only rezone a total of 8.45 hectares to the Rural – Countryside Living Zone (and apply the Clevedon Precinct, Clevedon Village Sub-precinct C to this land) for this countryside living subdivision and development. The 43.55 hectares remaining of the 278 Clevedon-Kawakawa Road property will become the balance farm lot (Lot 14) and retain its current Rural-Rural Coastal zoning.

Therefore, this option requires the balance farm lot (Lot 14) area to validate the countryside living subdivision density area of 8.45 hectares. The AUP (OIP) specifically states that any land outside the Clevedon Precinct cannot be used in the calculation of the average lot size for subdivision (I408.6.4 2(d)).

This plan change is designed to challenge the integrity of this legislation, through the proposal that PC45 should be classed as an exception to a Standard that must be complied with. As the land outside of the Clevedon Precinct must not be used in the calculation of the average lot size (average lot density), this standard should be adhered to.

2. The intensification of the countryside living lots outlined as proposed under the PC45 notification documents has a layout that could resemble that of a cul-de-sac plucked out of urban Auckland. The further development of 11 countryside living lots in this area will result in a situation being created where 22 dwellings plus one shop/dwelling (two storied building) will be located all within a close proximity. The land area relating to these 23 buildings is calculated to be just under 17 hectares, approximately equating to a rate of less than 1 building per 7270m². This dynamic does not fit with the relevant objectives and policies of the AUP(OIP) and will create a small-settlement look, that incorporates two suburban street style subdivisions, rather than the intended clustering look of a homestead surrounded by outbuildings.

This calculation does not include the 272 Clevedon-Kawakawa Road dwelling which is also located down the long driveway, but in close proximity of the most northern countryside living lots for the 252 Clevedon-Kawakawa Road property.

3. The current location of Restoration Planting Zone C, as per Drawing 9012/1, will have an adverse effect on the rural production activities of the 340 Clevedon-Kawakawa Road property (owned and occupied by TL & DE Giles). If Auckland Council decide to apply a terrestrial Significant Ecological Area (SEA) to this proposed Restoration Planting Zone C, the SEA Overlay legislation would then cover an area from the saltwater marsh located just to the north of this restoration planting, to the outward boundaries of the SEA Overlay specific to this proposed Restoration Planting Zone C area. The eastern boundary of the proposed Restoration Planting Zone C runs directly up to and alongside the boundary between the 278 Clevedon-Kawakawa Road property and the 340 Clevedon-Kawakawa Road property for quite some distance. This is estimated to be 200 plus metres, which equates to just under a quarter of the length of this boundary as it runs from Clevedon-Kawakawa Road

down to the Wairoa River. The entire boundary between 278 and 340 Clevedon-Kawakawa Road will need to be resurveyed and refenced where required.

4. All of the restrictive legislation relating to Significant Ecological Area Overlays would be placed across this entire area, including the stopbank and culvert/floodgate. Should this stopbank structure and culvert floodgate not be able to be maintained, the resulting consequence will be the **intrusion of salt water** into this area and the drainage system. This would result in seepage into and saturation of productive soil, killing all vegetation whether it be the native restoration plants or pasture, with only saline (saltmarsh) wetland species being able to survive here. This would create the potential for a saltmarsh area to spread and extend alongside (and beyond) this quarter of the boundary between the 278 and 340 Clevedon-Kawakawa Road properties.

The use of the current Environment Court decision [NZEVC 153] through identified increased potential to create additional subdivision lots through the protection of revegetation planting in this instance is unacceptable, as it will have an adverse impact on our property in this area. It would appear that this plan change wishes to progress on the undertaking of enhancement works of riparian edges and the placement of SEA overlays over the area, possibly to access additional Transferable Rural Site Subdivisions confirmed as a mechanism for Rural-Countryside Living Subdivisions. Transferable titles sourced from these restoration zones beside SEA overlay areas and on land that is not determined to be prime, could give the right to subdivide being generated in a rural zone, but with the actual title being created in a Countryside Living Zone, with specific overlays that allow them to generate additional subdivision rights on those properties. For example, a 2 hectare area of significant wetland revegetation will provide for three transferrable titles.

5. The proposed location of Restoration Planting Zone C should be relocated to an area where it would further mitigate the adverse effects from stormwater run-off from impervious surfaces and any other human impacts that may result from such a proposed housing development. The proposed current location is at the furthestmost point north/east from the area proposed to be rezoned on the 278 Clevedon-Kawakawa property. The current proposed location of Restoration Planting will not contribute at all towards any mitigation of adverse effects that will result from the proposed Plan Change 45 land area to be rezoned from Rural – Rural Coastal Zone to Rural – Countryside Living Zone. Considering the closeness of this site to the Wairoa River, all restoration planting should be between the site and the watercourses that take the stormwater run-off toward the River environment.
6. Any plan changes and subsequent resource consents such as PC45 should include an appropriate provision or legal mechanism to protect the continued use of vital existing infrastructure. It is imperative that both the floodgates and their respective stopbank structures are provisioned for, by ensuring that they are able to be

maintained at all times in a suitable operating condition. Their purpose is to **prevent salt water** from the Wairoa River being able to flow onto productive land and to stop the depletion of any part of the farmland's productive capabilities.

