

## **Submissions 51 - 106**

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: A J Bradshaw

Organisation name:

Agent's full name:

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

Contact phone number: 0274376637

Postal address:  
11 Davern Lane  
New Lynn  
Auckland 0600

### Submission details

**This is a submission to:**

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

**My submission relates to**

Rule or rules:

Property address: 13 Davern Lane, New Lynn, 0600 Auckland

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

13 Davern Lane Submission PC60

I would like to submit my opposition to the rezoning of 13 Davern Lane.

The reasons are as follows:

Access – Emergency Service Vehicles

Davern Lane is a cul de sac and has 16 houses in it. The road to my house and five others do not have a footpath and if two cars are driving in/out, one has to drive onto the reserve. The same goes for anyone walking to and from their houses to put their wheelie bins out or go for a walk.

The cul de sac is often full of cars from Hutchinson Ave, who use it for parking. Hutchinson Ave has a bus stop, Arahoe school and a Montessori school all within 100 metres or closer, to Davern Lane. Add this to the rubbish day, especially recycling day and there is very little room in our cul de sac. This is a hazard for Fire engines and ambulances. An ambulance had to attend a person in my "street" not long ago and they could not back down the road as they are supposed to. If more houses were added to Davern Lane the situation would be even worse.

#### Evaluation Criteria:

I would like to highlight that rezoning such a small pocket of land would have a detrimental effect on the social, environmental and wellbeing of people who love this little park. It has history. Kids have grown up using this park and we are starting with the second generation. The people opposite me have just given birth and she walks with her little girl every morning in the park. In particular, the rezoning would go against the following points in the RMA .

Appropriateness s32(1)(a) and s32(1)(b) of the RMA Is this option the most appropriate way to address the issue at hand? Is this option the most appropriate way to meet the objective of the AUP and the purpose of the RMA?

Costs s32(2) of the RMA What are the social, economic, environmental or cultural costs and/or negative impacts that this option presents?

Risks s32(2)(c) of the RMA What are the risks of addressing this issue? What There is a reputational risk for Council in disposing of inappropriately zoned land that could lead to an onerous development process for future property owners. There are risks of appeals that could delay the plan change process and add to the cost. Rezoning sites currently zoned open space may create Plan Change – Open Space zone 12 are the risks of not addressing this issue?

#### 5. Statutory Evaluation

##### 5.1. Resource Management Act 1991

##### Part 2 of the Act

Section 5 of the RMA describes the purpose of the Act:

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

Everyone who either had their houses built or bought their houses (only two are rented) bought them for the location – the little park was a major factor.

Indeed, the green space was designated by the Council originally. There are established Pohutukawa trees on it which support a host of birds. All of these things are important and indeed are things that New Zealand is trying to encourage!

I refer to Professor Sir Partha Dasgupta's independent global review on the economics of biodiversity which warns we must urgently change the way we think, act and measure economic success to protect and enhance our prosperity and the natural world.

Davern Reserve is part of our wider ecosystem and supports a pathway and protective area for the local native birdlife. It provides shade and shelter for children and adults who use the park – contrary to what the PC60 report says.

Last year I underwent surgery and chemo – unlucky enough to get breast cancer a third time and I cannot explain how much the little reserve helped my recovery. To have a view of branches and leaves and to sit in peace under a tree, is profoundly good for the soul, especially when healing.

Protecting and enhancing natural assets and the biodiversity that underpins them is crucial to achieving a sustainable and resilient economy. We can develop housing, but be respectful of our natural resources – once taken away, the resources cannot be returned. Our pocket of land is even more important and crucial to the local people with the intensification of housing in New Lynn.

Drive around and have a look at just how intense the housing is and will be. New Lynn is doing its bit. This simply makes the existing green areas even more critical. If you want social and mental wellbeing for people – keep green spaces.

The park was one of the main reasons we bought our houses. It was designated a recreation area when many of the houses in the cul de sac were built.

There is only a road - no footpath - which leads to five of the houses in the cul de sac and the park is used to walk on if a car is coming. Adding houses would mean we'd have to walk on the road and make it more dangerous for pedestrians (children and older people in particular) and our pets.

Taking the park away would totally change the character and ambience of Davern lane.

Our closest parks are Craigavon and Crumm Park and a sports field a block away, which isn't really a park. Craigavon and Crumm park are 3 kilometres away 2 kilometres away respectively and busy roads need to be crossed - no walking access for small children and older people.

The intention of council historically, was to keep pockets of green land so people had meeting places

to go to, especially in high-density housing areas e.g. Ponsonby, Grey Lynn, and our park is no different. It is a taonga to be treasured and kept as it was originally intended for. I cannot reiterate how strongly we feel about Davern Reserve's preservation and in fact preservation of all the parks in Auckland. Rezoning and selling green spaces when they are even more critical than ever, is a very short-sighted solution with devastating long-term effects on Auckland rate-payers. I absolutely 100% oppose the rezoning of Davern Reserve.

Name: Annette J Bradshaw  
Address: 11 Davern Lane, New Lynn 0600  
Telephone: 0274376637  
Email: [aventure@xtra.co.nz](mailto:aventure@xtra.co.nz)

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

| 51.1

Submission date: 25 February 2021

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Yashokant Sharma

Organisation name: Triangle 786 Properties Limited

Agent's full name: Longgang Shui

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

Contact phone number: 022 525 2000

Postal address:  
23a Lidcombe Place  
Avondale  
Auckland  
Auckland 1126

### Submission details

#### This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

#### My submission relates to

Rule or rules:  
single house zone

Property address: 146 Triangle Road, Massey

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The property at No. 146 Triangle road should not be zoned for Single House. Instead the appropriate zone should be Mixed Housing Suburban. The single house zone in this locality lack of logic reasoning and inconsistent with other parts of the city.

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

52.1

Details of amendments: Amend the zone for No. 146 Triangle Road Massey from Single House Zone to Mixed House Suburban Zone

Submission date: 26 February 2021

### **Attend a hearing**

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

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

Yes

### **Declaration**

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

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

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

Yes

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

Received 24/2/21

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

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



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

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

For office use only
Submission No:
Receipt Date:

**Submitter details**

**Full Name or Name of Agent (if applicable)**

Mr/Mrs/Miss/Ms(Full Name)

Gayleen Adrian Yvonne Anderson

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

**Address for service of Submitter**

2/2 Keeney Court, Papakura 2110

Telephone:

027-398-8929

Fax/Email:

akbubbles67@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 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

**The specific provisions that my submission relates to are:**

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

Plan provision(s)

Or

x Property Address

2 R Keeney Court, Papakura 2110

Or

Map

Or

Other (specify)

**Submission**

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

X The reasons for my views are: See attached.

(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.

53.1

- 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 24-2-21

**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 reasons for my views are as follows**

- 1 Where do the kids of today and tomorrow go to play in a safe and friendly environment if you keep taking away PARK SPACE from them.
- 2 If you intend building houses on this piece of land (area 475m<sup>2</sup>) I ask where will the people of these dwelling park their vehicles as there seems to be more than 2 vehicles to a household these days
- 3 Will the rate payers who's property are adjacent to the land in question be taken into consideration as to how it will effect them in the future, ie: PRIVACY, SAFETY AND SECURITY as we are all not getting any younger.
- 4 Once again the Council seemed to be going from the blind to the ridiculous. Please consider this move long and hard, because once this small piece of land is gone it's gone forever

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Lynette Raye BLACKBOURN

Organisation name: LR Blackbourn & Trustee Professionals Limited

Agent's full name:

Email address: [lblackbourn1@gmail.com](mailto:lblackbourn1@gmail.com)

Contact phone number: 2995928 0274876553

Postal address:  
4A Keeney Court  
Papakura  
Auckland 2110

### Submission details

#### This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

#### My submission relates to

Rule or rules:

Proposed PC60 - Open Space (2020) and Other Rezoning Matters  
rezoning from "Recreation Reserve" to "Residential - Mixed Housing urban"

Property address: 2R Keeney Court, Papakura

Map or maps: PC60 Specific Site Information - P.14: Lot 1 DP88704

Other provisions:

The 16 July 2020 Governing Body's resolution "that 2R Keeney Court, Papakura would be sold"

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:

My husband and I live at 4A Keeney Court, Papakura. This is the right-of-way section behind the reserve.

We are against the PC60 rezoning of 2R Keeney Court, Papakura from Open Space - informal Recreation Zone to the proposed Residential - Mixed Housing Urban. This rezoning is for the sole purpose of selling.

Council should have been up front to the Resident/Property Owners of Keeney Court from July 2020 when the resolution to sell was passed or in their January 2021 correspondence.

**ISSUES:**

- Loss of Reserve
- Priorities
- Parking
- Effects
- Background

**LOSS OF RESERVE:**

As a matter of formality, the Auckland Council sent us and 5 other resident/property owners adjacent to the reserve, a letter regarding the rezoning . NOWHERE in that letter did it say or even hint that the reserve WOULD BE SOLD. After many questions to Council, I found out on 22/2/21 via a Council email, that on 16th July 2020 the Finance & Development Committee had PASSED A RESOLUTION TO ACTUALLY SELL IT.

Once this Reserve is rezoned, the reserve is gone for good. Lost green/open space.

Those on both the Unitary Plan team and Finance & Performance Committee appear not to have lived in Papakura and know nothing about Papakura.

All page 4 of Papakura Courier 17 February 2021 covered "Why Auckland's City Centre is getting more green spaces". describing some social and climate advantages but at the same time taking the green space from Papakura. Doesn't make sense.

**PRIORITIES:**

The approx. rateable value of \$320,000 will not make ANY difference to the rate take. (One Roof Estate 12/2/2021) . I ask, what % of the rate is this?

Why is the central city more important than the suburbs that are being inundated with "reasonably high intensity developments - typically up to 3 storeys (11 metres) in a variety of sizes and forms including terrace homes, low-rise apartments and detached dwellings" otherwise known as MIXED HOUSING URBAN? (Google's meaning).

Is this the same Auckland Council Finance & Performance Committee proposing to sell Papakura's reserve whilst looking for more green space in the inner city where they live?  
"Robbing Peter to pay Paul!"

**PARKING;**

Keeney Court is now basically a one lane road and especially at evening/nights a nightmare to zigzag between the many parked vehicles. It is made worse at the Clevedon Road end when the Kindergarten starts and finishes for both the morning and afternoon sessions. Extra housing on this road will bring extra vehicles and will create even more problems for both traffic and emergency vehicles.

A Glenn Innes resident expressed their concern (NZ Herald 20/2/21) over the new housing as part of the unitary plan, where once 1 house stood now have 3 or 4 and their fleet of cars jamming the streets and berms.

**EFFECTS:**

The children in the area do play in the park, especially during school holidays. They can play safely. The nearest green/play area is Massey Park. The Marne Road play area entrance gates have been LOCKED for years.

Any Mixed Housing Urban zoned buildings on this site will affect our right-of-way and eastern boundary along with the value of not only ours but all properties in the area.

**BACKGROUND:**

The reserve was given to the Papakura District Council (as a then requirement for developers) who passed it onto the Auckland Council on the supercity formation. This reserve belongs to the people of Papakura.

ONCE THIS RESERVE IS REZONED THE RESERVE IS GONE FOR GOOD.  
PLEASE REVOKE THE GOVERNING BODY'S RESOLUTION TO SELL IT.

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

54.1

Submission date: 25 February 2021

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

No

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

**Maninder Kaur**

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**From:** Lynette Blackbourn <lblackbourn1@gmail.com>  
**Sent:** Monday, 1 March 2021 4:27 pm  
**To:** Unitary Plan  
**Subject:** Re: Submission #54 dated 25/2/2021

**Categories:** Manisha

Afternoon,  
Amendments to my submission, as requested

Other Provisions:  
The 16 July 2020 Governing Body's resolution "that 2R Keeney Court, Papakura would be sold"

**Do you wish to have the provisions you have identified above amended? Y E S**

Regards  
Lynette

In the Matter of  
The Resource Management Act 1991

Form 5: Submission on notified proposal for policy statement or plan, change or variation  
*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Auckland Council

Name of submitter: Alexander Cameron-Brown

*This is a submission on the change proposed to the following plan (the proposal):*

*Auckland Unitary Plan Operative in part Proposed Plan Change 60  
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

*The specific provisions of the proposal that my submission opposes and relates to is:*

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otarā Auckland 2013	Otarā	Open Space - Informal Recreation Zone	Business - Light Industry Zone

*My submission is:*

- I oppose the specific provisions of Plan Change 60 as relate to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and uses in the area. The site is used frequently for its zoned purpose (Informal Recreation). Staff of businesses in the locale use the reserve to eat their lunch, enjoy some open space in their breaks and enjoy other informal activities on the reserve before and after work.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that National Policy Statement - Urban Development policies that

support the efficient use of urban land is not appropriate as an argument to say that recreation reserves are inefficient use of land and should therefore should be rezoned.

- Recent rezoning of open space sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to close open space in our light industrial community and supports our belief to retain this reserve as open space.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area and this continue to be its purpose and relationship to the other activities in the wider locale.
- The site offers an informal recreation amenity with open space and mature tree’s that is not otherwise available in the locale. There is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet these needs of the community. We assert that this reserve is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.
- The site has mature trees that are protected by rules of the Unitary Plan when the land is identified as an Open Space Zone. Protection of these trees would be removed if the zoning where changed.
- A ‘spot zone’ of an Open Space Zone serving its neighborhood reflects the function and use of the site by the community, and is a common planning technique for open space areas that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan. Being an irregularity to a pattern of land zoning is not a reason for its removal.

I seek the following decision from the local authority:

Decline the proposal to change the zoning of 11R Birmingham Road and retain the Open Space – Informal Recreation Zone. The land has value as and is used in the purpose of its current zoning - Open Space - Informal Recreation.

55.1

I 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: 26/2/21

Electronic address for service of submitter:

alex@peacocks.co.nz

Telephone:

021 940 191

Postal address (or alternative method of service under section 352 of the Act):

25B Birmingham Road, Otara, 2013  
Auckland, New Zealand

Contact person:

Alex Cameron-Brown**Note to person making submission**

If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#). If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by [clause 6\(4\)](#) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

In the Matter of  
 The Resource Management Act 1991  
 Form 5: Submission on notified proposal for policy statement or plan, change or variation  
 Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Name of submitter: ROSS DAVID IRELAND

This is a submission on the change proposed to the following plan (the proposal):

*Auckland Unitary Plan Operative in part Proposed Plan Change 60  
 Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

The specific provisions of the proposal that my submission opposes and relates to is:

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

My submission is:

- I oppose the specific provisions of Plan Change 60 as relate to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and uses in the area. The site is used frequently for its zoned purpose (Informal Recreation). Staff of businesses in the locale use the reserve to eat their lunch, enjoy some open space in their breaks and enjoy other informal activities on the reserve before and after work.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that National Policy Statement - Urban Development policies that

support the efficient use of urban land is not appropriate as an argument to say that recreation reserves are inefficient use of land and should therefore should be rezoned.

- Recent rezoning of open space sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to close open space in our light industrial community and supports our belief to retain this reserve as open space.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area and this continue to be its purpose and relationship to the other activities in the wider locale.
- The site offers an informal recreation amenity with open space and mature tree’s that is not otherwise available in the locale. There is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet these needs of the community. We assert that this reserve is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.
- The site has mature trees that are protected by rules of the Unitary Plan when the land is identified as an Open Space Zone. Protection of these trees would be removed if the zoning where changed.
- A ‘spot zone’ of an Open Space Zone serving its neighborhood reflects the function and use of the site by the community, and is a common planning technique for open space areas that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan. Being an irregularity to a pattern of land zoning is not a reason for its removal.

I seek the following decision from the local authority:

Decline the proposal to change the zoning of 11R Birmingham Road and retain the Open Space – Informal Recreation Zone. The land has value as and is used in the purpose of its current zoning - Open Space - Informal Recreation.

56.1

I 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.

R. D. Ireland

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

Date: 26-2-21

Electronic address for service of submitter: ROSSIRELAND@XTRA.CO.NZ

Telephone: 0211695352

Postal address (or alternative method of service under section 352 of the Act):

9 REMBRANDT PL  
PAPAKURA  
(25A BIRMINGHAM RD, EAST TAMAKI)

Contact person: ROSS IRELAND

**Note to person making submission**

If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#). If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by [clause 6\(4\)](#) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Reggie Kohu

Organisation name:

Agent's full name: Stephen Hill

Email address: [shill@eclipsegroup.co.nz](mailto:shill@eclipsegroup.co.nz)

Contact phone number: 021701032

Postal address:  
PO Box 305034  
Triton Plaza

Auckland 0757

### Submission details

#### This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

#### My submission relates to

Rule or rules:

Property address: 1-5 Lippiatt Road, Otahuhu

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
My name is Reggie Kohu.

I own the property at 7 Lippiatt Road where I have lived for more than 30 years.

My wife and I brought our family up in this house and we all have enjoyed living here for many reasons.

We love the quiet, and the trees and the shade those trees provide. We love the open spaces between the houses in our street, and we enjoy the neighbouring reserve, as do many other people who come and visit quietly.

We have enjoyed our home and our street as we shared it with our now grown children, and although my wife has passed away, I do still enjoy it now with our grandchildren and other whanau.

We feel and believe that the proposed rezoning would change the peaceful character of our neighbourhood in a major way. We imagine the roads busy with buses, cars and delivery vans, cars parked everywhere along the roads, and noise day and night. We imagine the street with the trees removed, bare and glaring in the sun, and discarded litter.

The construction that would happen will be incredibly disruptive with congestion, noise and dust over many months or years.

The proposed rezoning would have a significant negative impact on our enjoyment of our neighbourhood and the home that we live in.

Regarding the Section 32 Evaluation Report Proposed Plan Change 60 to the Auckland Unitary Plan (Operative in Part) – Open Space (2020) and Other Rezoning Matters, submitted by Panuku Development, 23 November 2020. Regarding the issues identified in that report and the rezoning solution proposed:

1. We do not see there being any RMA issues to be resolved. In our view the RMA was created with the intention to protect the environment and the enjoyment of living. The proposed changes to zoning are being used to circumvent those intentions. We feel that we as residents in this affected area are having our rights to enjoy our environment severely compromised.
2. We do not believe that the costs of the environmental, economic and social effects have been adequately assessed from a human perspective, as relating to the current residents.
3. Regarding the statement made in the last paragraph in section 2.1 of the report, "All the sites in this plan change are currently zoned for open space purposes or are road in the AUP1. They are therefore not zoned for future uses and development opportunities that may be compatible with their site characteristics." This statement infers that the quiet ongoing enjoyment of the environment, by the current residents, is less important than the purposes that outside people have decided upon.
4. In our view, our continued enjoyment of our environment is a greater priority than the capitalist based intentions of those that do not live in the area.
5. Upon the flawed thinking displayed in the last paragraph in section 2.1 of the report, the remaining sentences in that paragraph go on to say that it is only logical that a plan change be proposed.
6. In our view there are many other options that we would put forward in relation to 1-5 Lippiatt Road. To begin with, we do not believe the property is inappropriately zoned.
7. In our view the Evaluation detailed in section 4.2. of the report have been poorly assessed with a bias towards the intended outcome of the report. In particular the Costs, Benefits and Risks have not been properly analysed.
8. In our view, the Council is privatising land for financial reasons, where that land was originally and purposefully set aside for public use.

We will further discuss our submission at a hearing.

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

57.1

Submission date: 26 February 2021

## Attend a hearing

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

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

## Declaration

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

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

- Adversely affects the environment; and

- Does not relate to trade competition or the effects of trade competition.

Yes

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

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

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

To: Auckland Council

### Submitter Details:

Name: Ms Chelsea Fowler  
Address: 3 Birmingham Road, Otara, Auckland  
Telephone: 022 048 2717

### Scope of Submission:

This is a submission on the following proposed plan change/variation to an existing plan:  
PC 60 – Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

Map Number: 77

Address: 11R Birmingham Road, Otara, Auckland, 2013

### Submission:

I **oppose** the specific provisions identified above.

The reason for my views are:

I work in this area and love having the reserve so I can eat my lunch there, away from my work place, while enjoying the sun & fresh air. I also sometimes bring my dog into work and the reserve allows me a space to take my dog to have a run around in the afternoon. The purpose of the reserve is an open space for the community to use and enjoy and I would be very disappointed if this reserve were rezoned and thus removed.

I seek the following decision by council:

Decline the proposal to change the zoning of 11R Birmingham Road and keep this area as an open space – informal recreation zone.

58.1

I 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

26/2/2021  
Date

I **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: Justin Peter Schilder

Organisation name:

Agent's full name:

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

Contact phone number: 021777913

Postal address:

Otahuhu  
Auckland 1062

### Submission details

**This is a submission to:**

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

**My submission relates to**

Rule or rules:

Property address:

Map or maps:

Other provisions:

the sale and rezoning of each and every one of the spaces that are being proposed for change in zone from informal recreation zones to residential/ terrace housing or business zone, but particularly those in Otahuhu. This is every space in Plan change 60 that is proposed for sale and rezoning for the purpose of clarification

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

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

The reason for my or our views are:

It is completely unacceptable to make these changes and sales as it goes against the best interests of communities, and particularly those with less resilience, ability and will to both be informed, and then to fight.

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

Submission date: 26 February 2021

Supporting documents  
Plan 60 change submission.pdf

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

No

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

My submission will come in 2 parts. I will make a general submission to the Plan Change 60 and then secondly a specific reference to specific sites that I strongly feel should not be sold by the council, nor should they be rezoned.

In summary, I oppose both the sale and rezoning completely. They are unacceptable.

#### PART 1

The first point is that selling and rezoning spaces that are currently held by the council as informal recreation zones only serves to speed up the already unacceptable level of tree removal that is occurring in the Auckland area, and the world in general.

Once these spaces are gone, they are gone. No buyer is going to purchase them to keep them in trust for the community. This refers to each and every one of the 26 proposed sites up for rezoning and sale. The council has had ample opportunity to raise funds to make up for the 'Covid effect'. The rates rise was ridiculously low, and should have been minimum 5%. This could have made a significant difference. There is also ample land for building that has not yet been given suitable infrastructure, so the argument that this space is needed for new housing is more about poor planning than it is about necessity.

Whether these spaces are significantly utilized is a matter of perspective. It may be that not a single person uses the spaces, but their very presence in the community adds life, space and vegetation to urban areas that are already suffering from an appalling increase in concrete and buildings. Small spaces like these are of intangible, but significant benefit to the communities in which they exist. A park or informal recreation space does not need to be well used to be of value.

Of further significance is that many of these spaces are located in areas where the population is not well off, nor in a position to fight proposals such as this. This combined with very poor notification to the wider community makes it an unacceptable approach for the council to be taking.

It is well known that such processes are far less likely to be pushed through in the more economically well-off areas of the city as their ability to defend their community is supported by not only money and time, but often by professionals such as lawyers who are willing to support the retention of the character of their locality. By seeking to take away green spaces from already compromised communities only serves to further marginalize them as they are the 'softer touch' when it comes to council and business decisions.

Those with the greater means are the ones that will be able to travel to enjoy far away green spaces. Those without the means need the protections of the council to ensure that they do not lose the very spaces that are all they have in their community. A park replaced by terrace housing or shops is not for the benefit of the mental well-being of the residents. With less means to travel to gain access green spaces that are now further away the vulnerable and marginalized population is likely to become more so, as it struggles to access areas that give the peace and tranquility the green spaces provide.

The simple fact of having these green spaces is something that is known to support the well-being of the people that live in a community. With not only private landowners destroying trees and greenspaces in the chase of the almighty dollar, but also the continuation of the removal of trees by the TMA on our volcanic maunga, we are at great risk of reducing parts of our city to nothing but terraced housing ghettos with little to no green spaces to enjoy.

The selling, in the first instance, but also the accompanying re-zoning should absolutely not take place. It is an insult to the community, and even worse, a resource that will be gone forever. Green spaces are of immeasurable mental benefit .

## PART 2

On a more specific and localized note, the locations in Otahuhu are ones that it is unfathomable that they should be under threat.

1-5 Lippiat Street is a green space with a mixture of well-established natives and exotics. It is a space that provides a truly lovely addition to the street. It will be housing birds. It may not be particularly well used but is part of a barrier to the industrial space over the fence. It creates a boundary between residential and industrial, and is a breath of air for this part of the street. People buy into a street or area based on its character among other things. Lippiat Street has also been granted Special Character status. It would fly in the face of this special character to rezone this site for terraced housing and have a not only out-of-character, but likely ugly and impractical 3 storey terrace house in the middle of classic old villas. If nothing else, selling this site, and even re-zoning it would have to be particularly problematic in itself. Not to mention dealing with things like the storm water. How a terrace house would be of benefit to this street is beyond me. The council has not even deemed finishing the Otahuhu town upgrade as worthy of its attention, while unnecessary things like the Takapuna upgrade, and even worse- wasted money on funding the America's Cup is a slap in the face to these communities. If the council needs to save or recover money, it is surely not by further marginalizing the already marginalized.

