

**AUCKLAND UNITARY PLAN  
OPERATIVE IN PART**

**PROPOSED PLAN CHANGE 52 (Private)  
– 520 Great South Road, Papakura**

**SUMMARY OF DECISIONS  
REQUESTED**

**Re-notified 13 November 2020**

**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 27 November 2020.
- 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 52 (Private) - Great South Road, Papakura**

**Summary of Decisions Requested - Renotified 13 November 2020**

<b>Sub #</b>	<b>Sub Point</b>	<b>Submitter Name</b>	<b>Address for Service</b>	<b>Theme</b>	<b>Summary</b>
15	15.1	Wainono Investments Ltd Attn: Peter Hall	peter@phplanning.co.nz	Supports	Seeks to accept the Plan Change, including its extent to include 21 Gatland Road. This is subject to the Residential – Mixed Housing Urban being applied and that no further rules or provisions are imposed on 21 Gatland Road or the plan change area more generally, beyond those of the Residential – Mixed Housing Urban and as otherwise currently apply in the Unitary Plan.

## **Submissions**

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

### Clause 6 of First Schedule, Resource Management Act 1991

#### FORM 5

### Submission on Proposed Plan Change 52 (Private), 520 Great South Road and 21 Gatland Road, Papakura, Auckland Unitary Plan

Attn: Planning Technician

Auckland Council

Level 24, 135 Albert Street

Private Bag 92300

Auckland 1142

By email: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)

#### 1. Submitter details

**Full Name of Submitter:** Wainono Investments Ltd

**Address for service of the Submitter:** Peter Hall Planning Limited, Suite 13, Level 7, 2 Kitchener Street, Auckland 1010

Email: [peter@phplanning.co.nz](mailto:peter@phplanning.co.nz)

Phone: 0274222118

**Contact Person:** Peter Hall

#### 2. Scope of submission

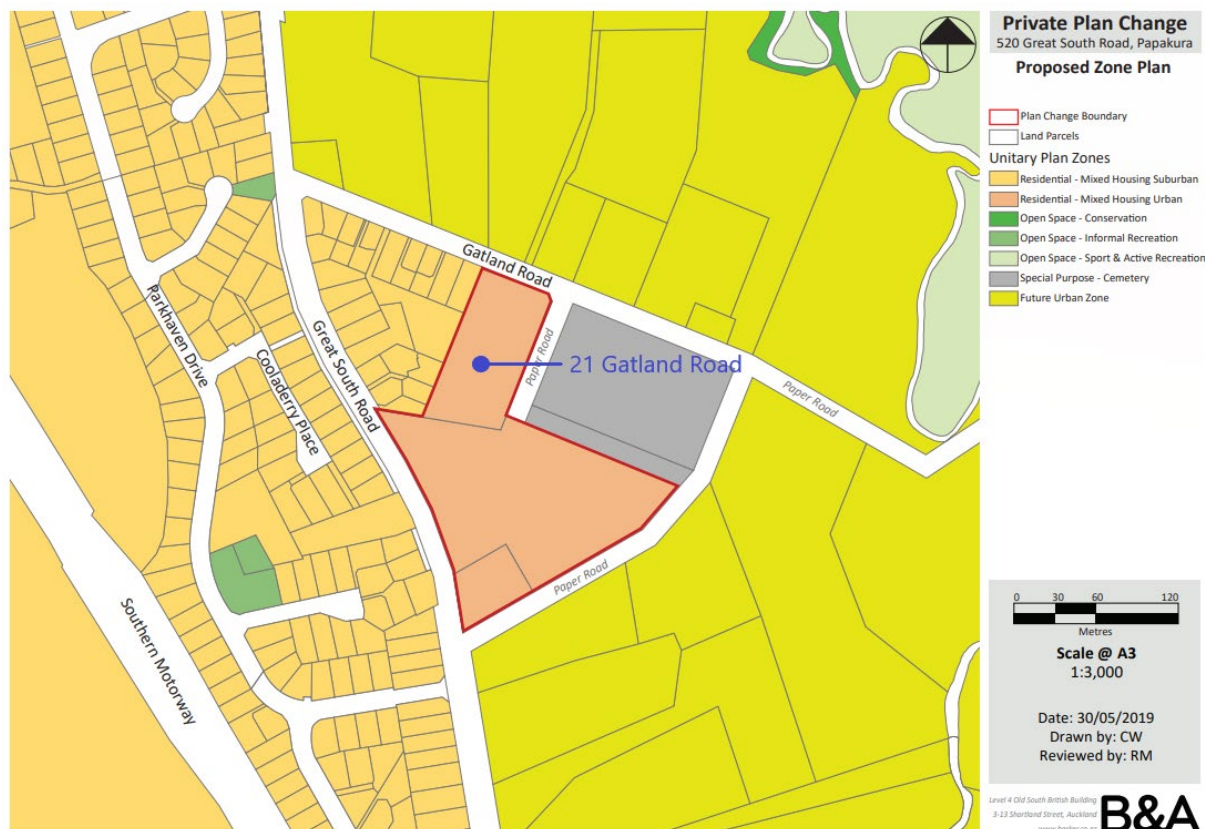
This is a submission on Proposed Private Plan Change 52 to the Auckland Unitary Plan.