7. This proposal (in addition to the 252 Clevedon-Kawakawa Road development) will allow for two private access roads within a distance of less than 400 metres of each other, located on the northern side of the public road. The construction of both of these private roads are out of character for this rural location. The location of entry/exit point to the main arterial road for neither of these subdivisions comply with the RTS 6. There are five other culverted existing entrances between these two new private roads.
8. The resulting development that would be enabled through PC45 seeking a zone change at this location, will result in:
 - two out of character white concrete private access roads (complete with out of character white concrete vehicle crossings/culverts);
 - five culverted entry and exit points;
 - 1 two storied shop/dwelling;
 - at least five dwellings located alongside the main public road that are visible; and
 - the existence of at least seventeen other dwellings and infrastructure that potentially could be visible, depending on the success of the landscape screening.

Chapter E39.3(24) states the requirement that subdivisions avoid creating ribbon development along public roads, or multiple access points that may adversely affect the character or amenity values or the adequate functioning of rural roads. This development will add to what could only be described as a ribbon housing pattern along this northern stretch of Clevedon-Kawakawa Road (also a part of the Pohutukawa Coast Highway and the Pacific Coast Highway). The above numbers do not include the 294 Clevedon-Kawakawa Road property which is also in close proximity to this area.

This is in stark contrast to the housing pattern on the southern side of the Clevedon-Kawakawa Road. Along these sections of this road there are no houses built on the opposite southern side, anywhere near this public road. This includes along the stretch of straight road passing the 252 Clevedon-Kawakawa Road entrance and the stretch of straight road passing the 278 Clevedon-Kawakawa Road property.

The placement of countryside living developments (the 252 Clevedon-Kawakawa Road development to the west and the proposed 278 Clevedon-Kawakawa Road PC45 development to the east) either side of the existing buildings in this area, increases the development along this section of the road from approximately 170

metres to 410 metres. This has more than doubled the area of development adjacent to the public road.

This does not account for the adverse effects being created through the depth of these two countryside living developments, being at least 400 – 500 metres.

Historic subdivision of farms is no justification to support this development or do so in a way that it will somehow minimise the perceived level or extent of the change that will be brought about from such an out of character development. To allow two countryside living developments within such close proximity of each other, would create an unacceptable adverse cumulative effect on the rural and natural landscape character values of this area.

None of the above points are the intent of the Countryside Living legislation, that of the Clevedon Village Precinct – Sub Precinct C, or any Rural Zone.

9. The number and spacing of the driveways along this public road must put into question the report produced to support the Traffic Assessment. The reality is that traffic numbers can be made to fit the developers preferred scenario. Having lived on Clevedon-Kawakawa Road for many years, it is hard to believe some of the statistics used to justify that this new private accessway is located appropriately. Or that vehicles can enter or leave in a safe and convenient manner without causing undue adverse effect on the safe and efficient operation of the public road network. The location of the vehicle crossing does not meet the RTS 6 standard (NZ Standard) for an arterial road of 250metres for a 100km/h 85th percentile operating speed. Neither does the location of the 252 Clevedon-Kawakawa Road vehicle access crossing into the subdivision development.

It was confirmed that the sight distances at the proposed vehicle crossing were 220 metres in both directions.

There have been four recorded accidents in the 5 year period between 2014 – 2018 within a 500 metre distance of this proposed private road vehicle access. Two involved a vehicle being rear-ended, one of which had slowed to turn into a driveway.

Clevedon-Kawakawa Road (part of the Pohutukawa Coast Highway and Pacific Coast Highway) is already a very busy road that accommodates traffic moving at high speed, on roads that are not adequate to cope with movements on and off the main two-lane carriage way.

Many of the vehicles that travel along this road include horse transporters, vehicles towing boats, horse floats or trailers, caravans, tractors, along with large volumes of

trucks or trucks and trailers carrying heavy loads. This impacts on the safety of all road users, including cyclists, especially when there is either none or very little room along the side of this section of the road to accommodate for slowing and turning traffic into such developments. If the entrance to this development was to be constructed in the same dangerous manner as has been allowed for the 252 Clevedon-Kawakawa Road Countryside Living development, then this will only add to the possibility of accidents.

Auckland Council/Auckland Transport appear to have little intention to upgrade the dangerous roads or the narrow dangerous bridges within the Clevedon area. This is despite the thousands of vehicles movements that will be the result of the Clevedon Precinct and the Sub-Precinct developments that will add to the current numbers. Many of the roads within this catchment are affected by flooding when they struggle to cope with the volumes of stormwater during extreme weather events. This makes them dangerous and too often impassable for vehicles, which endangers public health and safety.

10. PC45 suggests that this proposed development would provide a true demarcation point for the Countryside Living Zone in this area. However, the true distinction here lies with the coastal terrace, of which the 'knoll' proposed to accommodate 8 house lots is not part of. The ridge area on the top of the 'knoll' in fact is better recognised as an 'island' in a paddock due to the impact this flood plain and coastal inundation has around it. The Auckland Council GEOMAP illustrates this.

The 272 Clevedon-Kawakawa Road property (Lot 1 DP33480) provides more than an appropriate defensible boundary. The 272 Clevedon-Kawakawa Road property lies almost entirely within the area that is impacted by both the AEP 1 % flood plain, and also Coastal Inundation 1 percent AEP Plus 1 m Control. Only a small part of the driveway at the southern end of Lot 1 DP33480 is not impacted by floodwater during extreme weather events. The total land area proposed to be rezoned under PC45 from Lot 1 DP33480, 272 Clevedon-Kawakawa Road (property's driveway) is stated to be 7336.02 m², of which only around half of this sits outside the flood plain and coastal inundation areas identified. This equates to approximately 2 % of the total land area of 15.1251 hectares for Lot 1 DP33480 (apart of 272 Clevedon-Kawakawa Road) that is outside of the AEP 1% flood plain and Coastal Inundation 1 percent AEP Plus 1 m control.