26 Princes St Otahuhu is also a space that may not be actively utilized but by its mere presence on the corner of a busy town area it provides peace and serenity to those that pass it, even if they are not aware. To rezone this as 'Business-mixed use zone' will achieve nothing but more takeways most likely. There is currently a beautiful Morton Bay Fig on the site, along with a number of established palms and , I believe, a particularly mature Puriri tree.. With the likely decimation of 75% of Mt Richmond's beautiful trees, including outrageously beautiful Morton Bay Figs, it would be nothing short of criminal to sell and rezone this corner site, and thereby ensuring the destruction of this beautiful space. Simply walking through or past it, or waiting alongside it at the traffic lights is more than enough reason to mean that this space, along with all the others, remain in council, and by extension, public hands. What the council is thinking in its significant lack of wisdom is certainly not in the best interests of the community. It will likely only of benefit to a private developer, and almost certainly not flow back into this community.

Clearly there are needs for our city to grow, and to recover lost income during Covid lockdowns, but selling council held public green spaces is not the answer. The well-being of the existing population is tied to these spaces, and their removal, especially for high density housing or unnecessary additional business is absolutely unacceptable.

Otahuhu needs more green spaces, more maintenance, and more attention. Not less. If anything, industrial/ business zoned areas should be rezoned for terrace housing, as many industrial and business sites are poorly utilized or there are generally too many of them. Rates increases of only 3.5% in the last process were unacceptably low, and throw the problem back at those most affected by it, rather than those most able to afford it.

#### CONCLUSION

I urge the council to cease the both the proposal to sell, and to also cease to re-zone all of the 26 green spaces. I oppose both of these. The loss of these spaces will be something that can never be recovered, will negatively affect those that already live in their vicinity through the removal of ever diminishing green spaces, and will not be replaced by something that will be of greater benefit to the community. Buyers will only be looking to develop for profit, and already vulnerable communities will once again be the bearers of the brunt of problems that are the city's as a whole to bear. Many will not submit based not on their lack of concerns, but due to their lack of understanding that this process is happening almost silently. Many will also not submit as their life is already busy enough to be able to spare the time to do so. Those that live in many of these areas, but particularly Otahuhu will have less time and energy available to fight a fight that they shouldn't need to. The council should feel ashamed that they see fit to desecrate areas already at risk to and heavily affected by 'progress'. I feel there are also conflict of interests involved also, as the ability of council to more easily push through re-zoning, particularly with regard to significant trees is likely to be easier than that sought by a private developer. This should not be a factor, but I am damned sure that it is likely to be, and a prime motivator behind this proposal.

Justin Schilder  
Otahuhu

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Nevin Chirackal

Organisation name:

Agent's full name:

Email address: [nevinchirackal@yahoo.com](mailto:nevinchirackal@yahoo.com)

Contact phone number:

Postal address:

7 Davern lane  
New Lynn  
Auckland 0600

### Submission details

**This is a submission to:**

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

**My submission relates to**

Rule or rules:

Plan Change 60 - Open Space (2020) and Other Rezoning Matters specifically 13 Daven Lane - from "Open Space –Informal recreation" to "Mixed Housing Urban"

Property address: 13 Davern Lane, New Lynn

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This is a small reserver in our street which I and my brother use on a regular basis. I have also seen many other residents use this place and it is the only free and green space in this street - I definitely would like this retained as a reserve.

The trees on the reserver are quite big - my younger brother and the other kids on the street regularly play around them - climbing them is definitely fun. They are not small bushes like it is mentioned in the council proposal

The parking in front of the reserve is well used - we have friends and family who visit that uses those car parks.

It is a nice little reserve which is used frequently by the members of the community and should be retained as it is

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

60.1

Submission date: 26 February 2021

### **Attend a hearing**

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Anne Margaret Crozier

Organisation name:

Agent's full name:

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

Contact phone number:

Postal address:  
1313 Whangaparaoa Raod  
Army Bay  
Auckland 0930

### Submission details

#### This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

#### My submission relates to

Rule or rules:  
Plan Change 60 - Open Space 2020 and Other Rezoning Matters, Rezoning of Land to Facilitate  
Redevelopment and/or Better Reflect the Use of Land  
Proposal to re-zone land to Open Space - Sport and Active Recreation Zone

Property address: 1337 Whangaparaoa Road, Army Bay

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:  
Here at the end of the peninsula we have a lot of space still available that is suited to housing and not so much available for sports. We need to preserve our open spaces for sport and recreation for the area now so that they remain available to meet the future needs of our community.

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

Details of amendments:

Submission date: 27 February 2021

## **Attend a hearing**

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

## **Declaration**

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

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

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

Yes

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

1 March, 2021



## Plan Change 60 – Open Space and Other Rezoning Matters - push back points

1. As our city intensifies why should we sacrifice relatively low value (in \$\$\$ terms only) small corner/street pocket parks. For the two WLB sites the zoning proposed is Single House and this reinforces this point.

Furthermore, the two sites in Arch Hill/Grey Lynn and Freemans Bay should not be rezoned with regard to:

- Massive residential intensification underway on Gt North Rd
- A much loved children’s playground existed at the Freeman’s Bay location

62.1

62.2



2. The world’s best cities are defined by their green outdoors – both small/intimate through to large. These small pocket parks were created by past visionary leaders in Auckland (including Councillor Astrid Malcolm) and as inner Auckland intensifies their importance is ever growing.

### Social benefits

- Street parties/gatherings
- Accessible by foot versus car
- High dog exercise use
- Small family/friends catch-ups on grass/picnic mat, seating and tables – especially Mum’s and elderly.

### Environmental benefits

- Bigger connection with nature

- Retain established trees vs scorched earth development
- Network all over Auckland to assist birdlife. In urban areas "The Pocket Parks can be an 'oasis' for wildlife. They can be used as an area of support for birds, a reference point for their movements, at the same time people can have the chance to enjoy the view of birds and their sounds, to feel in close contact with nature with the others although this nature is limited by the built volumes

#### Future enhancement opportunities

- Plant native trees where necessary
- Adult exercise – as per Cox's Bay Park
- Child play – see revolving drum at Takapuna beach or swings at Heard Park, Parnell
- Outdoor table tennis and chess facilities per Europe
- Heritage/nature storytelling

3. Our Local Boards have been seriously remiss to bowing to 'the money men at Council' who have little or no Social or Environmental licence. This is demonstrated by this advice from the Waitemata Local Board;

*'huge pressure to let some sites go so as to save others. The whole board was consulted and it seemed one of the sites least painful to lose. There is little appetite for creating new parks and it is all very very painful'*

Sadly, WLB has also chosen not to cover this Plan Change in all recent e-bulletins and local media announcements.

Moreover, this apparent support of this Plan Change is completely at odds with

- WLB Open Space Network Plan 2019-29\*
- The likes of the Parnell Plan

Lastly, their stance on our newest pocket park reinforces their value - Amey Daldy Park is a new neighbourhood pocket park that provides an intimate outdoor space for residents and workers of Wynyard Quarter to call their own. This project is part of the plan to create open, accessible public spaces in Wynyard Quarter - making a lively, people-friendly waterfront neighbourhood.

4. Panuku say adjacent property owners were spoken to when formulating public asset sale but this is them being disingenuous after a door knock of property owners in Freemans Bay and Arch Hill/Grey Lynn reported no awareness of this matter.

Other concerns related to Panuku are;

- For example, one of the threatened public spaces is home to a mature Magnolia tree, hence the name Magnolia Drive! Some if not all of those residents would be horrified to see that land and then the tree disappear from their community
- When a property is identified as non-service, Panuku takes it through a multi-stage rationalisation process. The process involves historical, legal and technical analysis of the site, followed by consultation with council departments, relevant Council Controlled Organisations, local boards, ward councillors, mana whenua and the Independent Māori Statutory Board. If no service use, future-funded project or strategic purpose is identified for a property it is considered for disposal. Any disposal recommendations are approved by the Panuku Board before they are presented to the Finance and Performance Committee which has the delegated authority to approve any proposed disposals.
- Also, this report appears to have been done under the cover of Alert Level 4, then Level 3, lockdown
- The plan change seeks to rezone council owned sites that have been through the rationalisation process and have been identified as surplus or that there is no identified service need for, and that have been approved for disposal.
- The choice of language says it all!

Our concerns are best summarized by this statement when it comes to exemplar urban planning;

**Pocket parks become happy islands where people, all the people can stop and take a break during the day or just a stopover, a place to catch your breath and be with nature.**

**Pocket parks are small spaces, they transmit intimacy to share with fellow residents and visitors alike. They are "living-rooms" in the open air**

Finally, we do wish to be heard at hearings

\*WLB Open Space Network Plan 2019-29

The Auckland Plan - Parks and Open Space Strategic Action Plan identifies four areas of focus.

1. Treasure our parks and open spaces
2. Enjoy our parks and open spaces
3. Connect our parks and open spaces
- 4. Utilise our parks and open spaces**



1 March 2021

**Attn: Planning Technician**

Auckland Council

Level 24, 135 Albert Street

Private Bag 92300

Auckland 1142

**Submission sent via email:** [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)

**SUBMISSION ON PROPOSED PLAN CHANGE 60: OPEN SPACE AND OTHER  
REZONING MATTERS**

**Introduction**

Kāinga Ora – Homes and Communities (“**Kāinga Ora**”) at the address for service set out below provides the following submission on the Proposed Plan Change 60 (“**PC60**”) to the Auckland Council’s Unitary Plan (“**Unitary Plan**”) that seeks to rezone land to either: recognise land recently vested or acquired as open space; correct zoning errors and anomalies; facilitate Panuku’s land rationalisation process; or, facilitate Kāinga Ora’s redevelopment.

The Kāinga Ora’s sites that formed part of this plan change have been through or in the process of a land exchange process with Auckland Council. The land exchange process was carried out under the Reserves Act 1977 and Auckland Council have completed public consultation in accordance with section 15(2) of the Reserves Act 1977. As a result of the land exchange process the zoning of these sites need to be corrected in the Auckland Unitary Plan.

**Background**

1. Kāinga Ora was established in 2019 as a statutory entity under the Kāinga Ora-Homes and Communities Act 2019. Kāinga Ora consolidates Housing New Zealand Corporation (“**Housing NZ**”), HLC (2017) Ltd and parts of the KiwiBuild Unit. Under the Crown Entities Act 2004, Kāinga Ora is listed as a Crown entity and is required to give effect to Government policies.

2. Kāinga Ora is now the Government's delivery entity for housing and urban development. Kāinga Ora will therefore work across the entire housing spectrum to build complete, diverse communities. As a result, Kāinga Ora has two core roles:
  - a) Being a world class public housing landlord; and
  - b) Leading and co-ordinating urban development projects.<sup>1</sup>
3. Kāinga Ora's statutory objective requires it to contribute to sustainable, inclusive, and thriving communities that:
  - a) provide people with good quality, affordable housing choices that meet diverse needs; and
  - b) support good access to jobs, amenities and services; and
  - c) otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.
4. Kāinga Ora is focused on enabling and delivering quality urban developments by accelerating the availability of build-ready land, and building a mix of housing including public housing, affordable housing, homes for first home buyers, and market housing of different types, sizes and tenures.
5. In the Auckland region, the public housing portfolio managed by Kāinga Ora comprises around 29,450 dwellings<sup>2</sup>. As highlighted in the Public Housing Plan 2021-2024<sup>3</sup>, Auckland is a priority focus region for Kāinga Ora to reconfigure and increase its assets to provide efficient and effective public and affordable housing that is aligned with current and future residential demand in the area, and the country as a whole.
6. Kāinga Ora has a shared interest in the community as a key stakeholder, alongside local authorities. Kāinga Ora works with local authorities to ensure that appropriate services and infrastructure are delivered for its developments. In addition, Kāinga Ora seeks that local authorities across the country are abiding to national direction as mandated by the

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<sup>1</sup> Section 13, Kāinga Ora – Homes and Communities Act 2019

<sup>2</sup> As of 31<sup>st</sup> January 2021.

<sup>3</sup> Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development, January 22, 2021, <https://www.hud.govt.nz/community-and-public-housing/increasing-public-housing/public-housing-plan/>.

Government, providing sufficient development capacity and potential across both the public and private housing markets, to address growing housing demand.

7. In addition to its role as a public housing provider, Kāinga Ora also has a significant role as a landowner, landlord, rate payer and developer of residential housing in urban development more generally. Strong relationships between local authorities and central government are key to delivering government's priorities on increasing housing supply.
8. Policy decisions made at both central and local government level have impacts on housing affordability. The challenge of providing affordable housing requires close collaboration between central and local government to address planning and governance issues to reduce the cost of construction, land supply constraints, infrastructure provisions and capacity as well as an improved urban environment.
9. Kāinga Ora is interested in all issues that may affect the supply and affordability of housing and has a shared interest in the community as a key stakeholder, alongside local authorities. These interests include:
  - a) Minimising regulatory barriers that constrain the ability to deliver housing development;
  - b) The provision of public housing to persons who are unable to be sustainably housed in private sector accommodation;
  - c) Leading and co-ordinating residential and urban development projects;
  - d) The provision of services and infrastructure and how this may impact on Kāinga Ora existing housing, planned residential and community development and Community Group Housing ("CGH") providers; and
  - e) Working with local authorities to ensure that appropriate services and infrastructure are delivered for its developments.
10. Strong relationships between local authorities and central government are key to delivering government's priorities on increasing housing supply.

### **Scope of Submission**

11. The submission relates to PC60 as a whole.

12. The submission specifically relates to the following sites as notified in PC 60 as these properties are owned by Kāinga Ora or that Kāinga Ora has an interest in:

- Map no 8 - 2 Timatanga Rise, Glen Innes 1072
- Map no 84 Trojan Crescent, New Lynn Auckland 0600
- Map no 97 R1 Greenslade Crescent, Northcote 0626 & 140 Lake Road, Northcote 0626
- Map no 98 117 Richardson Road, Owairaka Auckland 1025
- Map no 99 33R Watchfield Close, Mangere Auckland 2022
- Map no 100 50 Mayflower Close, Mangere East Auckland 2024
- Map no 101 27 Watchfield Close, Mangere Auckland 2022
- Map no 102 14-16 Cassino Terrace, Owairaka Auckland 1025
- Map no 105 62 Mayflower Close, Mangere East Auckland 2024

**The submission is:**

13. Kāinga Ora is generally supportive of the rezoning sought in PC60.
14. In relation to the nine sites listed above, Kāinga Ora supports in part the proposed amendments sought in PC60 for these sites. Further detail for these are set out in the following attachments:
- a) **Attachment 1** – Table 1: Identifies the specific sites of interests to Kāinga Ora, reasons for submission and relief sought;
  - b) **Attachment 2** – Zipfile: Shapefile of proposed changes to parcel boundaries for 62 Mayflower Close, Mangere
  - c) **Attachment 3** – Maps: Kāinga Ora’s proposed changes to Map No. 102 and 105.

**Reasons for the submission**

15. Kāinga Ora generally supports PC60 as it is in accordance with the purpose and principles of the Resource Management Act 1991 (“**the Act**”) and will be appropriate in terms of section 32 of the Act.
16. The details for the submission and the relief sought for the sites listed above are attached to this letter – see **attachment 1**. A summary of Kāinga Ora’s submission is provided below:
- a) Kāinga Ora supports rezoning of recently vested land to better reflect the anticipated land uses as a result of recent redevelopment. This will support the

use of the site for open space amenity by the local residents including Kāinga Ora customers living.

- b) Kāinga Ora supports the section 32 analysis provided for Panuku's land specifically for the sites located at Trojan Ave and Greenslade Crescent. The proposed rezoning reflect the appropriate zone and land uses to those sites located adjacent to.
- c) Kāinga Ora supports in part the rezoning of land within the large scale development area e.g. Mangere and Owairaka which have been subject to a land exchange process under the Reserves Act 1977. The rezoning will reflect the intended land uses for the site that are anticipated in the Mangere and Owairaka masterplans. Any redevelopment on these sites will be subject to the assessment of future resource consent applications. The boundaries notified in PC60 for these sites are incorrect and the boundaries of the site need to be amended to reflect correct boundaries of the sites post the land exchange process.
- d) The potential adverse effects that might arise from activities provided for by PC60 are considered to be less than minor as it simply seeks to correct minor anomalies or updates the zoning of sites that have been affected by recently vested asset to Auckland Council or subjected to the land exchange process and the Reserves Act 1977.

### **Relief Sought**

17. Kāinga Ora seeks the following decision from Auckland Council on PC60:
- a) That the relief sought by Kāinga Ora as set out in Attachment 1 **are approved**; or
  - b) Any consequential relief necessary to satisfy Kāinga Ora's concerns
  - c) Kāinga Ora does not consider it can gain an advantage in trade competition through this submission.
  - d) Kāinga Ora wishes to be heard in support of this submission.

**Dated** this 1<sup>st</sup> day of March 2021



.....

**Brendon Liggett**

Manager Development Planning

National Planning, Urban Design and Planning Group

**ADDRESS FOR SERVICE:**

Kāinga Ora – Homes and Communities,

PO Box 74598, Greenlane,

Central Auckland 1546

Email: [developmentplanning@kaiingaora.govt.nz](mailto:developmentplanning@kaiingaora.govt.nz)

Map No.	Address & Appellation	Position (Support / Oppose)	Reasons for submission	Relief sought:	
<b>Recently Vested Land or Acquired Land</b>					
8	2 Timatanga Rise, Glen Innes 1072  Lot 300 DP 513109 [Referenced] Vesting on Deposit for Recreation Reserve (Local Authority) Vested on DP 513109 792703	Support	Kāinga Ora supports the rezoning of the site from Residential – Mixed Housing Urban Zone to Open Space – Informal Recreation Zone. The site has been vested with Auckland Council as local reserve and rezoning of the site is appropriate to reflect the correct land uses anticipated for the site.	Rezone the site as notified – from Residential Mixed Housing Urban Zone to Open Space – Informal Recreation Zone.	63.1
<b>Panuku Land Disposal / Rationalisation</b>					
84	Trojan Crescent, New Lynn Auckland 0600  Lot 6 DP 119411	Support	Kāinga Ora supports the proposed rezoning of land from Open Space – Informal Recreation Zone to Residential – Mixed Housing Urban Zone. Kāinga Ora supports the rationale provided in Panuku’s section 32 analysis. The rezoning will provide consistency with adjacent sites and enable appropriate types of development across the area.	Rezone the site as notified – from Open Space Informal Recreation Zone to Residential – Mixed Housing Urban Zone.	63.2
97	R1 Greenslade Crescent, Northcote 0626 & 140 Lake Road, Northcote 0626  Lot 1 DP 54824, Lot 5-7 DP 66691	Support	Kāinga Ora supports the rationale as set out in Panuku’s section 32 analysis. The proposed boundary changes as the site is subject to a land exchange under the Reserves Act and the boundary adjustment subdivision that is currently being prepared. Kāinga Ora also supports the application of the height variation control over the part of the site that will be rezoned to THAB. This will reflect the proposed boundary changes, and provide for consistent redevelopment at an appropriate scale.	Rezone the site as notified	63.3
<b>Rezoning of Land to Facilitate Redevelopment and/or Better Reflect the Use of Land</b>					
98	117 Richardson Road, Owairaka Auckland 1025  Part Lot 49 DP 43547	Support in part	Kāinga Ora generally supports the proposed rezoning of part of the lot from Open Space - Sport and Active Recreation Zone to Residential -Terrace Housing and Apartment Buildings Zone.  The proposed rezoning supports the land exchange process currently going through the Reserves Act. The site forms part of the large scale development that Kāinga Ora is undertaking within Owairaka. The land exchange process will result part of 14-16 Cassino Terrace, Owairaka to rezone from Residential – Mixed Housing Urban zone to Open Space – Sport and Active Recreation. See map 102 below.	Rezone the site from Open Space - Sport and Active Recreation Zone to Residential -Terrace Housing and Apartment Buildings Zone	63.4
102	14-16 Cassino Terrace, Owairaka Auckland 1025  Part of Lot 138 DP 38659	Support in part	Kāinga Ora generally supports the proposed rezoning of part of the lot from Residential - Mixed Housing Urban Zone to Open Space - Sport and Active Recreation Zone.	Rezone the site as depicted in the map attached from Mixed Housing Urban Zone to Open Space – Active and Recreation and Terrace Housing and Apartment Buildings Zone. Refer to Attachment 3.  Rezone the remaining site from Mixed Housing Urban to Terrace Housing and Apartment Buildings Zone.	63.5

Map No.	Address & Appellation	Position (Support / Oppose)	Reasons for submission	Relief sought:	
			As a result of the proposed land swap process under the Reserves Act 1977 and proposed rezoning, part of the site will remain as Mixed Housing Urban Zone located between the proposed walkway to Murray Hallberg Park (part of the rezoning as per map 98 above) and the THAB sites to its east. This part lot has limited road frontage for vehicle access and is a weird shape with an area of 311m2 for redevelopment conforming to the rules of MHU zoning. This site will form part of the future development superlots in the Owairaka Precinct. It is requested that the remaining part lot be rezoned to THAB so that its zoning is consistent with sites east of the proposed walkway providing for an appropriate level of development anticipated in the Owairaka Precinct.		
99	33R Watchfield Close, Mangere Auckland 2022  Lot 36 DP 66356	Support	Kāinga Ora is undertaking redevelopment in Mangere West. The rezoning as per maps 99 and 101 reflect the land swap process that has occurred under the Reserves Act 1977. Kāinga Ora supports the proposed rezoning of land from Open Space - Sport and Active Recreation Zone to Residential - Mixed Housing Urban Zone.	Rezone the site as notified	63.6
101	27 Watchfield Close, Mangere Auckland 2022  Part of Lot 40 DP 66356	Support	Kāinga Ora supports the proposed rezoning of part of the Lot from Residential – Mixed Housing Urban Zone to Open Space – Sport and Active Recreation Zone.	Rezone the site as notified	63.7
100	50 Mayflower Close, Mangere East Auckland 2024  Lot 167 DP 55383	Support	Kāinga Ora supports the proposed rezoning from Open Space - Informal Recreation Zone to Residential - Mixed Housing Suburban Zone. The proposed rezoning supports the land swapping process that has occurred for the site.	Rezone the site as notified	63.8
105	62 Mayflower Close, Mangere East Auckland 2024  Lots 133-135 DP 55383 and Lots 159-161 DP 55382	Support in Part	Kāinga Ora generally supports the proposed rezoning of the site from Residential - Mixed Housing Suburban Zone to: 1) Open Space - Informal Recreation Zone; 2) Road; and 3) the balance to remain as Residential - Mixed Housing Suburban Zone. However, Kāinga Ora seeks amendment to the boundaries of the proposed changes to reflect the correct width of the road and park. The proposed road and park boundaries do not keep to the existing cadastral boundaries. Kāinga Ora seeks amendment to the boundaries to reflect the design of the road and park layout as outlined in the Aorere masterplan.	Rezone the site to road and open space informal recreation zone and follow the outline of these lots boundaries as provided for in the attached shapefile. Refer to Attachment 3 & 4.	63.9



This map contains data derived in part or wholly from sources other than Kāinga Ora, and therefore, no representations or warranties are made by Kāinga Ora as to the accuracy or completeness of this information.

Map intended for distribution as a PDF document. Scale may be incorrect when printed.

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Scale @ A3: 1:500

Mangere - Mayflower Close  
 Attachment 3 - Plan Change 60  
 Kāinga Ora Proposed Boundary & Zone Changes

Page 1 of 2





Scale @ A3: 1:300

Owairaka - Cassino Terrace  
 Attachment 3 - Plan Change 60  
 Kāinga Ora Proposed Boundary & Zone Changes

Page 2 of 2



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ken Thomas

Organisation name:

Agent's full name:

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

Contact phone number: 0274959539

Postal address:

P.O. Box 4417

Pt chev

Auckland

### Submission details

**This is a submission to:**

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

**My submission relates to**

Rule or rules:

Property address: 3 davern lane

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Families on the street enjoy the grass area, the space is great for mental health. We oppose the destruction of this area and the planned building. The space was left there by a developer for us to have a green area, which the council required, and you're planning on leaving us with nothing!

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

64.1

Submission date: 27 February 2021

### Attend a hearing

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

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

### **Declaration**

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

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

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

Yes

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

#### Submitter details

Full Name or Name of Agent (if applicable)

M/(Mrs) Miss/Ms (Full Name)

Claire Emma Valkenborg

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

Address for service of Submitter

71A Walmsley Road, Otahuhu, Auckland  
1062

Telephone: 027 296 53 90 Fax/Email: norton.claire@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 60

Plan Change/Variation Name Open Space (2020) and Other Rezoning Matters

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 1-5 Lippiatt Road, Otahuhu, 1062

Or

Map 73

Or

Other (specify)

#### Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are: Loss of valuable local reserve, zoning which contradicts and adversely affects current Unitary Plan policies, and adverse effect on neighbouring properties. See attached for more information.  
(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

Amend proposed zoning to "Residential-Single House Zone"

65.1

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

C. M. T.

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

27/02/2021  
Date

**Notes to person making submission:**

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

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

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

~~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.

I object to this proposal due to:

**The loss of a valuable local reserve and the effects of this loss on the local community and environment.**

The recent Unitary Plan has allowed for increased development for the Otahuhu area. This will create a huge population growth and an increasing need for open areas and public reserves. Large amounts of development are already underway within the Otahuhu suburb which will put increased pressure on existing reserves.