The submission is to the plan change in its entirety, which seeks to rezone 520 and 522 Great South Road and 21 Gatland Road, Papakura from Future Urban to Residential – Mixed Housing Urban.

#### 3. Submission

Wainono Investments Limited owns the land at 21 Gatland Road that is subject to the proposed plan change (legally described as Lot 16 DP 43579). This property is shown in **Figure 1** below.

This submission is filed as a late submission. Wainono Investments Limited was not served notice by the Council advising of the request, despite it being a directly affected landowner within the plan change area. It was not made aware that the plan change had been notified. It is not expected that the late filing of this submission will cause unreasonable delay on the processing of the plan change.



**Figure 1:** Plan Change Map (Wainono Investments Limited Property at 21 Gatland Road shown)

Wainono Investments Limited **supports** the plan change, including its extent as notified which includes 21 Gatland Road.

**This support is subject to** the Residential – Mixed Housing Urban being applied and that no further rules or provisions are imposed on 21 Gatland Road or the plan change area more generally, beyond those of the Residential – Mixed Housing Urban and as otherwise currently apply in the Unitary Plan.

Wainono Investments Limited supports the plan change for the following reasons:

- a) The proposed zoning is consistent with Council’s Drury-Opāheke Structure Plan.
- b) The Plan Change area is contiguous with the existing urban area and development can be serviced by existing infrastructure, open space and social facilities.
- c) The surrounding road network can operate safely and efficiently with the development enabled by the plan change.
- d) The location is well served by existing formed and paper roads which can be formed to service development.
- e) There are no notable environmental constraints within the Plan Change area that would preclude urban development, or which require any specific rules or overlays to manage, beyond those already provided in the Residential – Mixed Housing Urban or otherwise in the Unitary Plan.
- f) Development of the Plan Change area would not preclude the achievement of quality and integrated outcomes on adjoining Future Urban zoned land.
- g) Technical investigations undertaken by Wainono Investments Limited in support of a resource consent application for residential subdivision on its own land at 21 Gatland Road (including geotech, infrastructure, traffic, and contaminated land), have confirmed its

suitability for urban development. This material has been made available to the plan change applicants.

- h) The Plan Change is the most appropriate way to achieve the purpose of the RMA 1991 and the proposal would give effect to the Regional Policy Statement. It gives effect to the relevant National Policy Statements and the Regional Policy Statement. Adverse effects on the environment are appropriately managed through the proposed Residential – Mixed Housing Urban and other existing provisions of the Unitary Plan. The rezoning supports the integrated management of the use and development of land.

**Wainono Investments Limited seeks the following decision by Council:**

**Accept** the Plan Change, including its extent to include 21 Gatland Road. This is subject to the Residential – Mixed Housing Urban being applied and that no further rules or provisions are imposed on 21 Gatland Road or the plan change area more generally, beyond those of the Residential – Mixed Housing Urban and as otherwise currently apply in the Unitary Plan .

**Wainono Investments Limited wish to be heard in support of this submission.**

**If others make a similar submission, Wainono Investments Limited will consider presenting a joint case with them at a hearing.**

**4. Clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act**

Wainono Investments Limited confirms that it could not gain an advantage in trade competition through this submission



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**Signed for and on behalf of Wainono Investments Limited**

3 November 2020

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**Date**

15.1