The established shelter belt that lines either side of the 272 Clevedon-Kawakawa Road driveway reduces the visual impact from the east of the 252 Clevedon-Kawakawa Road development. The 278 Clevedon-Kawakawa Road proposed development cannot claim the same reduction on visual impact from the east. These trees also make a clear distinct defensible boundary between the 252 Clevedon-Kawakawa Road Countryside Living development and the wide expansive view that opens up across the lower reaches of the Wairoa River. These views are first

experienced from the roadside boundary at the south/western corner of the 278 Clevedon-Kawakawa Road property by vehicles travelling eastward along Clevedon-Kawakawa Road. This includes the unique knoll that is clearly visible, being a natural and rural feature that adds to the character of this location.

11. Although, as the owners of the 340 Clevedon-Kawakawa Road property, we would be unable to see this development from our house, once we step out onto our farm there will be no escaping the line-up of hard standing infrastructures facing our direction to capture the views on offer. As a result, our views directly to the west will be stripped of their current rural character, natural character and their amenity, through this dominating presence of eleven houses elevated above the floodplain. Add to this the likelihood of a retaining wall being constructed along the side of the steep northern and eastern slopes of this knoll, and then the eye sore that will be expected to be endured by the 340 Clevedon-Kawakawa Road property will be amplified.

We do not agree with the Greenwood Associates report's assessment of "very low – less than minor" in relation to the effects on the 340 Clevedon-Kawakawa Road viewpoint. We also do not believe that it is warranted that every little piece of high ground currently used for farming activities around us should be swallowed up for housing developments.

12. The expansive landscape views, as seen from Clevedon-Kawakawa Road, out across the flood plains of the lower reaches of the Wairoa River, toward the Hauraki Gulf will be severely impacted. The current openness of this landscape will become significantly impaired, mainly through the greater level of urbanisation brought into this setting through this proposed subdivision development. The obstruction of these expansive views will also be impacted adversely from the public road under PC45 by the proposed planting of tall trees. These views should be protected from such a development due to the sites location within the lower reaches of the Wairoa River, and the appropriateness of the AUP(OIP) legislation for the Tamaki-Firth coastal area.
13. Despite any conclusions reached within the supporting notification documentation for this proposed development, the reality is that the visual amenity, landscape character values, natural character, rural character and amenities that are currently experienced by the public and most neighbouring property owners or occupiers will be adversely affected.
14. Should PC45 realise this rezoning of the approximate 9.9 hectares of subject land to Rural – Rural Countryside Living, including the extension of the I408 Clevedon Precinct, Clevedon Village Sub-precinct C, a multitude of resource consents will be required to be granted under the RMA 1991 by Auckland Council. The necessary resource consents would include both Land Use Consents and Subdivision Consents.

These resource consents are required for activities that are not permitted under the AUP(OIP) through their activity status of either being a Discretionary, Restricted discretionary or Non-complying activity.

15. The stormwater management approach outlined in the PC45 notification documents states “will provide for mitigation through the use of stormwater rain tanks for attenuation of roof water run-off for the 2 year and 10 year ARI. Stormwater run-off from all paved surfaces on each of the lots will be discharged through level spreaders onto pasture and/or sheet flow into the nearby water course.”

As is the case with the recent consented countryside living subdivision and development in 252 Clevedon-Kawakawa Road, this stormwater management plan ignores the location of these countryside living developments and the addition of large areas of impervious surfaces being directly adjacent to the 1% AEP floodplain and an area that is subject to Coastal Inundation 1 per cent AEP plus 1m Control – 1m sea level. In locations such as these the TP108 objectives for managing stormwater with regard quantity, specifies that “the primary water quantity objective of treatment devices is to match the pre-development and post development peak flow rates for the 50%, 10% and 1% Annual Exceedance Probability (AEP) rainfall events.” To not have a Stormwater Management Plan that provides the matching of the post-development to the pre-development 1 % AEP rainfall event will see the excess stormwater run-off from these additional impervious surfaces during a 5% and 1% AEP event, either being discharged directly into the flood plain, via the road side drain, onto the Lot 14 farm balance lot pasture area, watercourse or overland flow path.

16. Stormwater management detention plans should be based and calculated on a 1% AEP rainfall event and based on higher more realistic areas of impervious surfaces. This is imperative to ensure that post-development flows do not exceed pre-development flows, due to the close proximity of these sites to the 1% AEP floodplain and Coastal Inundation 1 per cent AEP Plus 1m Control. Currently Auckland Council is allowing such Developers to calculate and implement these stormwater management plans at an inappropriate rainfall event level of 10 % AEP (10 % ARI), that are being based on impervious surface areas that are clearly underestimated. The Clevedon district, its livestock, wildlife, ecosystems, infrastructure, and buildings which exist within Clevedon’s vast floodplain area, require better protection from such inappropriate developments and their inadequate Stormwater Management Plans.
17. Developments allowed within this large catchment area alter stormwater volumes and flows that adversely have an impact on other properties either upstream or downstream. Such potential will be influenced by the unpredictable and uncontrollable nature of the weather and other variables experienced during any one individual extreme weather event. Any stormwater (and contaminants) that is

unable to be collected and stored from impervious surfaces within the catchment area during any such weather event, will ultimately be dispensed much faster into overland flow paths, waterways and the floodplains. If the water tanks are full, then it is obvious that there is only one place the stormwater overflow is going for this development, directly to the floodplain.