It is unclear to myself and the public why Council have determined that this reserve is no longer required in the community. This has made it difficult to make a fully informed submission on retaining a well loved and utilised reserve. Prior to writing this submission, I had been in contact with Council via email and was informed that the reserve is one of many deemed "surplus or that there is no identified service need for". As a resident who appreciates this reserve and sees it being used by our residents, I was surprised that it would be deemed as such. On pressing Council for more information about how they came to this conclusion, Council were unable (or unwilling) to provide details. As a resident of Otahuhu who both utilises and regularly walks past the reserve, I can tell you that our reserve is utilised and very much appreciated by our residents. It is a piece of land that has only ever been reserve set aside for the enjoyment of our residents. With increased development within the area it is needed now more than ever.

**Zoning which contradicts and adversely effects policies outlined in the Unitary Plan for Lippiatt Road.**

The proposed zoning would have an adverse effect on Lippiatt Road's scheduled Historic Heritage and Special Character, and Lippiatt Road Peglar Brothers Housing Historic Heritage Area. Both heritage areas encompass all sites on Lippiatt Road including Lippiatt Road Reserve. Except for the reserve which is zoned Open Space - Informal Recreation, all sites within the heritage area are zoned as Residential - Single House Zone. This includes all contributing and non contributing sites. This low density zone reflects the special heritage values of the street. It allows for the contribution and protection of the special character and historical significance of Lippiatt Road. Allowing for the proposed high density zone change (Residential - Terrace Housing and Apartment Buildings Zone) within this heritage area contradicts the current zoning of the street and heritage area. It also contradicts the intent and policies for this significant street and would allow for development that would adversely effect the historic and special character of the street. Schedule B5.2 of the Unitary Plan lists one of the objectives as "Significant historic heritage places are identified and protected from inappropriate subdivision". Yet the proposal mentioned in Plan Change 60 is encouraging high density development, the type of subdivision that the Unitary Plan is aimed at protecting against.

Lippiatt Road is a highly significant area of great historic significance and this has been identified and allowed for in the current Unitary Plan. As specified in Schedule 14.2 of the Unitary Plan, the road retains the largest cluster of Peglar houses and the street as a whole retains a cohesive 1930s character with bungalow-type housing, including the Pegler Houses, and other bungalow houses of a similar period. A total of approximately 44 residential sections

in this road, 20 of these contain Pegler Brothers houses, comprising 45 per cent of the housing stock. Other sections in this street generally contain bungalow-style houses, giving the street as a whole a consistent established bungalow character.

Trees contribute considerably to a leafy character for the street. While various alterations, including changes of cladding, have been made to a number of the houses, they still retain a consistent and cohesive pattern of form. Overall, the pattern of site proportions, location of dwellings on the site, and the concentration of buildings of similar era, form and style creates a distinctive street character.

The Pegler Brothers Housing Area in Lippiatt Road has considerable local significance for its historic associations with the housing development undertaken by the Pegler Brothers in Otahuhu during the Great Depression. The houses in Lippiatt Road are significant for their physical qualities, as representative examples of the standard modest bungalow built in many locations throughout Otahuhu by the Pegler Brothers. The Pegler Brothers Housing Area has collective historic, architectural and streetscape values, based on the high concentration of Pegler houses, together with other 1930s bungalows, the coherent and consistent pattern of dwellings, the original residential subdivision pattern, the generous setback of dwellings from the street front, and the open street character. Residential gardens, as well as street trees in Lippiatt Road, contribute to its established vegetated character.

The above is specified in Schedule 14.2 of the Unitary Plan explaining the significance of the area. Including high density terrace or apartments within this significant area would not add to the character of the street but rather adversely effect it which the current Unitary Plan is attempting to protect. It would also result in the removal of a reserve and likely all established vegetation within the reserve which currently contribute greatly to the character of the area. The current heritage values have been identified by Council as historical, social, physical attributes, aesthetic and context. A high density development could adversely effect most, if not all of these values for the site and the area.

#### **Adverse effect on neighbouring properties**

The proposal would allow for the highest density zone (Residential - Terrace Housing and Apartment Buildings Zone) directly next to the lowest density zone (Residential - Single House Zone) with no buffer. This would allow for development which inevitably will adversely effect daylight, sunlight and privacy for those in a Residential - Single House Zone directly abutting the site. Looking at the Unitary Planning maps for the Otahuhu area, there appears to be efforts undertaken to protect Residential - Single House Zone's from the adverse effects of Residential - Terrace Housing and Apartment Buildings Zones by allowing for reserves, roads, or medium density zoning in between. At present, the reserve creates a buffer between Residential - Single House Zone on Lippiatt Street and Residential - Terrace Housing and Apartment Buildings Zone on Nikau Road allowing for protection of daylight, sunlight and privacy in the event of development.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: William William

Organisation name: Private homeowner

Agent's full name: William William

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

Contact phone number: 0212581958

Postal address:  
11 Winthrop Way,  
Mangere East  
Mangere East 2024

### Submission details

#### This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

#### My submission relates to

Rule or rules:  
PC 60 - Open Space and Other Rezoning Matters

Property address: 19, 21, and 23 Winthrop Way

Map or maps:

Other provisions:  
Map Number: 105  
Title: Proposed Plan Change 60 - Open Space (2020) and Other Rezoning Matters  
Geographic Area: Mangere East  
Subject Property: 62 Mayflower Close Mangere East Auckland 2024  
Legal Description: Lots 133-135 DP 55383 and Lots 159-161 DP 55382  
Current Zone/s: Residential - Mixed Housing Suburban Zone  
Proposed Zone: Road

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

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

The reason for my or our views are:

The increase in traffic volume passing my property at 11 Winthrop Way to get to Mayflower due to increased housing volumes is concerning. Traffic volumes, traffic noise, speeding traffic. I believe access to Mayflower should be directly off Henwood Road as it is with Winthrop Way and Courtney Cres.  
Another suggestion would be to have access from Haddon Street.

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

66.1

Submission date: 27 February 2021

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Amaru-Rai William

Organisation name: Private homeowner

Agent's full name: Amaru-Rai William

Email address: [amz2010@hotmail.co.nz](mailto:amz2010@hotmail.co.nz)

Contact phone number: 0212581909

Postal address:  
11 Winthrop Way,  
Mangere East  
Mangere East 2024

### Submission details

#### This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

#### My submission relates to

Rule or rules:

Property address: 19, 21, and 23 Winthrop Way

Map or maps:

Other provisions:

Map Number: 105

Title: Proposed Plan Change 60 - Open Space (2020) and Other Rezoning Matters

Geographic Area: Mangere East

Subject Property: 62 Mayflower Close Mangere East Auckland 2024

Legal Description: Lots 133-135 DP 55383 and Lots 159-161 DP 55382

Current Zone/s: Residential - Mixed Housing Suburban Zone

Proposed Zone: Road

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:

Winthrop Way already has large volume of cars using this street as a speed way track with no consideration for the families and children walking down this street. The plan to change the infrastructure with high-density housing/population will only increase the traffic and speed. I was of the understanding the initial plan was for a road to go through from Henwood Road to Mayflower Close. Such poor engagement from the Mangere development team as to the amended road change to

Winthrop Way into Mayflower Close. This proposed change will only put peoples safety in harms way. I do not want a road from Winthrop way through to Mayflower close.

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

| 67.1

Submission date: 27 February 2021

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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

23b Hellyers Street  
Birkdale

Objection to the above plan on the following grounds.

1. This would potentially affect our privacy and safety. At the moment we live in a cul de sac and if these changes come in this could be affected. The bush around our house was one of the main reasons we bought the place as it gives us privacy.. The area opposite has a bad reputation for criminal activity and we do not want this to spread in our direction. Neither do we want our drive (shared with 23A and 23C) turned into a thoroughfare.

2. The stream is prone to flooding as it is a flood sensitive area

3. Clearing the ground would destroy some very big native trees and a good proportion of bush.

Please contact me on 0220299323 if you require any further information.

Yours sincerely

Martyn and Sally Sissons  
[martynsissons@googlemail.com](mailto:martynsissons@googlemail.com)

68.1

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

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



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

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

For office use only
Submission No:
Receipt Date:

#### Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

BRUCE PETER NELSON

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

Address for service of Submitter

14 Ryle St, Freemans Bay, Akhd 1011

Telephone:

0214 135 145

Fax/Email:

bruce@bnelson.co.nz

Contact Person: (Name and designation, if applicable)

#### Scope of submission

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

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

[Empty box]

Or

Property Address

45 Georgina St, Freemans Bay, Akhd 1011

Or

Map

[Empty box]

Or

Other (specify)

[Empty box]

#### Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are: *This site is extremely small. As such for the building of a dwelling on this site to be economically feasible the building would most likely need to be at least 2 storeys high. A building this high on this site would severely impact on the sunlight, & other amenities of the adjacent dwellings!*  
(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.

69.1

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

*24.2.21*

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

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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: JENNY GRANVILLE

Organisation name:

Agent's full name:

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

Contact phone number: 0211859345

Postal address:  
10 RYLE STREET  
FREEMANS BAY  
AUCKLAND 1011

### Submission details

#### This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

#### My submission relates to

Rule or rules:  
PC-60  
PROPOSED RE ZONE FROM INFROMAL RECREATION ZONE TO RESIDENTIAL SINGLE  
HOUSE ZONE

Property address: 45 GEORGINA AT

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:  
OPEN SPACE IS A FINITE RESOURCE. IT MUST BE VALUED AND PROTECTED.

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

70.1

Submission date: 28 February 2021

### Attend a hearing

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

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: KY SIT LH SIT F JIANG

Organisation name:

Agent's full name:

Email address: [mike.sit.aiesec@gmail.com](mailto:mike.sit.aiesec@gmail.com)

Contact phone number:

Postal address:

### Submission details

#### This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

#### My submission relates to

Rule or rules:

Property address: 23 WAIPUNA ROAD, MT WELLINGTON, AUCKLAND

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

losing a fantastic open public space for leisure

potential structural damage our property which is situated right adjacent to 23 Waipuna Rd during construction

day to day disturbance to the occupants and neighborhoods, e.g. air quality, noise traffic disruption and/or congestion around the intersection between Musket place and Waipuna road for a considerable long period of time

THAB zoning is concerning as a building as tall as 22.5m is allowed to be built.

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

| 71.1

Submission date: 28 February 2021

### Attend a hearing

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

## Declaration

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

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

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

Yes

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

## Contact details

Full name of submitter: KY SIT LH SIT F JIANG

Organisation name:

Agent's full name:

Email address: [mike.sit.aiesec@gmail.com](mailto:mike.sit.aiesec@gmail.com)

Contact phone number:

Postal address:

## Submission details

**This is a submission to:**

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

**My submission relates to**

Rule or rules:

Property address: 23 WAIPUNA ROAD, MT WELLINGTON, AUCKLAND

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

losing a fantastic open public space for leisure

potential structural damage our property which is situated right adjacent to 23 Waipuna Rd during construction

day to day disturbance to the occupants and neighborhoods, e.g. air quality, noise traffic disruption and/or congestion around the intersection between Musket place and Waipuna road for a considerable long period of time

THAB zoning is concerning as a building as tall as 22.5m is allowed to be built.

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

Submission date: 28 February 2021

### **Attend a hearing**

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

### **Declaration**

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

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

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

Yes

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

Re: Church/Cemetery Property at 4-6-8 Peak Road, Kaukapakapa

1. The above property was incorrectly zoned "Residential" during the Unitary Plan Process.
2. This will be corrected to properly reflect the activities of the Church and Cemetery by rezoning to "Special Purpose Cemetery".
3. The new zoning will apply to both Titles and the EXISTING USES of the Church and Hall will continue under the new Special Purpose Cemetery Zone.

72.1

We support the rezoning as above.  
Grev Walker  
On behalf of the Church Council.

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Bryce Rayner

Organisation name:

Agent's full name:

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

Contact phone number: 0211036747

Postal address:  
127/20 Mason Ave  
Otahuhu  
Auckland 1062

### Submission details

**This is a submission to:**

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

**My submission relates to**

Rule or rules:

Property address: 26 Princes St, Otahuhu

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Please note that on 4 February I made a LGOIMA request (reference 8140008040) for information about the "multi-stage rationalisation process" referred to in the section 32 evaluation report, as the report contains no site-specific information. I explicitly asked that the request be treated as urgent so that I could make an informed submission. Four weeks later - with tomorrow being the closing date for submissions - I have received no information and so may refer this to the Ombudsman. In my opinion, the information requested should have been publicly available without needing to request it.

I oppose the proposed rezoning of 26 Princes St to business zone for the following reasons:

- This small reserve has 11 beautiful mature palm trees and a mature Moreton Bay fig tree on it. Removal of these trees is inconsistent with the Mangere-Otahuhu Local Board's supposed goal of increasing the tree canopy in Otahuhu, which I understand has the lowest canopy level of all suburbs.
- The palm trees are part of Otahuhu's physical and cultural identity. Sadly Auckland Transport has already removed many palm trees from the main street recently.

- There are numerous existing unused commercial buildings in the Otahuhu town centre that can be put to use before this site is needed for development.
- I am concerned that council seems to be attempting to rezone and sell properties of this nature primarily in lower-economic areas, perhaps because less community pushback is anticipated.
- I have concerns about the traffic-related impacts of developing this small site on what is a busy intersection. This is why I requested Auckland Transport's feedback, which has not been provided.

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

73.1

Submission date: 28 February 2021

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Clovis Peryer

Organisation name: CE Peryer & RMY Trustees (2007) Limited

Agent's full name:

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

Contact phone number: 021717982

Postal address:  
43 Georgina Street  
Freemans Bay  
Auckland 1011

### Submission details

#### This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

#### My submission relates to

Rule or rules:

Panukua Land Disposal/Rationalisation - proposed rezone of Lot 3 DP 71812 (45 Goergina St) from Open Space Informal Recreation Zone to Residential - Single Home Zone

Property address: 45 Georgina St

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

- This historic neighbourhood has very small section sizes that mean more reliance on restful green spaces
- This immediate neighbourhood has a high proportion of older people including council flat and state housing residents who particularly value the ability to walk to this park and take in the wider cityscape as the larger parks further afield are beyond their walking capacity
- It is an ideal site for a community garden – something that would benefit the poorer residents and those nearby apartment dwellers with no access to land.
- the land was originally acquired for road widening purposes which the Council hasn't initiated. A new private homeowner would be entitled to erect fencing and it may be that the current poor sight lines would be further compromised creating a further traffic hazard on this already difficult intersection that will likely not be assisted by new building.

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

74.1

Submission date: 28 February 2021

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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

## **SUBMISSION ON PLAN CHANGE 60 OPEN SPACE (2020) AND OTHER REZONING MATTERS**

Attn: Planning Technician  
Auckland Council  
Private Bag 92300  
Auckland 1142

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

### **Submitter Details**

The Submitter is Davern Residents Incorporated (50058647).

### **Scope of Submissions**

Auckland Council has prepared a Proposed Plan Change 60 Open Space (2020) and Other Rezoning Matters to the Auckland Unitary Plan (Operative in Part) ('Proposed Plan Change 60') that seeks to rezone land to either: • Recognise land recently vested or acquired as open space; • Correct zoning errors and anomalies; • Facilitate Panuku's land rationalisation process; or • Facilitate Kainga Ora's redevelopment.<sup>1</sup>

The specific provisions of Proposed Plan Change 60 that this submission relates to are:

Address: 13 Davern Lane  
Locality: New Lynn  
Appellation: Lot 13 DP 160552  
Title: NA96C/140  
Owner: Auckland Council  
Current Zone: Open Space – Informal Recreation Zone  
New Zone: Residential – Mixed Housing Urban Zone

Proposed Plan Change 60 describes the site at 13 Davern Lane as being relative flat with several mid-sized bushes/trees planted across it. It says that the wider area is zoned Mixed Housing Urban and rezoning to Mixed Housing Urban will provide consistency with the surrounding sites and the enabled scale of development proposed in the surrounding area.<sup>2</sup>

The Panuku Section 32 Evaluation Report notes that the majority of sites included in the plan change had been through the Council rationalisation process and been approved for disposal by the Finance and Performance Committee as part of Resolution number FIN/2020/31 at the Extraordinary Finance and Performance Committee meeting of 16 July 2020 and as a result of the Emergency Budget. The Report to the Extraordinary Finance and Performance Committee described the site as "300m<sup>2</sup> reserve subject to Reserves Act 1977. Parks and Recreation Policy have advised that this site is not required as part of the open space network. Due to size and shape of property it could likely only be sold to an adjoining landowner."<sup>3</sup>

### **Submission**

The Association's submission is that it opposes this specific provision of the Proposed Plan Change 60 to rezone 13 Davern Lane from the Current Zone: Open Space – Informal Recreation Zone to a New Zone: Residential – Mixed Housing Urban Zone.

<sup>1</sup> <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=96>

<sup>2</sup> Section 32 Evaluation Report  
<https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-60-section-32-panuku.pdf>

See also, the description in Appendix A: Specific site information: "This site is 300m<sup>2</sup> located at the end of Davern Lane cul de sac. It is subject to the Reserves Act but is not required as part of the open space network. Reserve revocation will be required. The site is flat and grassed, with several mid-sized bushes/trees planted across it. The wider area is zoned Mixed Housing Urban."

<https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-60-specific-site-information-panuku.pdf>

<sup>3</sup> [https://infocouncil.aucklandcouncil.govt.nz/Open/2020/07/FIN\\_20200716\\_AGN\\_10037\\_AT\\_SUP\\_75712\\_75695\\_EXTRA.PDF](https://infocouncil.aucklandcouncil.govt.nz/Open/2020/07/FIN_20200716_AGN_10037_AT_SUP_75712_75695_EXTRA.PDF)

The reasons for the Association's views are:

### Whau Open Space Network Plan

The specific provisions of Proposed Plan Change 60 concerning 13 Davern Lane are contrary to the Whau Open Space Network Plan' (2017).

On 22 March 2017, the Whau Local Board received the Report 'Whau Open Space Network Plan', which responded to Auckland Council's Parks and Open Space Strategic Action Plan, whose purpose is to set out actions to deliver a sustainable quality open space network that can respond to, and accommodate, anticipated population growth.<sup>4</sup>

The 'Whau Open Space Network Plan' noted that the Whau is a major growth area and this would place pressure on the open space network. Gaps were identified in the provision of open space for neighbourhood and suburb parks.

The 'Whau Open Space Network Plan' identified the main challenges related to existing open space as including: • gaps in provision when analysed against the Open Space Provision Policy 2016 provision targets; • issues relating to the layout and function of parks; • improving the environmental quality of the waterways and coastline; and • lack of connection within the Whau open space network and to surrounding parks and open spaces in adjoining areas.

The key moves of the 'Whau Open Space Network Plan' included: • growth (responding to residential intensification and our changing environment); • informal recreation (providing a variety of play experiences for all the community); • connections (developing walking, cycling and green networks that the community value); and • healthy environment (managing our parks so that the biodiversity of our open space and streams contribute to a sustainable green Auckland).

The 'Whau Open Space Network Plan' identified Davern Reserve(13 Davern Lane) for a prioritised action to develop play elements (i.e. swing set) as it was a park located in an area where there was an opportunity for a new playground/play elements and for informal recreation.<sup>5</sup>

Further, in the *New Lynn Reserves Management Plan 2004*,<sup>6</sup> prepared by the Waitakere City Council, it was noted that: "Some comments made through the submission process relate to individual reserves. The submissions for several neighbourhood reserves (Davern, Seabrook, Maui) indicated that local residents wanted these reserves 'left as is'. The open space, 'quiet' qualities were highly valued. Submissions were received from local resident's associations that felt strongly about ownership of the parks and were involved with or prepared to contribute to the ongoing maintenance and upkeep of the parks."<sup>7</sup>

Policy 2.5 of the *New Lynn Reserves Management Plan 2004* includes an action to: "Encourage the participation of local resident's groups such as Ambrico Body Corp, the Body Corporate of Clifford Court and Residents Ass of Davern Lane in the development and management of the reserves. The Plan also included an action to "Install bollards or boulders to restrict vehicle access."

The disposal of this reserve and subsequent rezoning is clearly contrary to Whau Open Space Network Plan' (2017) and the New Lynn Reserves Management Plan 2004.

<sup>4</sup> [https://infocouncil.aucklandcouncil.govt.nz/Open/2017/03/WH\\_20170322\\_AGN\\_7169\\_AT.PDF](https://infocouncil.aucklandcouncil.govt.nz/Open/2017/03/WH_20170322_AGN_7169_AT.PDF)

<sup>5</sup> 'Whau Open Space Network Plan' (2017), pages 24 and 40.

<https://www.aucklandcouncil.govt.nz/about-auckland-council/how-auckland-council-works/local-boards/all-local-boards/whau-local-board/Documents/whau-open-space-network-plan.pdf>

<sup>6</sup>

<https://ndhadeliver.natlib.govt.nz/webarchive/wayback/20100921140801/http://www.waitakere.govt.nz/CnlSer/pbr/plans/crtplns.asp#newlynn>

<sup>7</sup>

<https://ndhadeliver.natlib.govt.nz/webarchive/wayback/20100922150625/http://www.waitakere.govt.nz/CnlSer/pbr/plans/pdf/newlynn/part1-newlynn.pdf>

### Rezoning

The specific provisions of Proposed Plan Change 60 concerning 13 Davern Lane will not provide consistency with the surrounding sites and the enabled scale of development proposed in the surrounding area.

As the Report to the Extraordinary Finance and Performance Committee notes, due to size and shape of property it could likely only be sold to an adjoining landowner.<sup>8</sup> However, it would appear that the configuration of the properties and existing housing of the adjoining landowners means the property would have limited appeal to the adjoining landowners and could be easily be sold separately.

Further, the specific provisions of Proposed Plan Change 60 concerning 13 Davern Lane do not achieve the objectives and policies of H7.5. Open Space – Informal Recreation Zone of the Auckland Unitary Plan (Operative in Part). In particular, the specific provisions of Proposed Plan Change 60 do not provide for this small local park that is used for informal recreation, such as relaxing and socialising, picnics and playing. Limiting development of this site will maintain the open space character and amenity values of the area, and enable opportunities for informal recreation activities. The specific provisions of Proposed Plan Change 60 do not provide for small-scale community uses suited to this park or enhance the natural character values of this park.

### Expectation

The specific provisions of Proposed Plan Change 60 concerning 13 Davern Lane will not provide for the expectation of neighbouring properties that it would remain as a reserve

For neighbouring properties, it appears that 13 Davern Lane was established as a reserve at the time of subdivision under the Waitakere City Council. It is understood that the reserve was required to be provided to serve the neighbourhood at the time of the original subdivision of the land by way of a development contribution. The owners of the neighbouring properties therefore purchased their property on the understanding 13 Davern Lane was established as a reserve (and available as a quiet space and for exercise) and would not be developed.

The disposal of the reserve and the proposed change in zoning will reduce the amenity values experienced by the owners and occupiers of adjoining properties.

### Section 32 Report

The section 32 report provided with the plan change is inadequate. The options assessment within the report assumes that the land will be disposed of and does not make an evaluation in terms of the RMA about whether the land should be best zoned open space . The s32 report does not recognise the benefits of retaining the open space zone for residents and the costs to them in terms of amenity values of its removal.

The s32 report is also concerned only with the removal of the open space zone. Its evaluation of the appropriateness of the proposed zone is inadequate.

### Environmental Effects.

The rezoning of the land MHU will have adverse amenity effects on residents in addition to the loss of a valuable piece of open space. The land is served by a narrow road with a cul-de-sac turning head and parking area adjacent to the road. The development of this site for residential development will increase the quantity of traffic on this narrow road and the development of a vehicle crossing on the site will reduce the current quantity of on-street car parking. If the rezoning goes ahead the site can be developed for three dwellings as of right with the potential for more despite its small size. The effects of this development on the road and access to other sites in the area has not been evaluated by the Council.

<sup>8</sup> [https://infocouncil.aucklandcouncil.govt.nz/Open/2020/07/FIN\\_20200716\\_AGN\\_10037\\_AT\\_SUP\\_75712\\_75695\\_EXTRA.PDF](https://infocouncil.aucklandcouncil.govt.nz/Open/2020/07/FIN_20200716_AGN_10037_AT_SUP_75712_75695_EXTRA.PDF)

This does not achieve the purposes of the RMA.

Currently the existing trees on the site are protected by virtue of Chapter E16 of the AUP. The rezoning will allow the removal of the trees as of right. This potential adverse effect has not been evaluated and will be significantly adverse for the residents on Davern Lane.

#### Compact Urban Form (RPS and NPS UD)

The proposed rezoning does not provide for any significant new residential development in a location that will promote a compact urban form as required by both the RPS and the NPS Urban Development. The site is poorly located for public transport (particularly rapid transit) access and is located well away from the main urban centres such as New Lynn.

The surrounding sites can all be redeveloped for relatively high levels of urban development. The removal of this park does not give effect to the RPS and NPSUD objectives and policies that require well-functioning urban environments that provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

The proposal does not achieve RPS B2.7 and it acts to reduce the range of open spaces available for people and does not enable people to meet their recreation needs.

#### Auckland Plan 2050 and Open Space Provision Policy

The proposed rezoning is also contrary to the Open Space Provision Policy and the Auckland Plan 2050.

The reserve is well surveilled and is of a good usable shape for use by residents. It serves an important function in an area generally lacking in reserves.