18. Chapter E36 outlines the AUP(OIP) legislation around environmental risks due to natural hazards, flooding and overland flow paths. At times most of this development will be surrounded by flood waters. What is classed as a permitted activity under E36 is crucial in such a sensitive rural coastal zone and it should be being adhered to.
19. The Clevedon Precinct legislation includes the following stormwater run-off and flood hazard policies:
 - Policy I408.3.(8) Requires stormwater run-off to be collected, treated and disposed of in a way that avoids, remedies or mitigates adverse effects on adjacent sites or sites upstream or downstream in the catchment area.
 - Policy I408.3.(10) Ensure development does not increase adverse effects I408.3.8 experienced upstream or downstream of the site, taking into account the hydrological characteristics of the catchment and the vulnerability of activities within them.
 - Policy I408.3.(3)(d) protect water quality and ensure that the rate of run-off throughout the development cycle is similar to pre-development levels.
20. The car park proposed by this plan change is not only located within the floodplain but has an overland flow path running diagonally across it. Placing a car park in an area so close to the Wairoa River is not in keeping with the Countryside Living legislation that relates to walkways and trails. Why would it be necessary for the residents of this new development to take their cars down to the river, instead of enjoying a nice walk down to and along the Wairoa River esplanade reserve.
21. This coastal environment, its wildlife and the floodplains need to be protected from such development. It is hard to understand why Auckland Council seems intent on sanctioning new subdivision developments anywhere near the Wairoa River or its tributaries. The river's environment, delicate eco system and the Hauraki Gulf will only become increasingly impacted by human behaviour and their lack of care through such proximity.

With consideration to the above information we seek the following decision by Auckland Council:

Decline the proposed plan change/ variation.

We wish to be heard in support of our submission

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brendan Kingsley Vallings

Organisation name:

Agent's full name:

Email address: brendan.vallings@xtra.co.nz

Contact phone number: 0211201870

Postal address:
140 North Road,
RD 2 Papakura
Auckland 2582

Submission details

This is a submission to:

Plan change number: Plan Change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

My submission relates to

Rule or rules:
Please see my attachment

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 my attachment

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

Submission date: 14 December 2020

Supporting documents
PC45 vallings reasons.pdf

Attend a hearing

17.1

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.

PLAN CHANGE 45

Attachment to submission by Brendan Vallings.

I oppose the proposed plan change. My reasons are as follows:

- A. The proposed change does not comply with many of the Auckland Unitary Plan Policies and Objectives, in particular H19.2.2. (1), (4), (5); H19.2.3.(1). H19 2.3.(1), 2.4.1 (a) and (b): 19.5 (1). (2). (5). (5 to 8).
- B. PC 45 Appendix 11, Land use capability, and Clause 23 responses omit forestry as potential land use. Several forestry options would be viable land use “able to work as intended or able to succeed”. For example:
 1. Trees such as kahikatea and pukatea thrive in wet soils and, if planted and managed as a plantation for timber production, would be viable.
 2. Manuka has the potential to provide an income from the production of honey.
 3. A wide range of trees, particularly native species, have the potential to earn income from carbon credits (ref: mpi.govt.nz/forestry/forestry-in-the-emissions-trading-scheme) .

Using the land for native trees and other plants would enhance the character, amenity and biodiversity values as prescribed in Unitary Plan H19.2.3.1, H19.2.2 (4&5) H19.5.2 (1) and b.

- C. In my view, decisions to allow Plan Changes such as this seriously diminish the integrity, values and purposes of the Unitary Plan. This imposes rules which all individuals are required to follow and at the same time entitle them to expect all other citizens and organisations to be fully compliant with the Policies and Objectives without good reasons validated by specific provisions detailed in the Unitary Plan.
I submit that the application for this Plan Change has no valid reasons. It seems to me the sole motivation of the applicant for this Plan Change is simply financial gain. I see nothing in the proposal that will contribute in any way to the character, amenity and biodiversity values of Clevedon that are enjoyed by both residents and the many visitors who come to enjoy the present rural character which the Unitary Plan decided to preserve.
- D. The Policies, Objectives and provisions detailed in the rules enable individuals and organisations to make their own plans for many years ahead: for individuals – where to live, bring up their children, work, recreate and retire. The Unitary Planning process was a fair and democratic process in which every citizen, including the applicants for this plan change, and every organisation had the opportunity to make submissions. These were taken into account with input from many experts, resulting in the present zoning. No change to the land in this application have taken place since the UP became effective, so no change in zoning can be justified.
- E. If this Plan Change is given approval it will create a precedent, encouraging further applications resulting in more rural land being used for housing so further contravention of the Policies and Objectives of the Unitary Plan. If Plan Changes that do not comply with the Policies and meet the Objective are allowed, then many ordinary citizens, locally and Auckland wide, will be adversely affected because of the aspirations of one or a few individuals.

- F. In my view, the process of making changes to the Plan is strongly and unfairly in favour of the applicant because many individuals, like me, who are directly affected by this plan change lack the expertise, or the funds to pay for experts to counter the proposals and support their own particular cases so are hugely disadvantaged when opposing applicants who are incentivised by substantial financial gains and have funds to engage very costly resources. To be fair to everyone, Plan changes should be considered by the full range of experts that were involved in the original process, so that a wider range of expertise, for and against applications are heard. The very significant changes to the Unitary Plan already conceded to developers of 52 North Road, in spite many submissions by individuals opposing the changes, cause me and many of my acquaintances to doubt if their time and effort in making a submission is worthwhile.
- G. There will adverse environmental effects of additional traffic from residents and services for 11 additional households, with no public transport available. Clevedon is not an area recommended for intensification and residents will need to rely on their own vehicles.
- H. The proposed area is outside the area to be serviced by mains water and wastewater reticulation. There is potential risk of contamination of the Wairoa River by waste water from the proposed housing following deluges.
- I. The runoff from the impervious services, the exhausts from vehicle, mowers and other machinery will add to the contamination of the ecology and atmosphere.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Clevedon Community and Business Association

Organisation name:

Agent's full name:

Email address: secretary@clevedon.co.nz

Contact phone number: 0275383844

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

My submission relates to

Rule or rules:

The Plan Change in its entirety.

Property address: The Plan Change in its entirety.

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 reasons for our submission are:

1. Zone boundaries need to be clearly defensible. The CCBA is concerned that the proposed extension to the Clevedon Precinct does not have clear defensible boundaries and that this will lead to further piecemeal extensions to the Clevedon Precinct, with resulting adverse cumulative effects.
2. The boundaries of the Clevedon Precinct were originally determined through a robust planning process in 2009-2012 which resulted in Plan Change 32 to the then Manukau Operative District Plan 2002.
3. Landowners submissions to the Proposed Auckland Unitary Plan resulted in extensions to the boundaries set through the Plan Change 32 process.
4. These extensions were opposed by the reporting planner, but upon hearing the submitter's evidence, were supported by the Independent Hearing Panel.
5. The CCBA is concerned that these recent extensions to the Clevedon Precinct have resulted in new boundaries that are difficult to defend. The CCBA considers that further extensions should be

considered in a holistic manner, and as with Plan Change 32, clearly defensible boundaries set.

The decision we would like the Council to make is:

We request that Council decline the proposed plan change as set out in the application documents.

18.1

In the alternate, we request that if Council are of a mind to recommend that the proposed plan change is approved, that the issue of defensible boundaries is addressed in the decision, and a defensible boundary applied.

18.2

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

Submission date: 15 December 2020

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mary Whitehouse

Organisation name: Clevedon Cares Incorporated

Agent's full name:

Email address: info@clevedoncares.co.nz

Contact phone number: 021 614499

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

My submission relates to

Rule or rules:

The entire proposed plan change - please refer to attached document

Property address: 272, 274 and 278 Clevedon Kawakawa Road, Clevedon

Map or maps:

Other provisions:

Please refer to attached document

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

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

The reason for my or our views are:

Please refer to attached document

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

19.1

Submission date: 15 December 2020

Supporting documents

Clevedon Cares submission to PC45 notified.pdf

Attend a hearing

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

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

Declaration

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

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

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

No

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

Clevedon Cares Inc. c/o 315 North Road, Clevedon, RD2 Papakura, 2582

e-mail: info@clevedoncares.co.nz

Submission by Clevedon Cares Incorporated to a Private Plan Change PC45 (Private): 272, 274, and 278 Clevedon Kawakawa Road

The reasons for our submission are:

Clevedon Cares Incorporated is a community organisation, formed in 2005 with the stateid aim to preserve the rural nature of Clevedon Village and Valley. The Society is concerned that the zone change and consequent extension to the Clevedon Precinct proposed by this Plan Change has the potential to encourage more applications on rural land surrounding the village, resulting in adverse cumulative effects. Additionally, the subdivision layout proposed is more akin to an urban-style hamlet than the low density countryside living envisaged by the Clevedon Precinct in the Unitary Plan (Section I408).

Clevedon Cares Opposes this Application

This submission relates to the application in its entirety, especially, but not limited to the following:

1. Much time and effort has been spent over the past decade on identifying the area of expansion of the Clevedon Village to provide wastewater to the existing village and to set boundaries and zoning for such expansion. These were agreed under Manuaku PC32 Clevedon Village and then incorporated into the draft PAUP as section I408 Clevedon Precinct, with “defensible boundaries”, mostly the Taitai Stream and Wairoa River.
2. Land at 252 Clevedon Kawakawa Road, adjacent to 272 (the land in this application) was not part of PC32 but was brought in as Precinct C during the AUP Hearing process, despite Council Planners recommending against it. Clevedon Cares had opposed both that application and one on McNicol Road, and the one for the property which is the subject of this Plan Change. The basis for the opposition was due to the extension of Precinct C (Countryside Living) beyond the boundaries which had already been agreed. We considered these extensions unnecessary and inappropriate given the extensive consultation which had occurred for PC32 and the provisions for Countryside Living in other areas with easier access to the Village “core”. The bridge over the Wairoa River, we believed, formed a natural and obvious defensible “gateway” boundary to the village. However, the Independent Hearing Panel recommended the inclusion as Countryside Living of all the land (not only 252) on the Northern side of Clevedon Kawakawa Road from the bridge to number 252. Under the PAUP most of that land, including 252, was “rural production” not “rural coastal”, whereas land from 272 onwards was “rural coastal”.