#### Resource Management Act

Overall it is considered that the proposed rezoning does not

- (a) achieve the purpose and principles of the Resource Management Act 1991 (RMA) and consistency with the relevant provisions in sections 7-8 of the RMA;
- (b) Achieve consistency with the AUP(OP);
- (c) Assist the Council to carry out its functions of achieving the integrated management of the effect of use, development, or protection of land;
- (d) Meet the requirements of the statutory tests of section 32 of the RMA; and
- (e) Avoid, remedy or mitigate any relevant and/or identified environmental effects including the effects on the amenity values of residents in the vicinity of the reserve and on trees within the reserve.

#### **Decision**

The Association seeks the following decision by Council: Decline this specific part of the proposed plan change and instead retain the open space zoning on 13 Davern Lane.

75.1

The Association wishes to be heard in support of its submission.

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

#### **Address for Service for the Davern Residents Incorporated (50058647).**

Name: Dr Grant Hewison  
 Address: 300 Richmond Road, Grey Lynn 1021  
 Telephone: 021 577869  
 Email: grant@granthewison.co.nz

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Bronwen Wills

Organisation name:

Agent's full name: Bronwen Wills

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

Contact phone number:

Postal address:  
14A Rockfield Road  
Ellerslie  
Auckland 1061

### Submission details

#### This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

#### My submission relates to

Rule or rules:

Proposal to change the zoneing for the park to Mixed Housing Suburban

Property address: 12R Rockfield Road Ellerslie Auckland 1061

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:

Marei park was donated to the King of England 30/09/1925 by Annie and Jessie Bronwe for the purpose of the community to have a park. (Record T4028, Auckland Council Archives, Certificate of Title CT 253-165)

Marei park has been named after one of the wives of Te Kawairiranga and associated with the pa on One Tree Hill (Auckland City Street Names Data Base).

Marei's twin sister (Maroa) was also married to Te Kawairiranga. A reserve nearby in Onehunga is a memorial and named after Maroa. Marei park is a memorial to the importance of Marei to the Ellerslie/One Tree Hill area.

The park should be kept as a memorial as celebrate for the importance of women in Auckland's

history. Annie and Jessie Browne were unusual for the time to have land that they were able to develop and donate a portion to the Auckland community. Previously it was thought that Marei was an important person in history for the park to be named after her. This park should be kept as an honour her legacy and is a twin park to Maroa.

In addition to the history of the park it has flora and fauna that should be kept for all of Auckland to enjoy. Currently the park has a number of mature native trees (pittosporum, kowhai & Parapara). These trees are an important food supply to the birds in the area most notably the wax eyes and Tui. The pittosporum in the centre of the park is the roosting spot for a male Tui and has been for 2-3 years.

Rockfield Road already has significant parking issues, before and after school the area up to Marei park is extremely congested. Parking wardens are often in the area to manage the congestion. Any the removal of existing parking and addition of any more vehicles would increase these issues. The seats and park are a common area for people in the community to rest and meet. No where nearby offers the same respite for members of the community to relax and enjoy the outdoors.

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

76.1

Submission date: 28 February 2021

Supporting documents

Record T4028- Auckland Council Archives- Certificate of Title CT 253-165.pdf

Twin sisters Marie and Maroa.pdf

### **Attend a hearing**

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

### **Declaration**

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

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

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

No

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

REC. RESERVE:  
226014

253/165  
(copy only)

ST. ADDRESS:

14<sup>A</sup> ROCKFIELD  
RD, PENROSE

OWNER:

AK. C. COUNCIL

LD DESCRIPTION:

Lot 9 dl. 18690,  
Pt. ALLOT. 17, SEC 12,  
SUBS. AK.  
AREA: 809 m<sup>2</sup>.

T4028

This coupon will be returned  
with copy requested or  
journal search and must be  
produced for any query.

**D 741302**

Name ACC

Copy Requested

253/165

253/165

NEW ZEALAND.



DUPLICATE DESTROYED

Register-book,

Vol **253** folio **165**

Application No.  
Order for N/C No.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the fourteenth day of June, one thousand nine hundred and sixteen.  
under the hand and seal of the District Land Registrar of the Land Registration District of Auckland. Witnesseth that

Jessie Lipscombe Browne the wife of Thompson Browne of Ellerslie -  
near Auckland New Zealand Builder and Annie Ada Browne the  
wife of Charles Alexander Browne of the same place Builder are seized as  
shareholders in common in equal shares

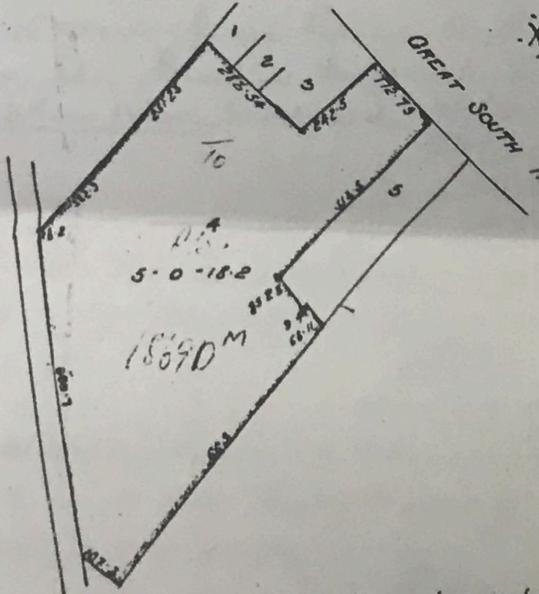
of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written  
or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly  
of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements  
a little more or less, that is to say: All that parcel of land containing five (5) acres and eighteen and two  
tenths (87/10) perches more or less being Lot No 4 (Four) on a plan  
deposited in the Land Registry Office at Auckland under No 10958  
which said parcel of land is portion of Allotment No 17 (seventeen)  
of Section No 12 (twelve) of the suburbs of Auckland.



[Signature]  
District Land Registrar.

Transfer No 178928 Jessie Lipscombe Browne  
and Annie Ada Browne to His Majesty  
The King being a grant of drainage  
rights over part of within land  
produced 2nd June 1924 at 11.44 am.

[Signature]  
A. L. R.



Scale 3 Chains to an inch  
A.M. dell.

X Transfer No 194279 Jessie Lipscombe Browne  
and Annie Ada Browne to the inhabitants  
of the One Tree Hill Road District being  
a grant of drainage and other easements  
over that  
part of Lot 8 Coloured red on plan  
18690 produced 30th September 1925  
at 10.56 am.

[Signature]  
A. L. R.

Transfer No 194278 Jessie Lipscombe Browne  
and Annie Ada Browne to His Majesty the King  
being a dedication of Greenfield Road and  
another part of Rockfield Road on plan  
18690 for a public road produced 30/9/25 at  
10.55 am

[Signature]  
A. L. R.

METRIC AREA IS 2.0694 ha

By virtue of Section 16(3) of the Land Act 1924 Lot 9 plan 18690  
shown as reserve is vested in His Majesty the King  
Entered 30/9/25 at 10.55 am

[Signature]  
A. L. R.

OVER X 194279

Transfer No. 20461 Jessie Lipscombe Browne and Annie Ada Browne to John Robert Page of Lot 19 plan 18690 produced 9/10/25 at 11:44 am  
422/255

Transfer No. 239219 of Lot 5 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to John William Kendall produced 31/3/1930 at 12:30 o'clock  
609/306

Transfer No. 20747 Jessie Lipscombe Browne and Annie Ada Browne to William John Moore and Miriam Ellen Moore as tenants in common in equal shares of Lot 18 plan 18690 produced 3/5/26 at 11 am  
434/124

Transfer No. 304802 of Lot 2 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to Leila Mavis Gordon produced 27/12/1938 at 12:10 o'clock  
708/190

Transfer No. 200838 Jessie Lipscombe Browne and Annie Ada Browne to William John Moore and Miriam Ellen Moore as tenants in common in equal shares of Lots 16 and 17 plan 18690 produced 5/5/26 at 12:16 pm  
434/178

Transfer No. 331470 of Lot 7 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to Frederick John Woolford Taylor produced 10/3/1941 at 12:15 pm  
741/117

Transfer No. 201981 Jessie Lipscombe Browne and Annie Ada Browne to Frederick Williams and Mary Ann Williams of Lot 11 plan 18690 produced 5/6/26 at 10:10 am  
437/229

Transfer No. 332490 of Lot 1 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to Amelia Caldercott produced 7/4/1941 at 12:27 pm  
742/114

Transfer No. 203493 Jessie Lipscombe Browne and Annie Ada Browne to Frederick Charles Steers of Lot 3 plan 18690 produced 29-7-26 at 11:40 am  
437/159

Transfer No. 339592 of Lot 13 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to Vlade Marsic produced 23.10.1941 at 3 o'clock  
782/33

Transfer No. 220714 Jessie Lipscombe Browne and Annie Ada Browne to Charles Thomas Phare of Lot 6 plan 18690 produced at 2:44 pm  
474/146

Transfer 356479 of Lot 10 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to Joseph Michael Finnegan produced 26-3-1943 at 10:15 o'clock  
798/101

Transfer No. 222047 Jessie Lipscombe Browne and Annie Ada Browne to Joseph Silva of Lot 12 plan 18690 produced 4/7/28 at 11:45 am  
477/277

Transfer 356993 of Lot 4 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to Vlade Marsic produced 7-4-1943 at 2 o'clock  
798/102

Transfer No. 226697 Jessie Lipscombe Browne and Annie Ada Browne to Thomas Buller Knox of Lot 15 plan 18690 produced 19/11/28 at 12:8 pm  
483/133

Transfer 360283 of Lot 8 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to Joseph William Burt produced 29/1/28 at 5:55 o'clock  
802/135

Transfer No. 22146 Jessie Lipscombe Browne and Annie Ada Browne to Keith Courroy Brown of Lot 4 plan 18690 produced 1/7/29 at 11:5 am  
494/239

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.  
L. G. Steman D.L.R.

847527.1 Gazette Notice (N.Z. Gazette 30 April 1981 page 1204) classifying Lot 9 Plan 18690 (809 square metres) as reserve for recreational purposes subject to the Reserves Act 1977 - 15.5.1981 at 1.32 o'clock

sales

Handwritten initials

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.

This space to be reserved for Deposit No.  
DEPOSITED this 30<sup>th</sup> day  
of September, 1925

District Land Registrar.

LAND TRANSFER OFFICE  
RECEIVED: 24/11/25  
TITLE REF.: 253/165  
REFERRED TO DRAUGHTSMAN: 28/11/25  
L.T. DRAUGHTSMAN:  
EXAMINED: W. J. Burnley  
TRAV. RED. No.: VOL. 9, PAGE 21  
FIELD-BOOK: No. 9, REPORT No.  
COMP. Bk.: No. 10988, 15722  
REF. PLANS: D.P. 10988, 15722, 1554, 2601, S.O. 21A75  
FILE:

Corrected & Burnley  
L.T.D. 11/9/25  
For One Tree Hill Borough  
Councils approval as to  
sudan of Lot 17 Sec 12



RECOMMENDED FOR APPROVAL  
*J. Dawson*  
15<sup>th</sup> May 1925  
*J. H. Rowe*  
District Surveyor  
11/10/24

ONE TREE HILL  
ROAD DIST.

I certify that the plan shown in the  
name of subdivision shown in the  
of Town of Ellerslie No 17, Approved by the  
the Minister of Lands 5/1/23, and deposited  
in the District Survey Office, North  
Auckland.

*W. J. Burnley*  
Land Transfer Draughtsman  
10.9.25

*H. P. Spencer*  
Licensed Surveyor  
10.12.24

Approved,

*Charles Herbert Brown*  
District Surveyor

Plan of  
Subd<sup>n</sup> of Pt. Allot. 17, Sec. 12, Suburbs of Auckland

Comprised in Vol. 253 Fol. 165

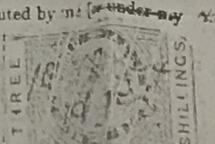
Surveyed by *H. P. Spencer*, Licensed Surveyor, October, 1924  
(Field-work by \_\_\_\_\_, Licensed Surveyor.)

As to Survey.  
*H. P. Spencer*  
Chief Surveyor  
11/9/25

*H. P. Spencer*, Licensed Surveyor, do solemnly and sincerely declare that this plan has been made from surveys executed by me under my  
both plan and survey are correct, and have been made in accordance with the regulations of the Surveyors' Board, dated the 20th day of March, 1923.  
giving the same to be true, and by virtue of the provisions of the Justices of the Peace Act, 1908.

this 10<sup>th</sup> day of September, 1924

Justice of the Peace (or Solicitor, or Notary Public).



1800

BY AUTHORITY W. A. G. SKINNER GOVERNMENT PRINTER WELLINGTON

Auckland City Street Names

Your search found 2 records

[1 of 2]

Name

Marei Road,

District

Penrose

(Previously Greenfield Road. The name of the young Maori woman who married Te Kawa, associated with the pa on One Tree Hill.)

[2 of 2]

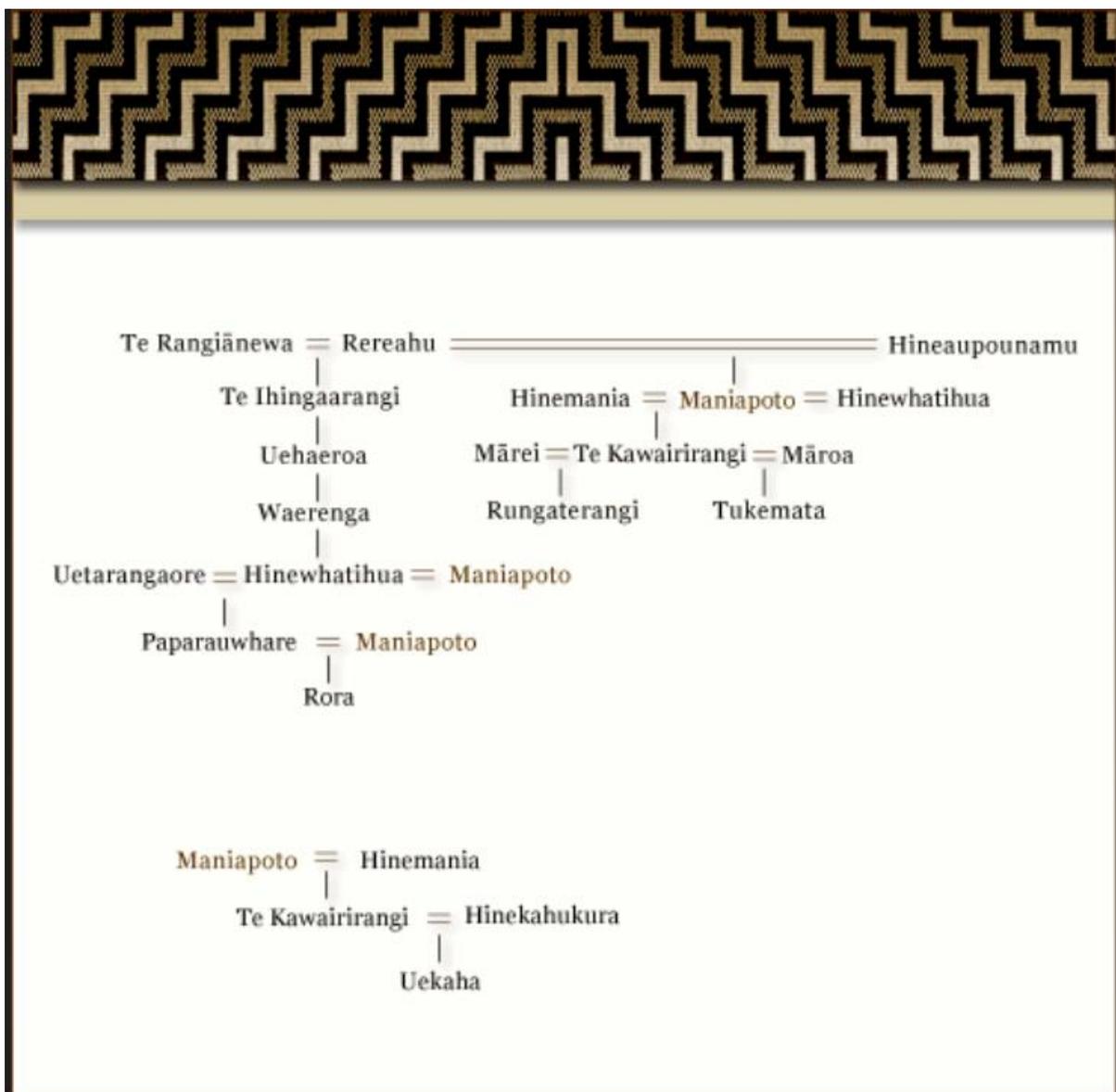
Name

Maroa Avenue,

District

Onehunga

(previously part Paihia Road. Maroa was the twin sister of Marei, both of whom lived in the pa on One Tree Hill.)



The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Colleen Pearl Crozier

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:  
1313 Whangaparaoa Road  
Army Bay  
Auckland 0930

### **Submission details**

**This is a submission to:**

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

**My submission relates to**

Rule or rules:

Property address: 1337 Whangaparaoa Road, Army Bay

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
We need to retain the special open spaces we have to meet the needs of the community in the future.

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

77.1

Details of amendments:

Submission date: 28 February 2021

### **Attend a hearing**

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

## Declaration

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

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

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

Yes

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

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

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

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

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

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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

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



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

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

For office use only
Submission No:
Receipt Date:

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Mere Cooper

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

Address for service of Submitter

7 Winthrop Way Mangere East

Telephone:

02108651178

Fax/Email:

Ckdd.cooper@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 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

Residential mixed housing suburban zone / open space informal recreation zone, road, mixed house suburban zone

Or

Property Address

50 Mayflower close including current access way link.

Or

Map

MAP 105 Lots 133-135 DP 55383 & Lots 159-161 DP 55382

Or

Other (specify)

## Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are:

My home is alongside the current access way connecting Winthrop Way to Mayflower. Will the access way be closed to increase the boundary line for proposed housing? Will proposed housing be 2 story.? Concerned Proposed housing to be built on 9 Winthrop Way will result in loss of privacy and sunlight to my home. Winter can be extremely challenging. Any loss of any sunlight that my home would normally receive will be significantly altered making it difficult to keep warm and dry. In effect my household power usage would likely increase in an effort to keep dampness to a minimum with the use of heating appliances. With regard to privacy... the proposed homes to the east of my property and 50 Mayflower close will also reduce privacy to my entire property with proposed homes if 2 stores looking down into my property.

(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.

78.1

Council to accommodate higher fencing to the perimeter of my home specifically east side along current accesway linking Winthrop Way to mayflower close and along the back of my property where the proposed homes will be built. In regard to MAP 105. The proposed road linking Winthrop to mayflower will create more traffic thoroughfare. My suggestion would be to consider implementing speed bumps on Winthrop Way to reduce current speeding for the safety of residents and their children.

- 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 28 march 2021

**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.

1 March 2021

Plans and Places  
Auckland Council  
Private Bag 92300  
Auckland 1142

Attn: Planning Technician

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

**Proposed Plan Change 60 – Open Space and other rezoning matters**

Please find attached Auckland Transport's submission on Proposed Plan Change 60 - Open space and other rezoning matters.

If you have any queries in relation to this submission, please contact me at [katherine.dorofaeff@at.govt.nz](mailto:katherine.dorofaeff@at.govt.nz), or on 09 447 4547.

Yours sincerely



Katherine Dorofaeff  
**Principal Planner, Land Use Policy and Planning North / West**

## Submission by Auckland Transport on Proposed Plan Change 60: Open space and other rezoning matters

**To:** Auckland Council  
Private Bag 92300  
Auckland 1142

**Submission on:** Proposed Plan Change 60

**From:** Auckland Transport  
Private Bag 92250  
Auckland 1142

### 1. Introduction

- 1.1 Auckland Council has proposed a plan change (**PC60** or **the plan change**) to the Auckland Unitary Plan – Operative in Part (**AUP(OP)**) to rezone land mostly to or from an Open Space zone. Included in the plan change is a proposal to rezone Whangaparaoa Golf Course (40.8 ha) at 1337 Whangaparaoa Road, Army Bay from Residential - Single House to Open Space - Sport and Active Recreation zone. This is the aspect of the plan change which is of interest to Auckland Transport.
- 1.2 Auckland Transport is a Council-Controlled Organisation of Auckland Council (**the Council**) and the Road Controlling Authority for the Auckland region. Auckland Transport has the legislated purpose to contribute to an 'effective, efficient and safe Auckland land transport system in the public interest'.<sup>1</sup> In fulfilling this role, Auckland Transport is responsible for:
- a. The planning and funding of most public transport;
  - b. Promoting alternative modes of transport (i.e. alternatives to the private motor vehicle);
  - c. Operating the roading network (other than State Highways); and
  - d. Developing and enhancing the local road, public transport, walking and cycling networks.
- 1.3 The rezoning of 1337 Whangaparaoa Road is part of an 'omnibus' plan change which includes a range of sites throughout Auckland. These sites are mainly proposed to be zoned to or from open space. The accompanying Section 32 report gives limited analysis and evaluation of the rezoning of the golf course, but notes that it is to better reflect the use of the land as a golf course.
- 1.4 Rezoning land to a zoning which provides for more intensive land uses has the potential to generate transport effects and the need for investment in transport infrastructure and services to support those land uses. Auckland Transport's submission seeks to ensure that the transport related matters raised by PC60 as it applies to the rezoning of Whangaparaoa Golf Course are appropriately considered and addressed.

<sup>1</sup> Local Government (Auckland Council) Act 2009, section 39.

**2. Specific parts of the plan change that this submission relates to**

2.1 The specific parts of the plan change that this submission relates to are set out in **Attachment 1**. In keeping with Auckland Transport's purpose, the matters raised relate to transport, and include the absence of a supporting transport assessment.

2.2 Auckland Transport **opposes** the plan change as it relates to 1337 Whangaparaoa Road, Army Bay unless the matters raised in **Attachment 1** are satisfactorily addressed.

2.3 Auckland Transport is available and willing to work through the matters raised in this submission with the Council.

**3. Decisions sought**

3.1 The decisions which Auckland Transport seeks from the Council are set out in **Attachment 1**.

3.2 Auckland Transport also seeks any consequential amendments required to give effect to the decisions requested.

**4. Appearance at the hearing**

4.1 Auckland Transport wishes to be heard in support of this submission.

4.2 If others make a similar submission, Auckland Transport will consider presenting a joint case with them at the hearing.

**Name:** Auckland Transport

**Signature:**



Christina Robertson  
Group Manager: Strategic Land Use and Spatial Management

**Date:** 1 March 2021

**Contact person:** Katherine Dorofaeff  
Principal Planner: Land Use Policy and Planning North / West

**Address for service:** Auckland Transport  
Private Bag 92250  
Auckland 1142

**Telephone:** 09 447 4547

**Email:** [katherine.dorofaeff@at.govt.nz](mailto:katherine.dorofaeff@at.govt.nz)

Attachment 1

Issue	Support / oppose	Reasons for submission	Decision requested
<p>Rezoning of Whangaparaoa Golf Course from Residential - Single House to Open Space - Sport and Active Recreation zone. Map 104</p>	<p>Oppose</p>	<p>While the existing use of the site as a golf course at its current scale of operation may not be intensive, applying an Open Space - Sport and Active Recreation zone would allow other more intensive uses to establish without needing any assessment of transport effects.</p> <p>The Open Space and Active Recreation zone is described in the AUP(OP)<sup>2</sup> as applying to open spaces used for indoor and outdoor organised sports, active recreation and community activities. The zone description also notes that the more intensive uses of these open spaces can attract large numbers of people and generate high levels of traffic. Permitted activities in this zone include:</p> <ul style="list-style-type: none"> <li>• clubrooms</li> <li>• organised sport and recreation</li> <li>• recreation facilities (includes recreation centres, aquatic facilities, fitness centres and gymnasiums, indoor sports centres)</li> <li>• restaurants and cafes, excluding a drive-through facility, that are accessory to a permitted activity and are located further than 50m from a residential zone</li> <li>• retail accessory to a permitted activity</li> <li>• sport and recreation structures (includes courts, artificial playing surfaces, skate parks).</li> </ul> <p>The trip generation rule in E27.6.1 of the AUP(OP) provides a trigger to require assessment of the effects of traffic generating activities. However this rule does not apply where the activity is permitted in the open space zones<sup>3</sup>. There is therefore no opportunity to assess the effects of the permitted activities listed above on the transport network or to require the implementation of mitigation measures. Under the existing Single House zone, the trip generation would be triggered by a development involving 100 dwellings, or a subdivision which could accommodate more than 100 dwellings.</p>	<p>Retain the current Single House zoning of the Whangaparaoa Golf Course unless a transport assessment is provided which supports the proposed Sport and Active Recreation zone to the satisfaction of Auckland Transport.</p>

79.1

<sup>2</sup> H7.6.1

<sup>3</sup> E27.6.1(2)(c)

<b>Issue</b>	<b>Support / oppose</b>	<b>Reasons for submission</b>	<b>Decision requested</b>
		No transport assessment has been provided with the plan change to consider the transport effects of the types of activities enabled by the Sport and Active Recreation zone on this site as compared with the Single House zone. The supporting Section 32 Evaluation Report and Planning Assessment does not consider transport effects.	

I would like to be known that I am concerned that the Council is proceeding with the sale of the small Open space at 45 Georgina Street Freemans Bay.

Although I understand that this small envelope of Green-space seems on the face of it to be a waste of a saleable asset, and the accountants at the council are keen to cash up any saleable assets to help balance their books, I feel its loss as an open space in an area that is already heavily and intensely developed will adversely affect the neighbourhoods quality of life.

I would be interested to know but have been unable in such a short time been able to find out when this land became part of the councils portfolio - but should it have been gifted to the council or purchased under the developers fund then it is even more important that it be used for what it was acquired for - green-space. If this is the case then I believe that the council is obligated to use it for its intended purpose.

I urge the council reconsider the sale and instead consider the small outlay it would cost to add perhaps a seat and some minimal planting for the area, or possibly the use of the area as a Bee garden

Thankyou

RossMThorby QSM  
33 Franklin Road Freemans Bay Auckland

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

80.1

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Lissa Knight

Organisation name: Mana Raakau

Agent's full name:

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

Contact phone number: 0221701628

Postal address:

16 Dampier St

Avondale

Avondale

Auckland 1026

### Submission details

**This is a submission to:**

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

**My submission relates to**

Rule or rules:

Panuku Land Disposal/Rationalisation

Property address: Lot 13 DP 160552. 13 Davern Lane, New Lynn, Auckland 0600

Map or maps:

Other provisions:

The rezoning of greenspace to accomodate development that will result in the loss of mature trees.

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

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

The reason for my or our views are:

The loss of healthy mature trees is inconsistant with Auckland Council's Declaration of a Climate Emergency, Auckland Council's Urban Ngahere Strategy and The Auckland Plan outcome for Environment and Cultural Heritage. Given the lack of opportunity for Central and Local Government to protect mature trees, Mana Raakau oppose the rezoning of any public greenspace that will result in the further loss of mature trees.

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

Submission date: 1 March 2021

## **Attend a hearing**

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

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

## **Declaration**

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

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

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

Yes

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

In the Matter of  
The Resource Management Act 1991  
Form 5: Submission on notified proposal for policy statement or plan, change or variation  
*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Auckland Council

Name of submitter: **Cook Islands Seventh Day Adventist Church, East Tamaki**

*This is a submission on the change proposed to the following plan (the proposal):*

*Auckland Unitary Plan Operative in part Proposed Plan Change 60  
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

*The specific provisions of the proposal that my submission opposes and relates to is:*

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

*My submission is:*

- I oppose the specific provisions of Plan Change 60 as relate to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and uses in the area. The site is used frequently for its zoned purpose (Informal Recreation). Staff of businesses in the locale use the reserve to eat their lunch, enjoy some open space in their breaks and enjoy other informal activities on the reserve before and after work.

- As part of our commitment to community service, our own facilities are available and thus frequently used by many different parts of the wider community that would not normally associate with our church. Herein the reserve provides invaluable space to support their recreational activities.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that National Policy Statement - Urban Development policies that support the efficient use of urban land is not appropriate as an argument to say that recreation reserves are inefficient use of land and should therefore should be rezoned.
- Recent rezoning of open space sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to close open space in our light industrial community and supports our belief to retain this reserve as open space.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area and this continue to be its purpose and relationship to the other activities in the wider locale.
- The site offers an informal recreation amenity with open space and mature tree's that is not otherwise available in the locale. There is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet these needs of the community. We assert that this reserve is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.
- The site has mature trees that are protected by rules of the Unitary Plan when the land is identified as an Open Space Zone. Protection of these trees would be removed if the zoning where changed.
- A 'spot zone' of an Open Space Zone serving its neighborhood reflects the function and use of the site by the community, and is a common planning technique for open space areas that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan. Being an irregularity to a pattern of land zoning is not a reason for its removal.

*I seek the following decision from the local authority:*

Decline the proposal to change the zoning of 11R Birmingham Road and retain the Open Space – Informal Recreation Zone. The land has value as and is used in the purpose of its current zoning - Open Space - Informal Recreation.

I 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)

*Pastor Paora Teaukura*

Date:

**1<sup>st</sup> March 2021**

Electronic address for service of submitter:

**paorateaukura@gmail.com**

**purekau@hotmail.com**

Telephone:

**021 990 648**

Postal address (or alternative method of service under [section 352](#) of the Act):

**PO Box 63043**

**Manukau City**

Physical address

**15-17 Birmingham Road**

**Otara Auckland 2013**

Contact person:

**Pastor Paora Teaukura**

***Note to person making submission***

*If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#). If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by [clause 6\(4\)](#) of Part 1 of Schedule 1 of the Resource Management Act 1991.*

*Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):*

- *it is frivolous or vexatious:*
- *it discloses no reasonable or relevant case:*
- *it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:*
- *it contains offensive language:*
- *it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*

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

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



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

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

For office use only
Submission No:
Receipt Date:

#### Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

Rhonda Ngaire NELSON

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

Address for service of Submitter

14 Ryle St Freemans Bay, Auckland, 1011

Telephone:

021 1532478

Fax/Email:

rhondie.n@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 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

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

45 Georgina St, Freemans Bay, Auckland, 1011

Or

Map

Or

Other (specify)

#### Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are: <sup>①</sup> I live three doors up the road from this space - this small piece of land has been used as an informal recreational zone during the 41 years I have lived here. Our children regularly used the swings and open space for recreation during their formative years and I would like my grandchildren, (continue on a separate sheet if necessary) & other neighbourhood children, to have the same experience. (continued on next sheet)

- 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.

83.1

- 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

*R. Nelson*

24.2.21.

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

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.

② Most of the sections in the vicinity are small, and it is great to have a green space nearby for recreational activities.

③ This green space is regularly used by pensioners living in the Ryle St pensioner complex, as a stop off point to rest when walking up the steep slopes of Ryle St, when returning from the supermarket at the bottom of the hill.

④ Please do the right thing Auckland Council, and keep our green belt around the city!

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

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



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

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

For office use only
Submission No:
Receipt Date:

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) ELLEN HUIA NORMAN AND JOHN BERNARD BEAZLEY

Organisation Name (if submission is made on behalf of Organisation) NORMAN BEAZLEY WHANAU TRUST

Address for service of Submitter 3 WINTHROP WAY, MANGERE EAST, AUCKLAND

Telephone: 09 972 4967 Fax/Email: NORMANBEAZLEYTRUST@gmail.com

Contact Person: (Name and designation, if applicable) ELLEN NORMAN TRUSTEE

## Scope of submission

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

Plan Change/Variation Number PC 60

Plan Change/Variation Name Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s) LOT 167 DP 553383

Or Property Address

Or Map 100

Or Other (specify)

## Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are:

- LACK OF COMMUNICATION BY MANAGER DEVELOPMENT TEAM TO IMMEDIATE SITES AFFECTED.
- LACK OF CONFIDENCE IN THE DEVELOPMENT TEAM TO MANAGE THE EFFECTS ON DEVELOPMENT TO NEIGHBOURING SITES (continue on a separate sheet if necessary)
- ENSURING QUALITY OUTCOMES TO OUR SITES-

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.

AMENDMENT VARIATION ~~PLAN~~ '1' TO CHANGE TO OPEN SPACE COMMUNITY ZONE OR SPORT AND

ACTIVE RECREATION ZONE, TO ACHIEVE ATTRACTIVE, SAFE OPEN SPACE.

AMENDMENT '1' TO BE LISTED AS AN AFFECTED SITE/S TO GIVE SPECIFIC CONSIDERATION TO

IN, AND INCLUDED AND LISTED IN RULE CL.13 (4) FOR NOTIFICATION

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

84.1

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

28 February 2021  
Date

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

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

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

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

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

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

(a) adversely affects the environment; and

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) ELLEN HUIA NORMAN AND JOHN BERNARD BEAZLEY

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

NORMAN BEAZLEY WHANAU TRUST

Address for service of Submitter

3 WINTHROP WAY MANGERE EAST AUCKLAND

Telephone: 09 972 4967 Fax/Email: NORMAN.BEAZLEY.TRUST@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 60

Plan Change/Variation Name Open Space (2020) and Other Rezoning Matters

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

Plan provision(s) LOT 133 - 135 DP 55383 + LOT 159 - 161 DP 55382

Or  
Property Address

Or  
Map 105

Or  
Other (specify)

## Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes  No

The reasons for my views are:

- ① LACK OF CONSULTATION WITH AFFECTED COMMUNITY OF PROPOSED ROAD AND THE SAFETY CONCERNS OF ~~ADDITIONAL~~ INCREASED TRAFFIC.
- ② LACK OF CONFIDENCE IN DEVELOPMENT TEAM TO MANAGE EFFECTS OF NEIGHBOURLING CONCERNS :- WHY WAS IT NOT IN THE ORIGINAL PLANS (continue on a separate sheet if necessary)  
STABLE ONE

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.  84.2

VARIATION: MAINTAIN CURRENT ZONE STATUS OF RESIDENTIAL HOUSING

AMENDMENT: SPEED HUMPS PRIORITISED FOR WINDROB WAY TO ADDRES EXISTING AND PROPOSED PLANNED INCREASE IN TRAFFIC.

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

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

28 February 2021.

Date

Notes to person making submission:

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

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

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

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

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

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

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

STEPHEN ROBERT FAULKNER

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

Address for service of Submitter

35 NIKAU RD OTAHUHU AUCKLAND 1062

Telephone:

0279 302110

Fax/Email:

fivefaulkner@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 60
Plan Change/Variation Name	Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

## Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are: ON SEPARATE SHEET.

(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.

85.1

SUBDIVISION FOR RELOCATED HOUSES OF THE SAME ERA.

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

26/02/2021  
Date

**Notes to person making submission:**  
 If you are making a submission to the Environmental Protection Authority, you should use Form 16B.  
 Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.  
 If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.  
 I could  /could not  gain an advantage in trade competition through this submission.  
 If you could gain an advantage in trade competition through this submission please complete the following:  
 I am  / am not  directly affected by an effect of the subject matter of the submission that:  
 (a) adversely affects the environment; and  
 (b) does not relate to trade competition or the effects of trade competition.

Lippiatt Road Park Reserve, 1 – 5 Lippiatt Road, Otahuhu

The Reasons for My Views Are.

I wish to submit my objections to the Lippiatt Rd proposal to rezone for townhouse/ apartments.

My first complaint is in the way we were notified, only properties adjacent to the reserve were informed and this did not have any specific information only a link to a page that had to be navigated to five documents and then only by reading all said documents you find the relevant single line on the top of the fourth page informing of the rezoning of Lippiatt Park Reserve! A few years back when speed tables were planned for the Lippiatt Rd every household got detailed documents with photos! Surely this proposal will have more impact on the street and residents than a speed bump?

My second complaint is how do townhouse/ apartments fit into a heritage overlay designed to preserve the character of the streets 1930" homes in particular the Peglars? My wife and I are in the process of trying to get a new garage/ studio built and the hurdles to meet "heritage" standards are daunting.

My third point is more observation than a complaint. There is a reason the land of the reserve is undeveloped. I've lived in Otahuhu for 57years, have walked past the reserve as a schoolboy and lived next to it for over 30 years as an adult. It used to be a rat-infested creek until drains were laid and landfilled. It is still listed as a flood plain in the GIS and I have witnessed it flood.

Due to the costs of flood mitigation, avoiding council services and complying with heritage standards this reserve will be uneconomical to any developer unless sold at such a discounted price it would add little to the councils' goal of finding extra funds.

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

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



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

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

For office use only
Submission No:
Receipt Date:

## Submitter details

Full Name or Name of Agent (if applicable)

~~Mr/Mrs/Miss/Ms~~ (Full Name)

ALISON MARY FAULKNER

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

Address for service of Submitter

35 NIKAU ROAD, OTAHUHU, AUCKLAND 1062

Telephone:

027 4912798

Fax/Email:

fivefaulkner@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 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

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

1-5 LIPPIATT ROAD, OTAHUHU 1062

Or

Map

Or

Other (specify)

## Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes  No

The reasons for my views are:

Please see page attached.

(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.

86.1

Possible relocation of houses) of the same era as the house in Lippiatt Rd to fit in with the heritage of the street

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

A.M. Fowler

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

26/2/2021

Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

Lippiatt Road Park Reserve, 1 – 5 Lippiatt Road, Otahuhu

### The Reasons for My Views Are

I wish to submit my objections to the Lippiatt Rd proposal to rezone for townhouse/apartments.

We arrived back from our family holiday to find a very ambiguous letter from Auckland Council. The only way we could find out what it was referring to was via a very tedious reference to your web page. Your letter said the library would be able to provide further information. We went to our local library and they knew Nothing About It! We eventually found this referred to Lippiatt Park Reserve behind us, our “backyard” and green space. We have spoken to some in our extended neighbourhood and they know nothing about the proposal. It seems you are holding your cards close to your chest and only advising the properties on the boundary??

While you can only see a green strip on the GIS map, we see a place where people can have picnic's in the summer, play volleyball, bull rush and get out for some good old fashioned games or just throw a ball around.

You have rightfully made Lippiatt Road a Heritage Street to preserve the unique Peglar Homes built in the late 1920's and now you want to add Terraced Housing to this Heritage street? I don't quite understand the rationale?? Did the person adding Lippiatt Part Reserve to the list actually check to see the Heritage Status? Sure there might be a Party Supply Company on the back boundary but the trees that have been planted do a great job and you wouldn't even know they were there!

Having lived here for 30 years I remember the partially open creek running through this reserve. It is in a flood plain, that is why the Council made this strip of land a reserve in the first place as it is not suitable for building on. We are elevated above the reserve and we are still in this flood plain. While the reserve is enjoyed over the summer months, it is extremely swampy over the winter with surface water and no place for homes.

I am certain there has been no due diligence done by the council at all. Any possible development would have huge barriers and to deal with before they even start. Please can you just leave it the way it is?

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Bronwen Harper

Organisation name: Pest Free Kaipatiki Restoration Society Incorporated

Agent's full name:

Email address: [office@pestfreekaipatiki.org.nz](mailto:office@pestfreekaipatiki.org.nz)

Contact phone number: 09 3949191

Postal address:  
c/- 63 Hadfield St  
Beach Haven  
Auckland 0626

### Submission details

#### This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

#### My submission relates to

Rule or rules:  
Sale of R 105 Stott Avenue Lot DP 68569. Proposal to change from Open Space - Conservation to Residential Single House Zone.

Property address: R 105 Stott Avenue, Beach Haven

Map or maps:

Other provisions:

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

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

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

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

Submission date: 1 March 2021

87.1

Supporting documents

PFK Submission on Proposed Plan Change 60 Open Space (2020) and Other Rezoning Matters.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.



**PFK Submission on Proposed Plan Change  
60 Open Space (2020) and Other Rezoning Matters.  
Auckland Unitary Plan**

Regarding: R 105 Stott Avenue Lot DP 68569. Proposal to change from Open Space - Conservation to Residential Single House Zone.

Pest Free Kaipātiki opposes the proposed plan change at 105 Stott Avenue as this area sits within an SEA and has significant values as part of an almost continuous strip of vegetation connecting the coastal forest of northern Kaipātiki through to inland bush habitat at Kauri Park Reserve on to Soldier's Bay and thus serves as an important wildlife corridor and refuge.

It should be noted that the remaining vegetative strip of which this land parcel is part follows a stream and is likely to have an important function of filtering and cleaning water draining from the urban environment before it reaches the Waitemata Harbour and this performs vital ecosystem services in maintaining healthy waters and swimmable beaches.

The size of the parcel at 526m<sup>2</sup> means that the owner of the adjoining property who seeks to acquire the land would likely seek to subdivide their section and to remove further vegetation to complete any additional dwelling. The process of further vegetation loss would be practically impossible to monitor and prevent.

PFK is not opposed to development to allow for housing however it would like the Council to consider all ecologically poor land parcels to be developed rather than facilitating the degradation of what remains of our urban forest cover.

Jo Knight  
Chair

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Pukekohe Rugby Football Club Inc

Organisation name:

Agent's full name:

Email address: [president@pukekoherugby.co.nz](mailto:president@pukekoherugby.co.nz)

Contact phone number: 021704347

Postal address:

PO Box 200

Pukekohe

Auckland 2340

### Submission details

**This is a submission to:**

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

**My submission relates to**

Rule or rules:

Open Space- Informal Recreation Zoning

Property address: 81 Franklin Road, Pukekohe

Map or maps:

Other provisions:

Refer to attachment

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:

Refer to attachment

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

88.1

Details of amendments: Refer to attachment

Submission date: 1 March 2021

Supporting documents

PC60 submission PRFC 010321.pdf

NA45C\_638.pdf

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

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: Auckland Council

Name of Submitter: Pukekohe Rugby Football Club Inc (PRFC)

This is a submission on the following proposed **Plan Change 60** to the Auckland Unitary Plan (the proposal).

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

The **Pukekohe Rugby Football Club Inc** was formed in 1955. The club established clubrooms at 81 Franklin Road in 1980 and commenced playing on Colin Lawrie Fields the same year.

The site 81 Franklin Road is owned by Pukekohe Rugby Football Incorporated Limited (see attached title), which is a unique scenario given that typically recreation land (including the lots surrounding the site) is owned by Auckland Council.

In 2014 Pukekohe Rugby club leased their offsite senior clubrooms on Franklin Road to Waters Funeral Director to support the development of new clubrooms at Colin Lawrie Fields. When the funeral director premise activity was established the site was zoned 'Recreation' under the former Auckland District Plan (Franklin Section) and was deemed a permitted activity. The activity complied with the performance standards listed in Clause 34.4 of the Auckland District Plan (Franklin Section) This activity currently operates under existing use rights.

In 2020 a new fit for purpose clubroom was established at their home ground, Colin Lawrie Fields. The rugby club is the principal user of the Colin Lawrie Fields and holds a current lease with Auckland Council.

In 2013, the Proposed Auckland Unitary Plan zoned 81 Franklin Road as Public Open Space – Informal Recreation. A zoning which is consistent with the adjacent Council owned reserve land but not of the activities at 81 Franklin Road. PRFC did not make a submission on the Proposed Auckland Unitary Plan. Consequently, the Auckland Unitary Plan (operative in part) has zoned the property Open Space- Informal Recreation. The current zoning does not reflect intended use and development or provide for the most effective or efficient planning regime for the site.

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

The objectives of the Plan Change 60 are to:

- *ensure that newly vested or acquired open spaces are protected, used and developed in a manner that reflects their environmental qualities, and function (or intended use and development);*
- *rezone land (typically open space) that has been deemed surplus to Council requirements (Panuku's component of the plan change);*
- *rezone land to correct open space zoning errors or anomalies (these include realigning zone boundaries with new cadastral boundaries and rezoning privately owned land that is incorrectly zoned as open space) [emphasis added]; and*

- *rezone land to facilitate Kāinga Ora land swaps/redevelopment, to improve the quality of these open spaces and to better reflect the use of land (i.e golf course, cemetery) [emphasis added].*

It is considered that privately owned 81 Franklin Road, Pukekohe has been incorrectly zoned Open Space- Informal Recreation and there is an opportunity within Plan Change 60 to rezone the land to better reflect the use of land and improve the functionality of the Auckland Unitary Plan.

Our submission is:

81 Franklin Road, Pukekohe should be rezoned to correct the open space zoning anomalies and to better reflect the use of land.

Only recently PRFC have realised the constraint of the current Open Space – Informal Recreation zoning and how it does not reflect the use of the land. The zone is described as applying to open spaces that range in size from small local parks to large regional parks. Not to land privately owned and to which a funeral director activity operates. Activities permitted in the zone are restricted to:

- A single workers' accommodation,
- Education and research facilities directly related to the open space,
- Information facilities accessory to a permitted activity,
- Public amenities,
- Gardens, including botanic and community gardens,
- Coastal navigational aids,
- Retail accessory to a permitted activity,
- Conservation planting,
- Farming or grazing as part of a management programme for the open space.

Consequently, any potential development on the site aligned with the current commercial use requires a Non-Complying resource consent. Meeting the s104D threshold tests for Non-Complying, is considered challenging given the underlying zoning provisions.

We submit that 81 Franklin Road, Pukekohe be rezoned under Plan Change 60 and an alternative zoning regime be imposed to reflect the private ownership of the site and that it is not intended to be used now or in the future for Open Space Informal Recreation.

The need for and costs of resource consents (in both money and time delays) “further down the line” will be reduced by having an appropriate zoning of land for intended purpose.

The zoning anomaly impacts on the efficiency and effectiveness of the Auckland Unitary Plan. This zoning anomaly does not give effect to the relevant objectives and policies. This in turn impacts on the functionality of the Auckland Unitary Plan and the ability to achieve the sustainable management purpose of the RMA.

We wish to be heard in support of our submission and we look forward to ongoing engagement during the process of Plan Change 60.

Regards,

John Hume  
President of Pukekohe Rugby Football Club Inc  
1 March 2021

Telephone: 021704347  
Postal address: PO Box 200 Pukekohe 2340  
Email address: [president@pukekoherugby.co.nz](mailto:president@pukekoherugby.co.nz)



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA45C/638  
**Land Registration District** North Auckland  
**Date Issued** 15 February 1979

**Prior References**

NA584/121

---

**Estate** Fee Simple  
**Area** 3705 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 87998

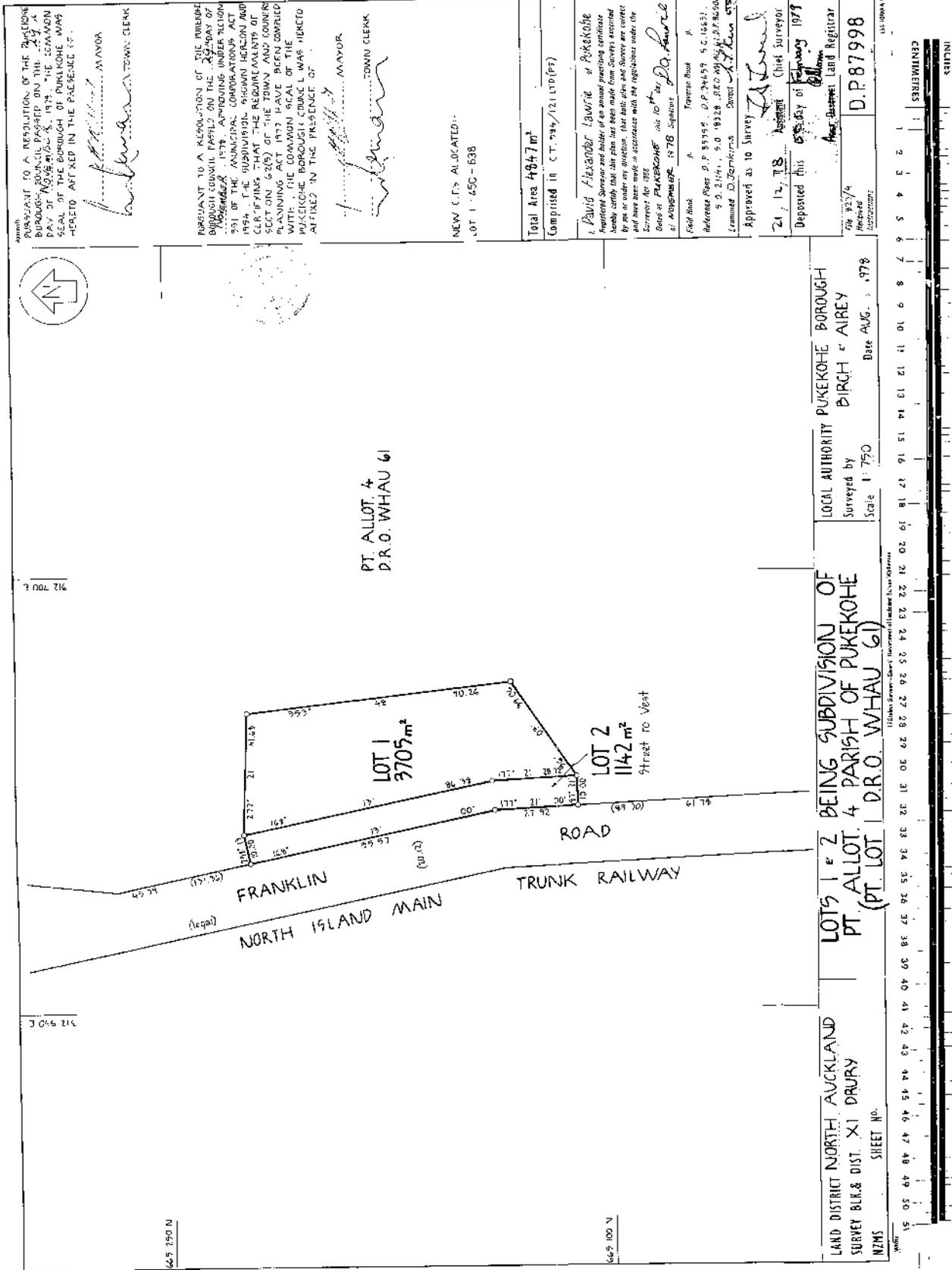
**Registered Owners**

The Pukekohe Rugby Football Club Incorporated

---

**Interests**

11525527.3 Mortgage to Bank of New Zealand - 29.8.2019 at 12:48 pm



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Dennis Family Trust

Organisation name:

Agent's full name: Daniel Shaw

Email address: [daniel@sfhconsultants.co.nz](mailto:daniel@sfhconsultants.co.nz)

Contact phone number: 092169857

Postal address:

PO Box 86  
Auckland  
Auckland 0946

### Submission details

**This is a submission to:**

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

**My submission relates to**

Rule or rules:

Application of the Large Lot Zone at 2157 East Coast Road, Stillwater  
refer to submission attached

Property address: 2157 East Coast Road, Stillwater

Map or maps: refer to submission attached

Other provisions:

refer to submission attached

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:

Refer to submission attached

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

89.1

Details of amendments: refer to submission attached

Submission date: 1 March 2021

Supporting documents  
PC60 Submission - Dennis Family Trust - 1 March 2021.pdf

### **Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

### Submitter details

**Full Name or Name of Agent (if applicable)**

Mr/Mrs/Miss/Ms(Full Name) Lorene Dennis

**Organisation Name (if submission is made on behalf of Organisation)** Dennis Family Trust

**Address for service of Submitter**

2157 East Coast Road, Stillwater, Auckland

Telephone: 0212624058 Fax/Email: lorene@theconnection.co.nz

Contact Person: (Name and designation, if applicable)

### Scope of submission

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

Plan Change/Variation Number PC 60

Plan Change/Variation Name Open Space (2020) and Other Rezoning Matters

**The specific provisions that my submission relates to are:**

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

Plan provision(s) Large Lot Zone

Or  
Property Address 2157 East Coast Road

Or  
Map

Or  
**Other (specify)**

### Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are: The large lot zone is an inefficient zoning for this site and Auckland Council have not considered a reasonable range of alternative residential zones

(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.