3. The Rural Coastal zone starts at 272, with good reason as this is low lying land much of which is subject to flooding and coastal inundation. The 68ha of land at 272, 274 and 278 Clevedon Kawakawa Road is all zoned rural coastal under which the minimum average site size for subdivision is 50ha and the minimum site size is 40ha, indicating that the land could be subdivided into a total of two lots.
4. This application is to rezone 9.88ha of the land which is the only land not in the floodplain, to Clevedon Precinct C (Countryside Living) with 11 lots, which will substantially exceed the subdivision allowed on rural coastal land. It would also greatly exceed the Clevedon Precinct C provisions of 1 dwelling per 4ha (I408.6.5.1) and even the AUP Countryside Living provisions of minimum net site area of 2ha (E39.6.5.2.1). The applicant wishes to have an amendment to I408.6.5.1 to make an exception for the minimum site size to be met for this 9.88ha to be “not exceeding 12 dwellings on Lot 1 DP 146882” (Plan Change Request Statutory Assessment report pp6-7 and pp16-17) so that the calculation instead becomes 1 per 4ha taken over the entire area of the property. We consider that this is not what was intended by the AUP and Clevedon Precinct for Countryside Living. Further Clevedon Precinct C standard is for clusters of a maximum of 5 dwellings (I408.6.4(g)) which is less than proposed over the proposed Countryside Living zone in this application.
5. We consider that rezoning any part of this land to Countryside Living and including it in Precinct C will set the expectation that other properties on both sides of Clevedon Kawakawa Road, and other roads around Clevedon village, can do the same. One of the purposes of the AUP was surely to have some certainty around zoning and to try to avoid rural land being subdivided excessively and in an ad hoc manner as has been happening for the last decade and more around the wider Clevedon area.
6. Additionally, the proximity of the proposed dwelling, especially in the larger group proposed of 8 dwellings, will appear as a mini urban settlement close to the road and the other dwellings proposed near the road will give a ribbon development appearance. The concept of small clusters well separated was not only to avoid a proliferation of 4ha blocks, but also to minimise the urban look. A small cluster is more in keeping with something that might develop over time, such as a homestead surrounded by outbuildings.
7. The suggested environmental benefits, such as wetland and planting could all be achieved without an intensive subdivision. We are concerned also about the potential effects of stormwater runoff on land which already floods, the ability of the land to cope with on-site wastewater discharge, and potential detrimental effects on the Wairoa river.

8. We are concerned that the proposed driveway to the larger countryside living zone will be yet another access on to the fast section of the road, and suggest that an existing access could be used instead of creating a new one.
9. We consider that this plan change will affect the amenity values of neighbours with additional lighting and noise as well as visual outlook.

The decision we would like Council to make is:

Clevedon Cares requests that the application is declined.

In the alternate if the application is granted in whole or in part, Clevedon Cares requests that the following conditions are applied:

- a. A new defensible boundary to Clevedon Precinct is applied
- b. If any part of the site is rezoned to Clevedon Precinct C/Countryside Living, the minimum site area and clustering provisions of Clevedon Precinct C are adhered to in accordance with the area of the rezoned land.
- c. That the application for subdivision consent is publicly notified
- d. Public access trails are provided, generally in accordance with those in the Clevedon Precinct and as encouraged in the AUP
- e. Public access to the riparian margin and the Wairoa river is provided, including a jetty
- f. Wetlands and other environmental enhancements are undertaken, including planting to reduce the visual impact of any countryside living zone.
- g. Lighting and roading are designed to be in keeping with the rural environment to minimise the look of an urban development

19.2

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)

Hele Gray

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

Address for service of Submitter

218 Clevedon-Kawakawa Bay Road
Clevedon RD5 Papakura 2585

Telephone:

021347739

Fax/Email:

emnhgray@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 45

Plan Change/Variation Name

272, 274 and 278 Clevedon Kawakawa Road – RENOTIFICATION

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

20.1

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are:

(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

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

Date

15.12.20

Notes to person making submission:

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

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

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

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

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

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

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Caroline Greig

Organisation name:

Agent's full name:

Email address: cgreig@xtra.co.nz

Contact phone number: 092928745

Postal address:

9 McNicol Road

Clevedon

R D 5 Papakura 2585

Submission details

This is a submission to:

Plan change number: Plan Change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

My submission relates to

Rule or rules:

Auckland Unitary Plan, especially Clevedon 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:

I found the above question "do you wish to have the provisions you have identified above amended" confusing - didn't fully understand what was meant. I have assumed it means do I want the AUP changed for PC45 in which case that is a definite no.

For reasons see attached file. Setting a precedent causing a loss of integrity in AUP; adverse effects on environment and community

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

21.1

Submission date: 17 December 2020

Supporting documents
PC45 submission Dec 2020.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.

PC45 submission

I, Caroline Greig, Oppose this Application

My submission relates to the application in its entirety, especially, but not limited to the following:

The AUPOP Clevedon Precinct Plan reflects the feelings and wishes of many Clevedon locals and came about through much consultation and discussion over many years.

The different Precinct zonings in the Clevedon area are a response to not only the different living needs of the community but also the conditions specific to the area (such as, amongst others, the lack of a community wastewater system and Clevedon's being in a flood plain).