We consider the Mixed Housing Urban Zone to be a more appropriate zoning to be applied at this site given its locational context relative to the RUB, other zones, services, arterial roads, public transport as well as employment opportunities, community facilities.

Refer to the submisison attached for reasons.

- 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

*L. Dennis*

*24/2/2021*

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

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.



Telephone (09) 216 9857  
Email daniel@sfhconsultants.co.nz  
PO Box 86, Orewa, Auckland 0946

26 February 2021

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

Dear Sir / Madam

**Ref : Plan Change 60 relative to 2157 East Coast Road, Stillwater.**

### ***Introduction***

---

The submitter, Dennis Family Trust, is the owner of the site at 2157 East Coast Road. The site was originally part of the Cemetery, however, was subdivided and sold separately a number of years ago. The submitters contacted Auckland Council in mid-2020 to discuss the zoning error and this resulted in the site being identified within Plan Change 60 ("PC60") for rezoning from Special Purpose – Cemetery Zone ("CZ") to an appropriate residential zone.

PC60 has identified the Residential – Large Lot zone ("LLZ") as the zoning to apply, however, in reading the Plan Change documents it appears that Auckland Council had not considered the costs or benefits of any other residential zone. Moreover, Auckland Council did not discuss with the submitters which zone was being selected nor was any feedback sought prior to PC60 being notified for submissions.

The submitters have engaged SFH Consultants to prepare this submission on their behalf, requesting that the Residential – Mixed Housing Urban Zone ("MHU") be applied. As outlined within this submission we consider the MHU zone is the most appropriate zoning, being an efficient use of the site. Consultation with the Auckland Memorial Park has occurred which resulted in a letter of support for the rezoning to MHU.

The submitters would like to meet with Auckland Council Planners to discuss the MHU zone, and also seek to be heard at the hearing in support of their submission.

### The Submitter and Property Details

- Site Address: 2157 East Coast Road, Stillwater
- Legal Description: Lot 1 DP 437303
- Site Area: 2367m<sup>2</sup>
- Submitter's Name: Dennis Family Trust
- Statutory Plan: Auckland Unitary Plan
- Zoning: Special Purpose – Cemetery Zone
- Other limitations/designations: Access via Arterial Road
- Control: MCI - Rural

### Site Description



Figure 1: Aerial Photograph of the Site

The subject site is an irregular shaped property with frontage to East Coast Road and is surrounding by the Auckland Memorial Park (a Cemetery). While the site is identified as Stillwater, the actual location more aligns with Silverdale. The site is some 2367m<sup>2</sup> in area and legally described as Lot 1 DP 437303. A copy of the record of title and relevant interests registered on the title is enclosed within **attachment A**. The site is owned by Dennis Family Trust.

Easement Instrument 9457397.12 - The site has an easement area A, which provides for the power connection to the Auckland Memorial Park. Easement Instrument C499364.1 – This is a certificate declaring East Coast Road a limited Access Road.

The property contains a single building of residential appearance, which is two-stores. The building accommodates a health centre which provides a range of services to people and the community. <http://theconnection.co.nz/>

The site includes mature vegetation, areas of grass, but also the parking and manoeuvring areas to cater for staff and customer parking who visit the site. A free-standing sign displaying the name of the centre, phone number is found along the frontage. A second directory board with the services offered is found at the vehicle exit fronting East Coast Road.



Figure 2: Free Standing Sign

The vehicle entrance to the complex is made through the Auckland Memorial Park access. This is done through informal arrangement with the owners of the Cemetery. The main central area of the site is reasonably flat in topography, with the southern and eastern areas of the site being vegetated and sloping. The site is connected to the public wastewater network, however, is not connected to public stormwater or water. Water and stormwater services are provided within the surrounding area, including within the road reserve and to the north and west of the site.

The site gains access from East Coast Road, which is a limited access road and arterial road. This provides a wide carriageway, with one lane in each direction. A painted central median is provided which enables right hand turns into the cemetery site. The posted speed limit changes at the site, with 60km/hr northwards, and 80km/hr southwards. The transition in speed is likely to push further southwards as the residential development intensifies southwards. The eastern side of East Coast Road has a grassed berm, curb and channel and is drained with stormwater catch pits. The western side of East Coast Road has a wide grassed berm, pedestrian footpath, above ground powerlines, and numerous street trees. The edge of East Coast Heights Development is fenced with black pool fencing to define the boundary. A new intersection with Silverwater Drive, is likely to be installed opposite the subject site.

Immediately Surrounding Properties

Due to the outdated Auckland Council GIS viewer images, the aerial photographs do not show the current context of the surrounding development.

**Auckland Memorial Park – 2163 East Coast Road, Silverdale**

The subject site is surrounded to the north, east and south by the Auckland Memorial Park, which is a large 13.8ha cemetery. This site is zoned Special Purpose – Cemetery Zone. A large, formalised vehicle access to East Coast Road. The site contains large open spaces, internal roading, areas of planting and gardens, a large water pond. The Cemetery is set at a lower level than the subject site and is set in a natural amphitheatre looking northeast.



Figure 3: Vehicle Access to Auckland Memorial Park



Figure 4: Auckland Memorial park

### East Coast Heights Mixed Housing Urban Development

The subject site is located on the adjacent side of East Coast Road to the comprehensive residential development known as East Coast Heights. This contains 4 stages of intensive residential development. The image below shows the staging plan;



Figure 5: East Coast Heights Staging Plan

Stage 1 and 2 are well underway with development including the completion of services, roading and other infrastructure has occurred, and the construction of residential dwellings is going on most lots. Stage 1 is sold out.



Figure 6: View Northwards Towards East Coast Heights Development

### Vantage Point - 2181 East Coast Road

To the north of the subject site, and across the vehicle access to Auckland Memorial Park, is Vantage Point. Vantage Point is a mixed business development by Urban Village Property and consists of a combination of trade sales units and commercial units including commercial services, office, retail, gym, and cafe. Below is the site plan, again, the Auckland Council GIS viewer does not show this development;

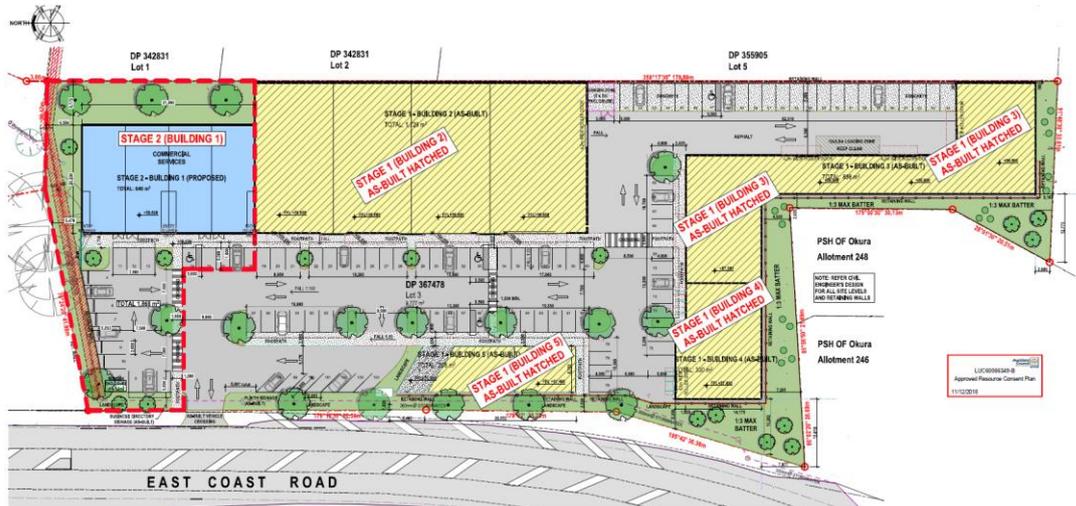


Figure 7: Vantage Point Site Plan

The site has been developed and tenanted, with the stage 2 offices currently being advertised for lease.

### Wider Context

Again, due to the outdated Auckland Council GIS viewer images, the aerial photographs do not show the current context of the wider surrounding area.

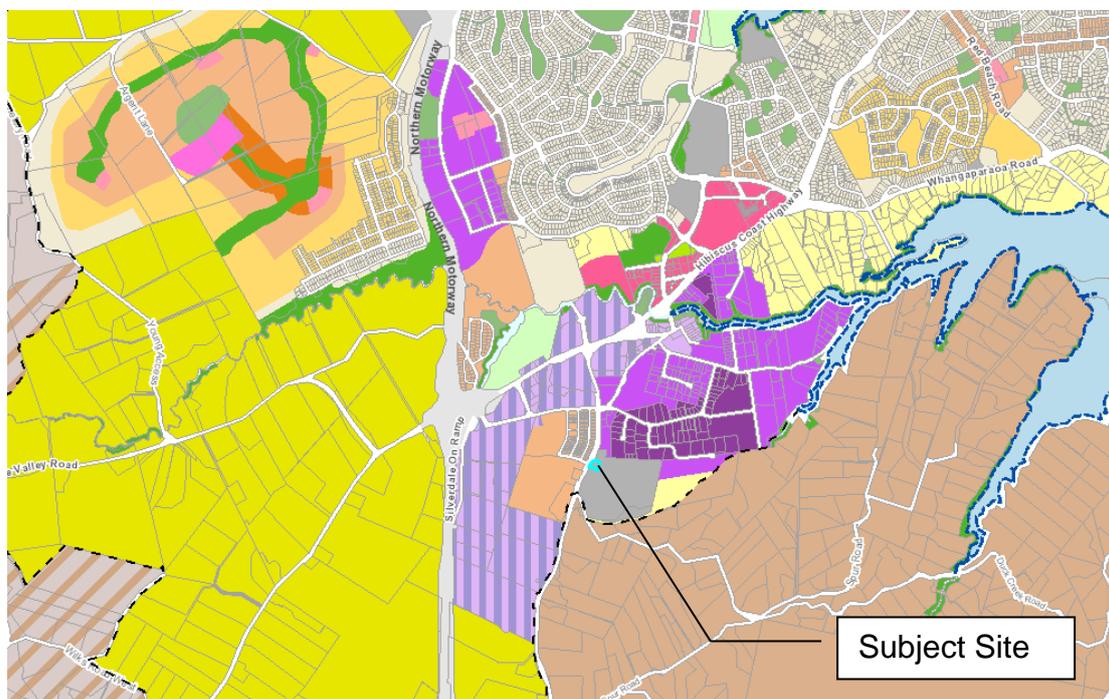


Figure 8: Wider View of AUP Zoning Map

The above image shows the zoning context of the wider surrounding area. To the south is the countryside living zoned area. The Silverdale industrial area is north-east and includes heavy and light industrial zoned sites, although the majority of businesses in that area are light industrial activities.

To the west, there are areas of MHU and Business - General Business Zoned (“GBZ”) sites, these are at various stages of development, and include the Silverdale Park and Ride bus stop, and the Botanic Retirement village, which is under construction at present. This is a 500-unit retirement village, with associated onsite shops and amenities directly south of the park and ride.

To the north is Hibiscus Coast Highway, and Bunnings, Pak n Save and other business activities are located on the northern side. Silverdale War Memorial Park is a large open space area for active recreation and is also located to the north of Hibiscus Coast Highway.

To the west is State Highway 1 and beyond is Silverdale West, which is Zoned Future Urban, currently identified within the Silverdale West Structure Plan. The rezoning had been identified to begin in 2020, however, this has not eventuated as of yet. It is likely that this will become light industry or other business zoned land.

## ***PC 60 Overview***

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Proposed Plan Change 60 seeks to rezone land to either:

- Recognise land recently vested or acquired as open space;
- Correct zoning errors and anomalies;
- Facilitate Panuku's land rationalisation process; or
- Facilitate Kainga Ora's redevelopment.

The structure of the Plan Change appears to be completed in three parts, with Auckland Council, Panuku and Kainga Ora preparing their separate S32 Assessments relative to their sites.

In relation to this site, Auckland Council considered the following options;

- Status quo – retaining the Cemetery Zone,
- Changing the zone to Large Lot Zone.

No other zoning options were considered by Auckland Council.

As S32 requires the assessment of a range of reasonably practical options, we consider it is appropriate to also consider the MHU as this is a reasonable option given the widespread use of the MHU zone in the surrounding area.

We agree that the status quo option of retaining the CZ at this location is not appropriate and we agree with the Auckland Council assessment.

In terms of the Panuku and Kainga Ora re-zonings, the rationale in some cases has been to up zone these sites in order to add value to the sites and maximise the efficient use of that land. In this regard, we consider it appropriate to also consider a more intensive zoning for the submitter's site.

## ***Policy Framework***

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### ***National Policy Documents***

I agree with Auckland Council's assessment for PC 60 at section 6, which discusses national and regional planning context, however, I note that Auckland Council has not addressed National Policy Statement : Urban Development 2020 ("NPS:UD") in commenting on the national policy statements within Section 6.1.

In regards to the submitter's property, PC60 helps to give effect to the NPS:UD as it seeks to enable the development of land (previously zoned cemetery) through rezoning. The rezoning to facilitate development of this site in accord with the MHU zone provisions will help give effect to the NPS:UD as it will provide increased potential for residential development of land that is serviced, within the RUB, close to transport routes, employment and community facilities. Moreover, the rezoning will occur in an area where there is high demand for residential development.

### ***Regional Policy Statement***

The Plan Change documents prepared by Auckland Council have focused their attention on the Open Space rezoning at section 6.4 We agree with this assessment, however, it is noted that Auckland Council have not addressed the following sections of the Regional Policy Statement ("RPS") relevant to re-zoning of this site as residential;

1. Section B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form of the AUP, particularly B2.4 Residential Growth.
2. Section B3 Ngā pūnaha hanganga, kawekawe me ngā pūngao - Infrastructure, transport and energy

In my opinion, the application of the MHU zoning at this site is consistent with sections B2 and B3 of the RPS for the following reasons;

1. It will assist in achieving the quality compact built environment due to the MHU zone controls and the locational context.
2. A range of housing options are conceivable within the MHU zone which adds to diversity and choice for future residents.
3. The site is reasonably close (800m) to a major public transport hub, arterial roads, and employment, community and recreation activities.
4. There are no scheduled natural or physical resources or significant natural hazards applicable at the site which would preclude the re-zoning to MHU.
5. Any future development can address transport, servicing, and topographical constraints through the existing Auckland-Wide provisions of the AUP, such that these are not barriers to the re-zoning to MHU.

### Conclusion

In addition to the assessment provided by Auckland Council, the rezoning of this site to MHU is consistent with the intent of the NPS:UD and the RPS sections, particularly B2 Urban Growth and Form as well as the B3 Infrastructure and Transport.

### Assessment of Effects

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#### Positive Effects

The re-zoning to MHU zone will have positive effects on the environment. These include, but are not limited to;

Increased residential diversity within this neighbourhood of Silverdale. This includes increased options in terms of dwelling size, density, and typology. Conversely the LLZ would freeze the development potential of the site to what is existing.

Increased number of residential dwellings will be likely given the development potential of the MHU zone. This will benefit future residents who own or occupy those dwellings, enabling them to provide for their social and economic wellbeing.

Improving the street frontage of the site with better street presence, framing and passive surveillance of public areas, particularly pedestrian pathways.

Social and economic benefit to the submitters through the uplift in property value due to the more intensive zoning applied.

Increased employment in the construction and development sectors, should a residential development of the site be undertaken.

Other more general benefits of a more intensified development in this area include;

- allow public transport infrastructure to be used more efficiently, and promoting its use as a real alternative to the use of private motor vehicles,
- increase the viability of local shops and facilities,
- increase the passive surveillance for the wider area.

#### Character and Amenity

The rezoning of the site from CZ to MHU (as opposed to LLZ) will generate the potential for multi-unit residential development to occur. This will alter the character and amenity of the site and surrounding area.

Compared to the LLZ, the MHU zone enables the following development as a permitted activity;

Buildings are enabled at 11m compared to 8m. While there is an increase, having regard to the housing typologies in the surrounding MHU zone, these are generally a maximum of two-storey.

The MHU zone controls HIRB in three ways, the standard HIRB control is 3m + 45°, while an alternative HIRB control is enabled within the first 20m of a site, which enables greater bulk fronting the street. The third is to adopt a lower HIRB control where sites adjoining lower intensity residential zones – however, this is not applicable at the subject site.

The yards for the MHU zone are smaller, with the front yard being 2.5m compared to 10m and side and rear yards being 1m compared to 6m. The riparian and coastal yards are not applicable.

The impervious area of development is controlled, being 60% gross site area for the MHU compared to 20% for the LLZ. The building coverage is limited relative to net site area being 45% in the MHU, compared to 20% or 400m<sup>2</sup> for the LLZ. The difference here is that the LLZ needs to have onsite servicing particularly wastewater, while the MHU connects to public networks. I note here that the subject site is already connected to the public wastewater network.

Additional standards within the MHU in order to manage onsite and inter-site amenity of higher intensity/density development, that are not within the LLZ include;

- Minimum landscaped area being 35% net site area and 50% of the front yard,
- Outlook space from various rooms,
- Daylight controls between buildings on the same site,
- Outdoor living space for each dwelling,
- Fencing controls,
- Minimum dwelling size.

The MHU provisions will result in the potential for development that has a visual impact compared to the existing CZ. As a permitted activity, this will provide for three dwellings, which given the 2367m<sup>2</sup> site is not an intense or dense development. Four or more dwellings will need resource consent and will trigger the need for a robust assessment of site layout and building design to ensure appropriate quality is achieved. The visual appearance of the site will likely mirror that of the MHU on the adjacent side of East Coast Road which will fit well within the context of the surrounding area.

The development of the site in line with MHU provisions will likely create elevated rooms, decks and windows, with the potential for overlooking of adjacent properties. In this regard the outlook provision of the MHU manages visual privacy between sites, with any infringement enabling robust assessment by Council. The separation distance between the subject site and adjoining residential zoned properties is such that visual privacy effects are minimised. The nature of the Memorial Park site is such that overlooking is unlikely to be a considerable issue. Moreover, given the difference in topography, views are likely to be out over the site into the distance rather than directly down into the cemetery.

The potential for shading effects is a relevant consideration when developing a site. The yard and HIRB provisions of the zone manage this effect. Having regard to the nature and use of the Memorial Park surrounding the subject site, any shading is unlikely to be an issue. Moreover, the separation of the site from the MHU on the adjacent side of East Coast Road is such that shading is unlikely to reach residential dwellings or compromise their ability to maintain a reasonable level of sunlight access.

The vegetation at the site is not protected or scheduled in the AUP and therefore, could be removed as of right. In the event residential development occurs in line with the MHU zone provisions, a comprehensive landscape plan is often required to enhance the streetscape and on-site amenity. In my view, this would bring the landscape features in line with those being implemented on the adjacent side of East Coast Road.

The MHU zone will enable development that will alter the contribution the site makes to streetscape character. Given the landscaping requirement and fencing standards plus the expectation of high-quality design within the zone, the potential change in streetscape character and amenity will be positive and more aligned with the adjacent side of East Coast Road.

In terms of the impact on adjacent properties, the Auckland Memorial Park has provided a written letter of support for the rezoning, this indicates they are supportive of the rezoning. I note here that any future development that triggers the need for resource consent would need to consider the actual and potential effects on Auckland Memorial Park and the tests for notification would be specifically addressed at that time.

In terms of the MHU zoned properties on the adjacent side of East Coast Road, these are separated by a wide road reserve of some 35m in width. This distance coupled with the restricted discretionary matters and assessment criteria is sufficient to appropriately manage adverse effects from any future development of the subject site including for example the effects of shading, dominance or privacy.

### Transport

The development of the site will trigger the need for resource consent for access to East Coast Road, which is an arterial route controlled by the existing Auckland wide provisions of E27. Moreover, as a limited access road, Auckland Transport will need to provide input into the design and location assessment of access and egress to the road. This process along with compliance with other E27 standard for parking, access and manoeuvring will ensure that any future development will provide for the transport needs of the development while maintaining safety and efficiency of the transport network.

Given the wide range of development options available, the specific design and assessment of these factors is appropriately left to the resource consent process for a specific development.

### Servicing

The MHU Zone will require connections to the range of public services, including water, stormwater and power/telecommunications. These are reasonably available within the surrounding area with connections being feasible with some extensions and possible co-operation with adjacent property owners. The site is already connected to the public wastewater network.

Water connection can be made from the public line within East Coast Road. a 110 diameter line feeds Auckland memorial Park from the 310mm line in East Coast Road. Stormwater is found outside the site within East Coast Road. Power and telecommunications are also located within the Road.

Specific connections and designs can be prepared by the civil engineer at the time a development proposal is sought while liaising with the network owners.

### Natural Resources

The rezoning will generate the potential for increased development of the site, this may have adverse effects on the environment from site works and vegetation removal. The existing controls within the AUP will manage the potential effects on natural resources, with the difference in permitted area and volume of site works being the same in either the LL or MHU zone.

As noted above, there are no trees that are scheduled for protection on the site, and this means there are no changes in the potential for vegetation to be removed as of right. Landscaping is a key element when implementing a MHU development, this will provide opportunities for a comprehensive landscape package to be prepared and implemented which would benefit the neighbours and streetscape. Retention of areas of existing vegetation is also an option particularly around the sloping areas of the site.

As the site is zone CZ, the site works enabled as a permitted activity currently at the site is 2500m<sup>2</sup> and/or 2500m<sup>3</sup>. The rezoning would reduce the permitted volume and area to 500m<sup>2</sup> and/or 250m<sup>3</sup>, which will trigger the need for resource consent. The existing controls applying to land disturbance within E11 and E 12 of the AUP will ensure the potential for adverse effects are managed.

The potential effects on natural resources due to rezoning the site MHU will be less than minor and appropriately dealt with using existing AUP controls, which are not being altered.

### Geotechnical

As the site has a sloping topography in the eastern and southern areas, geotechnical investigation is likely to be required to support a redevelopment of the site. This would be required for development enabled by the LL or MHU zones and is appropriately dealt with at the time any development is proposed.

The actual and potential geotechnical effects of rezoning the site to MHU will be minimal as geotechnical investigation and advice would be prepared to support development of the site, making the required recommendations as to foundations and stability ensure the potential effects of ground and building stability are addressed.

### Effects Conclusion

In summary, the actual and potential effects of the proposed rezoning on the environment arising from the rules contained in the MHU zone and Auckland-wide provisions are appropriate for the following reasons:

- The MHU zone is likely to support an improvement in the amenity and safety of the neighbourhood compared with the existing situation.
- The MHU zone appropriately maintains the amenity of adjoining sites.
- A development within the subject site under the MHU zone and Auckland-wide transport and subdivision provisions would integrate well with the existing and future surrounding road network.
- The range of convenience, employment, open space, and community services in the surrounding area that are existing and planned will provide for the day to day needs of residents and are accessible by a range of transport modes (private vehicle, walking and cycling).
- The adverse effects of a future development on the safety and efficiency of the existing transport network would be minor given the Auckland wide transport and subdivision provisions appropriately manage the design and layout of access to, from and within the subject site.
- The site is able to be serviced with the range of infrastructure services in the area with minor extensions/improvements to the public networks.
- The adverse effects associated with land disturbance when developing the site, are appropriately managed through the existing Auckland wide provisions of the AUP and can be designed at the time when a development proposal is lodged.

## ***Consultation***

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### ***Auckland Council***

The submitter originally raised this zoning issue with Auckland Council in August 2020. The Council responding acknowledging the error, noting the rezoning would be bundled into a Council led plan change. The Planner also noted that a Private Plan Change could be sought.

The Submitter followed up this call many times to ensure the site would be included in the Open Space Plan Change.

In November 2020, the submitter contacted Auckland Council (via email) again to enquire the progress and was advised that the site was to be included in the open space plan change, which was to be approved by Governing Body on December 3<sup>rd</sup> 2020.

In January 2020, the submitter again contacted Auckland Council for an update. Council noted PC60 would be notified at the end of January and advised the submitter to check the zoning to ensure she was happy with it.