The Clevedon Precinct Plan in the AUP allows for growth of the area along planned lines. The community strongly support keeping to those plans (as evidenced most recently by the response of the community to changes sought by 52 North Road Development).

Many in the community, myself included, do not want the integrity of the Clevedon Precinct plan undermined by a few individuals seeking to bend or change the rules for their own financial gain especially when this comes at the expense of the community.

The PC45 application comes very much under this description. If this plan change is allowed it will open the door to other similar applications. Their argument ("that this is the most efficient and effective planning approach to achieve a more sustainable use of their land from both an economic and environmental perspective") can be used by any other landowner seeking to develop their property.

The purpose of the AUP was to guide development in appropriate areas and also guide the type and intensity of that development.

PC 45 seeks to not only change the zoning from Rural-Rural Coastal to Rural – Countryside Living (Precinct C) but also to further change the density of housing allowed. While having less than 20% of the site useable for building (more than 80% being within the flood plain) the applicant wants to use the land area of the entire site, rather than the useable area, when calculating housing density. The applicant then seeks to further increase the density of cluster housing well beyond that permitted in the plans. This will give the proposed cluster of houses a distinctly urban feel, at complete odds with the surrounding rural land.

This urban pocket would give other developers opportunity and support to argue for their also being allowed to do the same.

If this is permitted I believe the integrity of the AUP will be lost and in effect it will be "open slather" for other development not only in the Clevedon area but also Auckland-wide, as others seek to follow this lead.

The applicant argues that PC45 there will have positive environmental effects because there will be a reduction in adverse environmental effects arising from agricultural use, including reduced fertiliser use and effluent creation. They have failed to consider that effluent creation from small farm animals (which they say are the animals in use here because of the pugging caused by larger animals) is considerably less than larger animals such as cows. They also fail to mention that with all the new housing and the lack of connectivity to reticulated wastewater, there will be run off from septic tank overflow into the Wairoa River, as well as other contaminants from the increased roading and driveways.

With the likelihood that other landowners will also seek to use this plan change (if allowed) to develop their land, those environmental effects as well as others, such as increased light pollution and increased traffic issues, will increase even further and the effect will be far more than minor.

The cost to benefit analysis seems to list little of benefit to the community, with the main benefit of the proposed plan change appearing to be pretty much limited to being a one-off income source for the landowner. As far as costs go these are covered very lightly. This plan change will adversely affect the amenity values of not only neighbours of this plan change but also many in the community.

The decision I would like Council to make is:

I seek that you decline the application.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mary Whitehouse

Organisation name:

Agent's full name:

Email address: mwhitehouse017@gmail.com

Contact phone number: 021614499

Postal address:

2582

Submission details

This is a submission to:

Plan change number: Plan Change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

My submission relates to

Rule or rules:
The Plan Change in its entirety

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
I don't understand the "provisions" choices. I am opposing the Plan Change in its entirety and haven't identified specific provisions, so I don't know what you are asking me to support/oppose or amend - very confusing. Similarly I don't know what address you want - mine? or the Plan Change address?

Please refer to attached document.

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

22.1

Submission date: 17 December 2020

Supporting documents

Mary Whitehouse attachment to submission to PC45.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.

Attachment to submission by Mary Whitehouse to a Private Plan Change PC45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

I oppose the Plan Change in its entirety

The Reasons for my Submission are:

1. This is a Plan Change to a Rural Coastal Zone, in which very limited subdivision may be allowed under the operative AUP, whereas the application seeks to rezone part of the land to Countryside living for an 11 lot subdivision, which is considerably different in terms of adverse effects.
2. I was amongst a number of local people who spent considerable time and effort in formulating the "Plan for Clevedon Village" which was agreed under Manukau City Council as PC32, with a "defensible boundary". PC32 was intended to allow expansion of the Village to "fix" the wastewater problems in the existing Clevedon village, by allowing some expansion of the village and surrounds, including some "countryside living" areas which would not be serviced with the reticulated wastewater system. The intention was for a compact village in a rural setting, not with a large number of 2-4ha blocks spreading for a long way outside the village and immediate surrounds. However, (as mentioned in this Plan Change request) additional land was incorporated into the PC32 area as Clevedon Precinct C during the AUP Hearing process. The adjacent land which is the subject of this application was specifically not included by the IHP. I believe that was likely because in the PAUP this land was zoned Rural-Coastal, whereas the included land was mostly Rural-Production, being further upstream, and less subject to flooding.
3. My major concern is the potential for precedent setting if this Plan Change is allowed. I consider it would undermine the integrity of the AUP and open the way for any number of similar applications in not only the Rural-Coastal zone, but more likely in the Rural-Production and Mixed-Rural zones. I regularly question why we have a Plan which seems incapable of being upheld.
4. The number of lots as proposed will have an urban rather than rural appearance, and does not meet the Countryside Living provisions of the AUP (E39.6.5.2.1) or the Clevedon Precinct (I408.6.5.1). It is disingenuous, in my view, to take the entire site size as the criteria for the number of lots per hectare, rather than the proposed rezoned portion of only 9.88ha.
5. I live directly across the Wairoa River at 315 North Road, although I do not have a river boundary, and the site is partly if not wholly in view from my house. My land is also zoned Rural Coastal. My amenity will be adversely affected by light and noise from a large lot subdivision, especially as compared to a single dwelling, as will my neighbours. I thought with the AUP there would at last be some certainty about subdivision which has been happening in an "ad hoc" way for the past decade around Clevedon, thus undermining the spacious rural aspect which is why we live here and which visitors value.

6. I note that much of this application refers to issues being dealt with under a Resource Consent subdivision application if the zone change is allowed. This does not seem to me to address properly the fact this land is a small piece of higher ground in the floodplain. From previous experience the adverse effect on others (rather than those part of the subdivision) is either ignored or “played down” and local knowledge is less important than that of experts.

I wish the application to be Declined

Mary Whitehouse
December 2020

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Josephine Elworthy

Organisation name:

Agent's full name: Josephine Elworthy

Email address: josephine@hololio.co.nz

Contact phone number: 021412664

Postal address:
116 Monument Rd
Clevedon
Clevedon 2582

Submission details

This is a submission to:

Plan change number: Plan Change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

My submission relates to

Rule or rules:
Zone change

Property address: Whole of Application

Map or maps: Whole of Application area

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 adopt the submissions of the Clevedon Community and Business Association in relation to the unprincipled and ad hoc expansion of the Clevedon Precinct. The Precinct should be defined by defensible boundaries, determined in a considered and principled fashion. In addition, I submit that the application does not meet the objectives and policies of the Clevedon Precinct, C, Countryside Living Zone, because it does not offer (or even consider) connectivity and in particular trails, nor public access to the Wairoa.

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

23.1

Submission date: 17 December 2020

Attend a hearing

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

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Christine Mayo

Organisation name:

Agent's full name:

Email address: hayley_mayo_hails@hotmail.com

Contact phone number:

Postal address:
351 Clevedon KawaKawa Rd
Clevedon
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Plan change 45 rezoning part of 272 and 278 Clevedon KawaKawa RD and all of 274. Extending i408 Clevedon precinct sub precinct c over land being rezoned and resource Covent.

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 think it is necessary to have anymore houses built in this area it will have a major impact on the character for this area and will block the views the public have put to the flood plains and beyond . Putting more houses near the river and flood plain will have an adverse effect on the environment.This road is already busy and extremely dangerous there is no where for any right turning traffic into the proposed subdivision to pull safely to the side .Our rural landscape is being destroyed by allowing the continued spread of Auckland over or area.Our rural lifestyle is very important to the people who live in this area and the reason we live here .

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

24.1

Submission date: 17 December 2020

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lindsey Britton

Organisation name: Self

Agent's full name: N/a

Email address: tiakuri@xtra.co.nz

Contact phone number: 09 2929215

Postal address:
11 Phillips Road
RD5
Papakura 2585

Submission details

This is a submission to:

Plan change number: Plan Change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

My submission relates to

Rule or rules:
Plan change in its entirety

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
I cannot get the document to detailing my objections to attach!?

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

25.1

Submission date: 17 December 2020

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.

Private Plan Change 45

Submitted by Lindsey Britton, 11 Phillips Road, Ness Valley, Clevedon

tiakuri@xtra.co.nz ph 2929215

I totally oppose this proposed private plan change

I make no apologies for not referring to the multiple Council planning designations involved in this discussion, we have been consulted repeatedly by the Auckland Council over deciding the future for the Clevedon Valley as such where things now stand is complex and confusing for the average resident

The first consultation conducted under the auspices of the Manukau City Council (PC32) remains for me by far the most valid, significant, community based and driven process that Clevedon has been through in trying to decide the Valley's future

All the subsequent reviews were to my mind far too Council influenced and Developer oriented resulting in outcomes that are barely recognisable as the Community's wishes! It might be argued that the community increasingly did not adequately engage in these consultations but I think it would be fair to say that, that is not surprising considering how many times we have been asked to participate in a new process!

Since the Unitary Plan came into place Auckland Council has over and over again allowed changes to its rules with regard to developments in Clevedon. The number of developer asked for 'variations' and plan changes has steadily increased with Council requiring few to be notified despite most having multiple community, amenity and individual impacts

As a result Clevedon now has multiple subdivisions both very large and small creating some very out of place urban style ribbon development across the valley. There has been zero integrated planning over any of this despite already seriously inadequate infrastructure to support the current community let alone what will increasingly be a burgeoning populace

Clevedon's rural nature now has an increasingly random urban aspect all appearing on rural production land seemingly now deemed 'non productive', yet most currently grazed and farmed? The fact that much of the valley floods horrendously also seems be of limited interest, a fact that very much applies to the PC 45 site

Council's slack decision over these matters with its self evident bias against the community's wishes and toward facilitating all this urban development every time its asked to consider some plan variation is now increasingly self evident and seriously questionable

PC 45 is quite literally testing the Council over how far it is yet again willing to push out a boundary that has already been set. PC45 has all the look of a landowner wringing out the last small vestige of higher ground in a vast flood plain which if approved will yet again encourage others to also question just how they can push the Council into not just stretching but breaking the boundaries previously set, boundaries set with good reason and based on Community consultation

If the Council is not willing to stick to its own planning rules and go against the communities wishes and chooses to allow PC 45 then:

- It must be publicly notified
- A new defensible and fixed Clevedon Precinct boundary has to be set
- Far fewer dwellings on the site should be required
- The dwellings need to be disguised by some serious tree planting
- No two story dwellings
- The roads on site and off the Clevedon-Kawakawa Bay Road must be rural in nature
- The site must have subdued street lighting there being no street lights for kms and definitely not the huge standards 52 North Rd has installed or it will be lit up like a sports stadium in a black void

25.2