Auckland Council did not engage with the submitter to ask what zoning was preferred or to discuss the costs or benefits of the available zoning. There has been no consultation or contact from Auckland Council since notification of the Plan Change.

Following Auckland Council's Review of the Submission, we would appreciate a meeting to discuss the options and try to resolve any issues.

### ***Auckland Memorial Park***

Prior to lodging the submission, the submitter undertook to consult with the Auckland Memorial Park as immediate and adjoining neighbours. The discussions were positive and no issues with the proposed application of the MHU zone were identified.

The consultation resulted in a letter of support from Auckland Memorial Park Mr Nigel Powell a copy of this letter of support is enclosed within ***attachment C*** of this submission.

## **Conclusion**

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The submitters agree with Auckland Council that the CM zone is not an appropriate zone for their site. However, the submitters consider the LLZ is not an appropriate zone for their property, this is due to its location relative to the RUB, other zones, services infrastructure, arterial roads, public transport and community and employment options in the surrounding area.

Auckland Council have limited their assessment to the Status Quo and the LLZ. They have not considered the application of alternative residential zones at this location as part of PC 60. The applicants consider the MHU is a reasonable residential zone to apply to their site. We confirm the MHU zone is the most appropriate. The reasons are summarised as follows;

- The property is located within the RUB which is a finite resource,
- The property has reasonable access to the full range of services infrastructure,
- The MHU interfaces appropriately within the adjacent zoning context, which is largely MHU zoned properties,
- The site is within a walkable catchment (800m) to the major public transport hub at Silverdale Park and Ride,
- There is a housing shortage within Auckland and there is a high demand for housing in this area.
- The application of the lowest intensity residential zone at this location is an inefficient use of the site.
- The MHU will result in more net benefits to the community compared to applying the LL zoning.

As such, the submitters seek the following relief:

1. The proposed Large Lot Zone be rejected, and the Mixed Housing Urban Zone applied instead,
2. A meeting with Auckland Council Planners is arranged to discuss.

Please direct all correspondence to [daniel@sfhconsultants.co.nz](mailto:daniel@sfhconsultants.co.nz) including hearing date and time, and the date and times available for a meeting with Auckland Council Planners.

I look forward to your support in this matter.

Yours faithfully

**SFH Consultants Limited**



Daniel L. Shaw



## Terranet document ordering service

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**Certificate of Title with diagram: 563998**

**Billing Code: 2157 ECR**

**CoreLogic Reference: 2928730/1**

**Processed: 24 February 2021**

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**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
 R.W. Muir  
 Registrar-General  
 of Land

**Identifier** **563998**  
**Land Registration District** **North Auckland**  
**Date Issued** 02 August 2013

**Prior References**

374322 NA942/153

**Estate** Fee Simple  
**Area** 2367 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 437303

**Registered Owners**

Lorene Dennis, Gary Martin Dennis and Trustee Advisors Limited

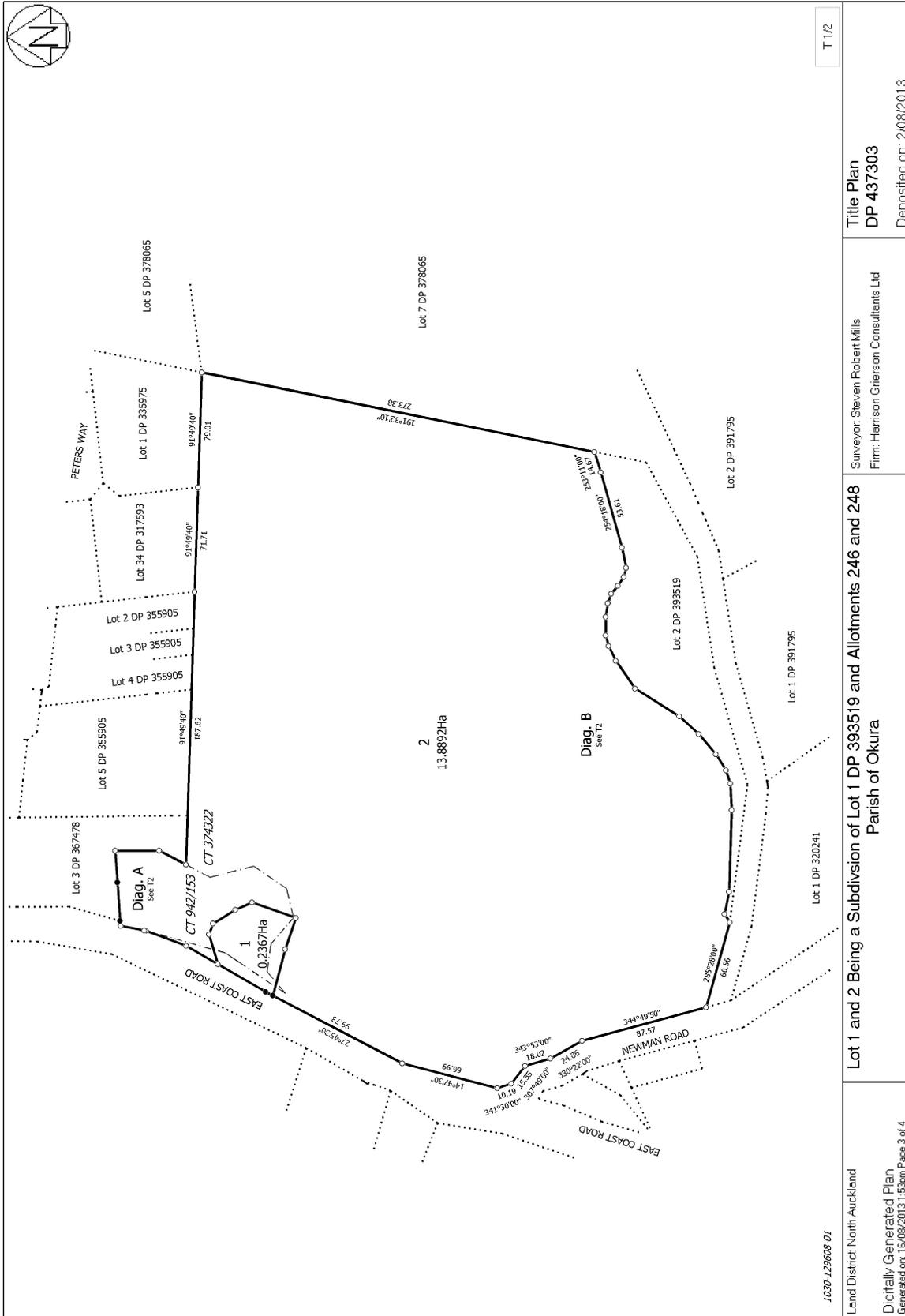
**Interests**

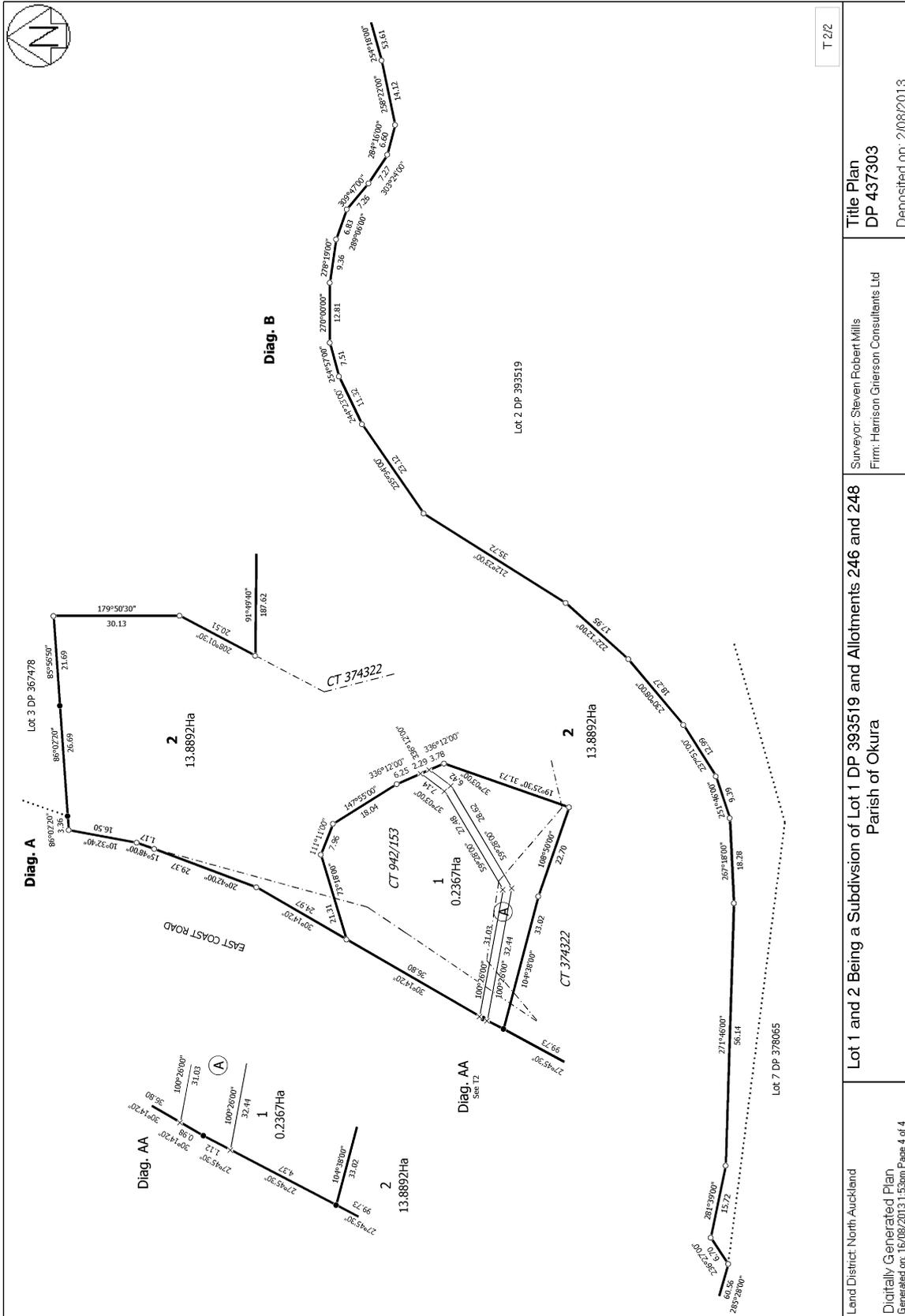
Appurtenant to part herein formerly Lot 1 DP 393519 is a right of way specified in Easement Certificate B152361.4 - 25.2.1983 at 2:02 pm

C499364.1 Certificate declaring the adjoining road to be a limited access road - 20.7.1993 at 10:22 am

Subject to a power easement over part marked A on DP 437303 created by Easement Instrument 9457397.12 - 2.8.2013 at 4:09 pm

The easements created by Easement Instrument 9457397.12 are subject to Section 243 (a) Resource Management Act 1991 9497129.3 Mortgage to ANZ Bank New Zealand Limited - 2.9.2013 at 10:09 am





T 2/2

Land District: North Auckland  
 Digitally Generated Plan  
 Generated on: 16/08/2013 11:53pm Page 4 of 4

Lot 1 and 2 Being a Subdivision of Lot 1 DP 393519 and Allotments 246 and 248  
 Parish of Okura

Surveyor: Steven Robert Mills  
 Firm: Harrison Grierson Consultants Ltd

Title Plan  
 DP 437303  
 Deposited on: 2/08/2013

## Terranet document ordering service

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**Document, Interest, Instrument: 9457397.12**

**Billing Code: 2157 ECR 2**

**CoreLogic Reference: 2928731/1**

**Processed: 24 February 2021**

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# View Instrument Details



**Instrument No** 9457397.12  
**Status** Registered  
**Date & Time Lodged** 02 August 2013 16:09  
**Lodged By** Griffin, Jourdan Arien George  
**Instrument Type** Easement Instrument



Affected Computer Registers	Land District
563998	North Auckland
563999	North Auckland

**Annexure Schedule:** Contains 3 Pages.

## Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

### Signature

Signed by Debra Wyn Dorrington as Grantor Representative on 28/06/2013 03:20 PM

## Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

### Signature

Signed by Debra Wyn Dorrington as Grantee Representative on 28/06/2013 03:21 PM

\*\*\* End of Report \*\*\*

**Form B**

**Easement instrument to grant easement or *profit à prendre*, or create land covenant**

(Sections 90A and 90F Land Transfer Act 1952)

**Grantor**

Auckland Memorial Park Limited

**Grantee**

The Hibiscus Trust

**Grant of Easement or *Profit à prendre* or Creation of Covenant**

**The Grantor** being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or **creates** the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

**Schedule A**

*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference) DP437303	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Power	A	Lot 1 - 563998	Lot 2 - 563999

Form B - continued

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**Easements or profits à prendre rights and powers (including terms, covenants and conditions)**

*Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required*

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby **varied** by the provisions set out in Annexure Schedule

**Covenant provisions**

*Delete phrases in [ ] and insert Memorandum number as require; continue in additional Annexure Schedule, if required*

The provisions applying to the specified covenants are those set out in:

[Memorandum number N.A. , registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule ]

Form L

Annexure Schedule

Page 3 of 3 Pages

*Insert instrument type*

**Easement Instrument**

*Continue in additional Annexure Schedule, if required*

POWER

The same rights and powers as set out in paragraph 7 of the Fourth Schedule to the Land Transfer Regulations 2002 TOGETHER WITH, IN RESPECT OF ALL OF THE SAID EASEMENTS, the rights and powers as set out in paragraphs 10, 11, 12, 13 and 14 of the Fourth Schedule to the Land Transfer Regulations 2002

## Terranet document ordering service

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**Document, Interest, Instrument: 9457397.11**

**Billing Code: 2157 ECR 2**

**CoreLogic Reference: 2928731/2**

**Processed: 24 February 2021**

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# View Instrument Details



**Instrument No** 9457397.11  
**Status** Registered  
**Date & Time Lodged** 02 August 2013 16:09  
**Lodged By** Griffin, Jourdan Arien George  
**Instrument Type** Order for New Certificate of Title



---

<b>Affected Computer Registers</b>	<b>Land District</b>
374322	North Auckland
563998	North Auckland
563999	North Auckland
NA942/153	North Auckland

---

**Annexure Schedule:** Contains 1 Page.

---

## Signature

Signed by Debra Wyn Dorrington as Registered Proprietor Representative on 28/06/2013 04:01 PM

\*\*\* End of Report \*\*\*

**ORDER FOR NEW COMPUTER FREEHOLD REGISTER/S**

***To the REGISTRAR-GENERAL of LAND***

Please issue:

1. 1 new title in the name of Auckland Memorial Park Limited Lot 1  
DP437303
  
2. 1 new title in the name of The Hibiscus Trust for Lot 2 DP437303

being all the land included in Certificates of Title NA942/153 and 374322  
North Auckland Land Registration District.

Dated this 17<sup>th</sup> day of June 2013

**For Solicitor  
for Owner  
PER:**

A handwritten signature in black ink, appearing to be 'DG Barker', with a long horizontal flourish extending to the right.

**DG Barker**

## Terranet document ordering service

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**Document, Interest, Instrument: C499364.1**

**Billing Code: 2157 ECR 3**

**CoreLogic Reference: 2928853/1**

**Processed: 24 February 2021**

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## DISTRICT COUNCIL

Correspondence to:  
The General Manager  
Rodney District Council  
Private Bag 500, Orewa, New Zealand  
Telephone 0-9-426 5169  
Facsimile 0-9-426 7280  
DX 3311  
Head Office: Centreway Road, Orewa

C499 364.1  
C499 364.1  
CN  
C346

Reference Number

If calling please ask for Mr W A Horne

Ref: RF/36/2

14 July 1993

The District Land Registrar  
North Auckland Registry  
Private Bag 92016  
Auckland

Dear Madam

### STATEMENT re LIMITED ACCESS ROAD DECLARATION

Attached is "Schedule for Limited Access Road Declaration" sheets 1 to 19 entitled East Coast Road from SH 1 Silverdale to Lonely Track Road, together with Plan No. 11833 and Council authenticated Resolution dated 27 May 1993 pursuant to Section 346c(c) of the Local Government Act 1974.

Please proceed to record this information against relevant titles.

Any queries should be directed to our Consultant, Mr J Fisher of WORKS Consultancy Services Ltd, PO Box 5848 Wellesley St Auckland.

Yours faithfully  
RODNEY DISTRICT COUNCIL



W Horne  
Senior Roading and Land Transport Engineer

**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 1 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at: 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref*		
Start Limited Access Road at Junction with State Highway 1				
1	Taranaki Gate	1	Pt Lot 1 DP9296 CT 21A/619	Albert PALLATT
-	Access via Tavern Road	Nil	Pt Lot 1 DP9296 CT 88C/701	RODNEY DISTRICT COUNCIL
TAVERN ROAD - Legal Road - Formed				
-	Access via Tavern Road. Loop road over Pt Lot 1 DP9296	Nil	Allot 297 Okura Parish CT 51D/1439	SUNNYHEIGHT NURSERIES LTD
1	Severance not legalised. Used for access to Allot 297	2	Pt Lot 1 DP9296 CT 2C/200	Leslie John BLANC
-	Severance not legalised	Nil	Pt Lot 1 DP9296 CT 2C/200	Leslie John BLANC
1	Residential Access	3	Lot 2 DP87832 CT 45C/220	SUNNYHEIGHT NURSERIES LTD
1	Allocated Access	4	Lot 1 DP100698 CT 55C/555	Donald Peter BOOCOCK
1	Farm access	5	Lot 2 DP100698 CT 55C/556	Donald Peter BOOCOCK
1	Taranaki gate (Not in use)	Nil	Allots 246 & 248 Okura Parish CT 942/153	Wilhelmus Cornelis & Jessie Elizabeth KRAAN
1	Farm access	6		
1	Residential access over Lot 1 DP98006 (Not legal)	7		
1	Taranaki gate	8	Lot 1 DP98066 CT 53B/1390	Donald Peter BOOCOCK
NEWMAN ROAD - Legal Road - Metalled				
1	Residential access	9	Pt Allot 45 Okura Parish CT 7B/160	Terence Michael & Jill Lilian McEVOY

\* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 13 of 19 Sheets

EAST COAST ROAD : WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
-	Access at another point on property	Nil	Lot 2 DP139313 CT 82D/167	Claude Raymond Monire & Raewyn Glen MAIRE
1	Residential access Shared ROW	107	Lot 2 DP142499 CT 84C/132	Raymond William WRIGHT
1	ROW over Lot 2 DP142499	107	Lot 3 DP142499 CT 84C/133	Raymond William WRIGHT, John HOLDEN & Roger Damien MALLOY
1 1	Residential access Farm gate	108 109	Lot 4 DP111595 CT 62D/592	Alfred & Iris BELL
1 1	Residential access Farm gate	110 111	Pt Allot 29 Okura Parish CT 952/186 Ltd	David Lorraine & Christine Marie EALSON
<b>WILKS ROAD - Legal Road - Sealed entry then metalled</b>				
-	Access via Wilks Road	Nil	Lot 1 DP60481 CT 22C/1253	Kevin & Kathleen DAVIS
1	Vehicle access	112	Lot 2 DP152477 CT 91A/353	Norman Craig & Penelope Mary OLDFIELD
1	Residential access	113	Lot 1 DP152477 CT 91A/352	Norman Craig & Penelope Mary OLDFIELD
1 1	Residential access Farm gate	114 115	Lot 2 DP101062 CT 55C/1380	Graham Hamilton & Gay Dorothy McMULLEN
1	Residential access	116	Lot 3 DP 98503 CT 54A/856	Michael Anthony Alan & Janice Mary CHAPMAN
1	Allocated access	117	Lot 2 DP147264 CT 87D/154	Jet & Colleen Jill WINTERS
-	ROW to Legal Road outside LAR limits	Nil	Lot 1 DP91786 CT 48A/1083	Gregory Michael & Valmai KEENAN

\* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 14 of 19 Sheets

EAST COAST ROAD : WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
-	Access via Legal Road outside LAR limits	Nil	Lot 1 DP113349 CT 63D/175	Christopher George BILES & Barbara Anita SWARBRICK
LEGAL ROAD - Not formed				
1	Residential access	118	Lot 3 DP64776 CT 21A/1152	Denis & Brenda HEATON
1	Farm gate	119	Lot 1 DP89624 CT 46D/386	Richard James Samuel & Betty Norma BELLAMY
1	Residential access	120		
1	Residential access	121	Lot 2 DP89624 CT 46D/387	Geoffrey Alan & Maureen Patricia WHITE
1	Farm gate	122		
1	Taranaki gate	123	Pt lot 2 DP50475 CT 2106/79	John Peter Cleveland & Jane Fraser Barrie GREENWAY
1	Residential access	124		
1	Residential access	125	Lot 1 DP 70015 CT 25D/570	Richard William & Elizabeth Ann-Marie DERHAM
1	Gate (Not in use)	126	Pt Lot 1 DP50475 GN A331037 Better Utilisation (Gaz 1968 P2128)	TRANSIT NEW ZEALAND
-	Access to Legal Road outside LAR limits	Nil	Allot 87 Okura Parish GN B760514.1 Motorway (Gaz 1987 p4909)	TRANSIT NEW ZEALAND
1	Taranaki gate	127	Lots 3 & 4 DP142792 GN C449703.3 HM Queen in connection with the Auckland- Waiwera Motorway	TRANSIT NEW ZEALAND
BAWDEN ROAD - Legal Road - Sealed				

\* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 15 of 19 Sheets

EAST COAST ROAD - WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
1	Farm gate	128	Lot 1 DP146771 CT 87C/200	Anthony LIPANOVIC
1	Gate (Not in use)	129	Pt Lot 1 DP58649 CT 14B/513	Walter Hugh KETTELWELL & Alan John Manu WADAMS
1	Residential access	130	Pt Lot 1 DP90443 CT 47D/324	John Richard & Jacqueline Vera PERRY
1	Residential access	131	Lot 1 DP 127204 CT 74B/103	Michael Adrian & Jacinta Mary CARDIS
LEGAL ROAD - Not formed - not in use				
1	Residential access	132	Allot 315 Okura Parish CT 26A/1132	Graham James BEESON
-	No frontage to East Coast Rd Access through land in same ownership (Allot 315)	Nil	Pt Allot 62 Okura Parish CT 45/92	Graham James BEESON
1	Allocated access	133	Crown Land Reserved from Sale Sec 169 Land Act 1877	Dept of Conservation
OKURA RIVER				
1	Allocated access	134	Crown Land Reserved from Sale Sec 169 Land Act 1877	Dept of Conservation
-	Alternative access via Awanohi Road	Nil	Lot 1 DP64650 CT 26A/309	Leslie Donald MYERS

\* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 16 of 19 Sheets

EAST COAST ROAD : WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
<b>AWANOHI ROAD - Legal Road - Sealed</b>				
-	Alternative access via Awanohi & Wright Roads	Nil	Pt Allot 43A Okura Parish CT 161/203	Lewis Thomas & Murial Mary Doreen JOHNS
<b>WRIGHT ROAD - Legal Road - Entrance sealed then metalled</b>				
-	Alternative access via Wright Road & another point within the property	Nil	Lot 5 DP111627 CT 62D/690	Ross Noel TUCKER
-	Should be disposed of to adjoining owner Lot 5 DP111627	Nil	Pt Allot 44 Okura Parish Crown Land GN 201067 (Gaz 1972 p447)	Department of Survey & Land Information
-	Alternative access via Wright Road & another point within the property	Nil	Lot 5 DP111627 CT 62D/690	Ross Noel TUCKER
-	Should be disposed of to adjoining owner Lot 5 DP111627	Nil	Crown Land No Registration	Department of Survey & Land Information
1	Taranaki gate	135	Lot 5 DP111627 CT 62D/690	Ross Noel TUCKER
1	Allocated access	136	Section 1 SO66096 CT 88C/12	Raymond William WRIGHT
1	Taranaki gate	137	Lot 6 DP111627 GN B757472.1 Motorway (Gaz 1987 p4166)	TRANSIT NEW ZEALAND
-	Access through land in same ownership (Lot 6 DP11627)	Nil	Pt Allot 64 Okura Parish GN C365356.1 Motorway Purposes (Gaz 1992 p972)	TRANSIT NEW ZEALAND

\* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 17 of 19 Sheets

EAST COAST ROAD - WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
1	Farm gate	138	Lot 6 DP111627 GN B757472.1 Motorway (Gaz 1987 p4166)	TRANSIT NEW ZEALAND
1	Taranaki gate	139	Allot 348 Okura Parish CT 82C/461	Raymond William WRIGHT, John HOLDEN & Roger Damien MOLLOY
1	Residential access	140	Lot 1 DP120268 CT 69C/729	Kevin Michael & Sandra Gail TRACEY
1	Vehicle access	141	Lot 2 DP120268 CT 69C/730	Keith Edward HAWKES & Beverley Rauri WILLIAMS
1	Vehicular access over Lot 2 DP120268	142	Lot 8 DP64650 CT 26A/316	Keith Edward HAWKES & Beverley Rauri WILLIAMS
1	Residential access	143	Lot 1 DP59223 GN B642215.2 Motorway (Gaz 1987 p800)	TRANSIT NEW ZEALAND
1 1	Gate Residential access	144 145	Pt Allot SE 296 Pukeatua Parish CT 566/58 Ltd	David John & Florence Margaret WILSON
1	Residential access	146	Pt Allot SE 296 Pukeatua Parish CT 566/60 Ltd	Michael Gordon & Jillian Dianne SHINE
1	Residential access	147	Allot 483 Pukeatua Parish CT 24B/1487	Karl Peter & Wendy Jane SLOANE
-	Access through land in same ownership (Allot 483)	Nil	Pt Allot NW 208 Pukeatua Parish CT 566/59 Ltd	Karl Peter & Wendy Jane SLOANE

\* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 18 of 19 Sheets

EAST COAST ROAD : WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
1	Residential access	148	Lot 1 DP151746 CT 90B/830	Alison Kay WALTERS
1	Residential access	149	Lot 2 DP151746 CT 90B/831	Alison Kay WALTERS
-	Access to Legal Road outside LAR limits	Nil	Lot 3 DP151746 CT 90B/832	F C MACKIE LTD
-	ROW to Legal Road outside LAR limits	Nil	Lot 6 DP151746 CT 90B/835	Bruce David & Sandra Judith Melchior RODLEY
-	ROW to Legal Road outside LAR limits	Nil	Lot 9 DP151746 CT 90B/838	Johannes Maria & Janice VAN MIL
-	ROW to Legal Road outside LAR limits	Nil	Lot 8 DP151746 CT 90B/837	Keith Charles & Wilmere KNAPP
-	ROW to Legal Road outside LAR limits	Nil	Lot 7 DP151746 CT 90B/836	F C MACKIE LTD
-	ROW to Legal Road outside LAR limits	Nil	Lot 5 DP151746 CT 90B/834	Tracey Butler BLAKE
-	ROW to Legal Road outside LAR limits	Nil	Lot 2 DP154376 CT 92B/142	F C MACKIE LTD
-	ROW to Legal Road outside LAR limits	Nil	Lot 3 DP154376 CT 92B/143	Johannus Helenus & Romkje HOLVAST
1	Taranaki gate	150	Lot 1 DP154376	Vernon Neil & Susan
1	Residential access	151	CT 92B/141	Frances COURTNEY
1	Residential access Shared ROW	152	Allot 487 Pukeatua Parish CT 47A/1372	Trevor Raymond & Judith Cathreen TRONSON
1	Residential access ROW over Allot 487	152	Lot 3 DP56415 CT 9C/269	Lars Peter & Catherine Violet BUXTON

\* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 19 of 19 Sheets

EAST COAST ROAD : WESTERN SIDE From : junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
1	Residential access	153	Lot 1 DP113635 CT 63D/854	Dennis Gordon & Beryl Linda Dawn WEIGHT
1	Residential access	154	Pt Allot M 209 Pukeatua Parish CT 1177/30 Ltd	Colleen Rosita Olivia & Graham Peter HODGSON
1	Residential access	155		
1	Vehicle access	156	Allot 478 Pukeatua Parish, Lot 1 DP56415 & Lot 2 DP113635 CT 63D/855	OKURA DEVELOPMENTS LTD
1	Allocated access	157	Section 2 SO65992 CT 86D/30	Graham Ross PRENTICE
1	Allocated access	158	Section 1 SO65992 CT 86D/29	Graham Ross PRENTICE
1	Allocated access	159	Allot 500 Pukeatua Parish CT 43B/798	NEW ZEALAND FIRE SERVICE COMMISSION
1	Vehicle access over Allot 500 (Not legal)	Nil	Pt Lot 1 DP58264 CT 14B/524	EAST COAST BAYS BIBLE BAPTIST CHURCH INC
1	Vehicle access	160		
1	Vehicle access	161		
1	Allocated access	162	Pt Lot 2 DP58264 CT 14B/525	George Arthur JACKSON
1	Residential access	163	Lot 1 DP36769 CT 947/178	Mark Steven & Michelle Douglas WILSON
1	Residential access	164		
-	Alternative access to Lonely Track Road	Nil	Lot 3 DP58264 CT 14B/526	PAXTON ENTERPRISES LTD
<b>LONELY TRACK ROAD</b>				
End Limited Access Road at Lonely Track Road (Rodney District Council Boundary)				

\* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.







RESOLUTION DATED 27-5-93

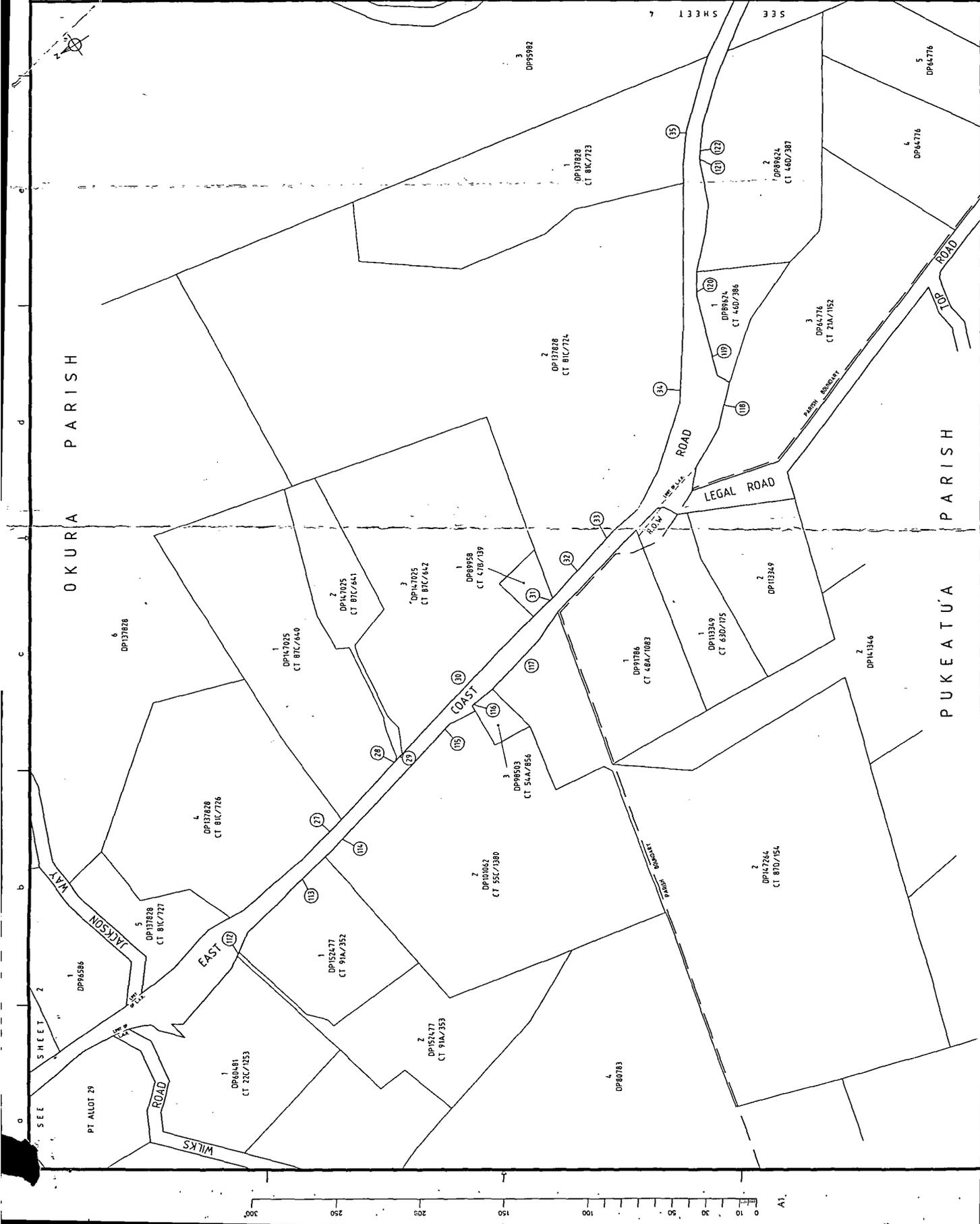
REVISION	DATE	FIELD BOOK
1	11/03/93	
2	17/01/93	
3	17/01/93	
4	17/01/93	
5	17/01/93	
6	17/01/93	
7	17/01/93	

### EAST COAST ROAD LIMITED ACCESS ROAD DECLARATION

SHEET TITLE: JUNCTION WITH S.H.1 TO LONELY TRACK ROAD (Rodney District Council Boundary)

SCALE: 1:2500  
CONTRACT NO: 11833 / 3

#80









E. J. HICKS  
S.E. J.P.P. S.A.L.  
CONSULTANT NUMBER



RESOLUTION DATED 27.5.93

REVISION	DATE	FIELD BOOK
SURVEYED	J. HIGGS	21/1/91
DESIGNED	E. J. HICKS	1/1/91
TRACED	J. FISHER	5/1/91
APPROVED	J. FISHER	7/1/91

EAST COAST ROAD  
LIMITED ACCESS ROAD  
DECLARATION

SHEET FILE:  
JUNCTION WITH S.H.1  
TO LONELY TRACK  
ROAD (Rodney District  
Council Boundary)

SCALE:	1 : 2500
CONTRACT NO.:	
DRAWING NO.:	11833 / 5 / 7
SHEET NO.:	5
TOTAL SHEETS:	7

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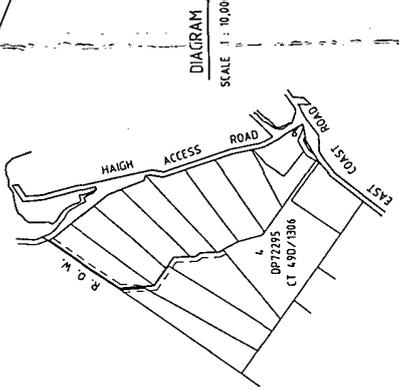
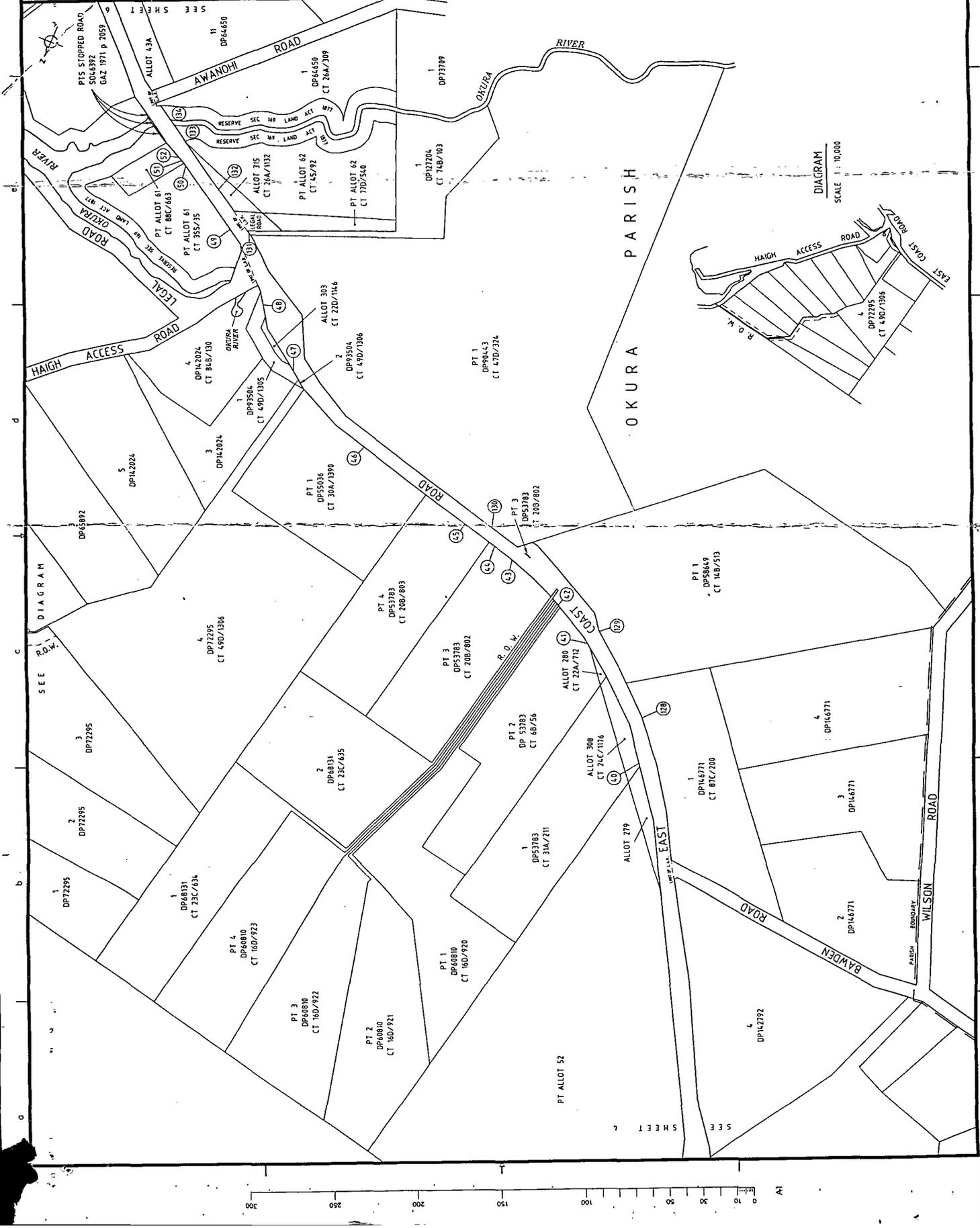


DIAGRAM  
SCALE 1 : 10,000

SEE DIAGRAM

SEE R.O.W.

SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

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DISTRICT COUNCIL  
PRIVATE B.L.S. OPEN  
PL. 1000/1000

L. A. HADLEY  
DIRECTOR GENERAL



RESOLUTION DATED 27-5-93

REVISIONS	DATE
APPROVED	J. FISHER 1/93
DESIGNED	J. FISHER 1/93
DRAWN	R. ELLIS 1/93
CHECKED	J. FISHER 1/93
APPROVED	L. A. HADLEY 1/93

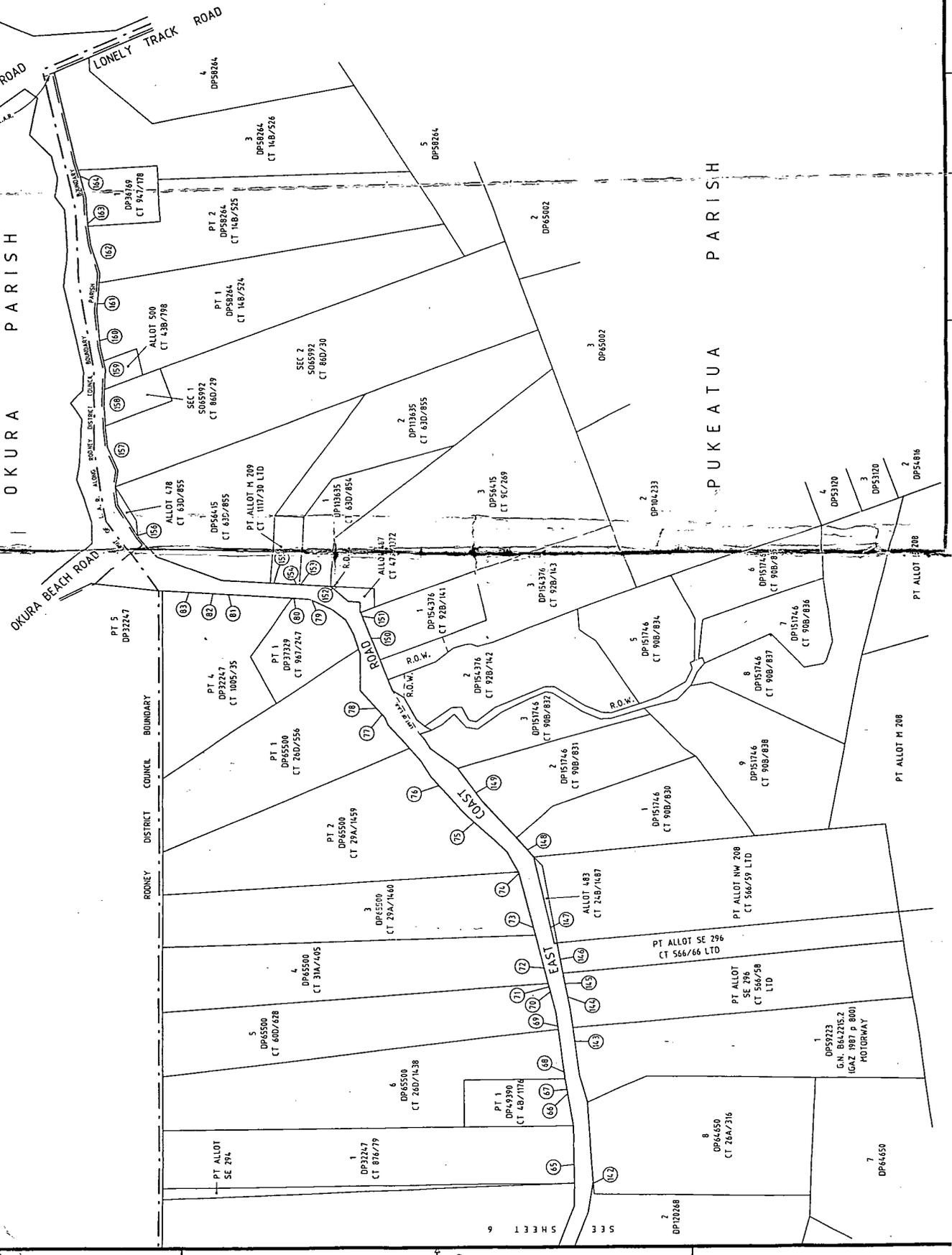
AS TITLE  
EAST COAST ROAD  
LIMITED ACCESS ROAD  
DECLARATION

SHEET TITLE  
JUNCTION WITH S.H.1  
TO LONELY TRACK  
ROAD (Rodney District  
Council Boundary)

SCALE	1:2500
DRAWING NO.	11833
SHEET NO.	7
DATE	7

OKURA PARISH

PUKEATUA PARISH



OKURA BEACH ROAD

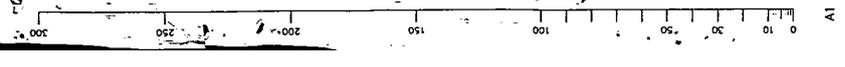
LONELY TRACK ROAD

EAST COAST ROAD

RODNEY DISTRICT COUNCIL BOUNDARY

SHEET 6

SHEET 7



**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 2 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at: 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref*		
-	Access through land in same ownership (Pt Allot 45)	Nil	Allot 327 Okura Parish CT 28A/623	Terence Michael & Jill Lilian McEVOY
1 2	Taranaki gate Loop residential access	10 11-12	Lot 2 DP142363 CT 84B/832	Kimiko KAGEYAMA
1 1	Taranaki gate Residential access	Nil 13	Pt Lot 2 DP58740 CT 14A/1187	Graham Joseph COOK
2	Residential loop access	14-15	Allot 282 Okura Parish CT 47C/47	Arthur Phillip BROWNE
1	Residential access	16	Lot 1 DP91768 CT 48A/1015	Stephen Brian & Clare Phyllis WILLICOTT
1	Residential access	17	Lot 2 DP91768 CT 48A/1016	Jillian Irene PAYNE
1	Residential access	18	Pt Lot 4 DP58740 CT 14A/1189	John & Pauline HACK
1	Residential access	19	Lot 2 DP104199 CT 57C/754	Jan & Ettina Roelfina KOSTER
1	Farm access	20	Lot 1 DP104199 (1/2 Share) CT 57C/753	Neil Kendall & Dorothy Mavis FRIEDRICH
-	Severance on SO46400 not actioned.	Nil	Pt Allot 208 Okura Parish CT 1111/280 Canc.	Albert James MOFFAT (1979)
-	Alternative access via Spur Road	Nil	Lot 1 DP104199 (1/4 Share) & Flat 1 DP107612 CT 60A/150	Neil Kendall & Dorothy Mavis FRIEDRICH
-	Alternative access via Spur Road	Nil	Lot 1 DP104199 (1/4 Share) & Flat 2 DP107612 CT 60A/151	Robert Louis & Denise Katherine KENT

\* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 3 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at: 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref*		
-	Alternative access through land in same ownership (Pt Allot 244)	Nil	Allot 290 Okura Parish CT 22A/934	Nelson Frederick & Margaret Ellen TOLERTON
-	Alternative access via Spur Road	Nil	Pt Allot 244 Okura Parish CT 942/192	Nelson Frederick & Margaret Ellen TOLERTON
SPUR ROAD - Legal Road - Sealed				
1	Farm gate (Not in use) Alternative access via Spur Road	Nil	Pt Lot 1 DP60503 CT 15C/851	Frederick John & Margurita Maud EVANS
1	Taranaki gate (Area should be transferred to Pt Lot 1 DP65716	21	Allot 293 Okura Parish CT 22B/716	Ellen Marion KINNELL
-	Access over Allot 293 (Not legal)	Nil	Pt Lot 1 DP65716 CT 24C/1183	Rose Ellen EDGERLEY & Peter John HOLDSWORTH & Peter DAVIE-MARTIN
1	Vehicle access	22	Pt Allot 29 Okura Parish CT 42A/684	Ellen Marion KINNELL
-	Access through land in same ownership (Pt Allot 29)	Nil	Allot 292 Okura Parish CT 22B/717	Ellen Marion KINNELL
1	Farm access	23	Allot 29 Okura Parish CT 42A/684	Ellen Marion KINNELL
1	Farm access	24		
1	Residential access	25	Pt Lot 1 DP65717 CT 24C/1184	Albert Corsock KINNELL
1	Residential access	26	Lot 1 DP96586 CT 52C/390	Sidney Charles & Claire Diane FLETCHER
JACKSON WAY - Legal Road - Metalled				

\* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 4 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at: 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref*		
-	Access via Jackson Way	Nil	Lot 5 DP137828 CT 81C/727	Gareth Huw WILLIAMS
1	Farm gate	27	Lot 4 DP137828 CT 81C/726	Graham Stanley & Carmel Lenora WORSNOP
1 1	Farm gate (Not in use) Residential access	Nil 28	Lot 1 DP147025 CT 87C/640	May Adelaide WENZLICK
1	Vehicle access	29	Lot 2 DP147025 CT 87C/641	Adelaide Ray SCOTT & May Adelaide WENZLICK
1	Allocated access	30	Lot 3 DP147025 CT 87C/642	Adelaide Ray SCOTT
1	Residential access	31	Lot 1 DP89958 CT 47B/139	Robert Stanley YATES
1 1 1	Residential access Residential access Farm access	32 33 34	Lot 2 DP137828 CT 81C/724	Graham Stanley & Carmel Lenora WORSNOP
1	Taranaki gate	35	Lot 1 DP 137828 CT 81C/723	Graham Stanley & Carmel Lenora WORSNOP
-	Access via Spur Road, Aubrey Road or Jackson Way	Nil	Lot 3 DP95982 CT 52A/373	KILMACRENAN FARM LTD
2	Loop vehicle access	36-37	Pt Lot 1 DP95984 CT 80D/150	GREEN & McCAHILL HOLDINGS LTD
1	Access over land required for road (Pt Lot 1 DP51511)	Nil	Lot 1 DP100141 CT 54C/756	KERRYKEEL FARM LTD
1	Farm gate Required for Road on SO46729, Not actioned.	38	Pt Lot 1 DP51511 CT 1C/1011	NZ FOREST PRODUCTS LTD

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**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 5 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref*		
-	Access via adjoining road	Nil	Pt Allot 52 Okura Parish GN B051044.1 Gaz 1982 p845 Refuse Disposal Purps	AUCKLAND REGIONAL COUNCIL
LEGAL ROAD - Not formed - not in use				
1	Farm gate	39	Pt Allot 52 Okura Parish GN B051044.1 Gaz 1982 p845 Refuse Disposal Purps	AUCKLAND REGIONAL COUNCIL
-	Should have been transferred to ARC	Nil	Allot 279 Okura Parish CT 22A/711	Molly Inez WALKER
1	Residential access for Lot 1 DP53783	40	Allot 308 Okura Parish CT 24C/1176	MAURICE RAYMOND LTD
-	No road frontage. Allot 308 not transferred	Nil	Lot 1 DP53783 CT 31A/211	John David & Judith Ward SMART
-	Should have been transferred with adjoining property Pt Lot 2 DP53783	Nil	Allot 280 Okura Parish CT 22A/712	Cyril Patrick DRUM
1 1	Residential access Gate (Not in use)	41 Nil	Pt Lot 2 DP53783 CT 6B/56	Graham Royden & Glenys Ann THOMS
1	Vehicle access Common ROW with Pt Lots 2, 3 & 4 DP60810 & Lots 1,2 DP68131	42	Pt Lot 1 DP 60810 CT 16D/920	Charles Alexander & Vera Alexander MORRISON

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**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 6 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at: 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref*		
1	Vehicle access Common ROW with Pt Lots 1, 3 & 4 DP60810 & Lots 1,2 DP68131	42	Pt Lot 2 DP60810 CT 16D/921	Frederick Arnold JONES
1	Vehicle access Common ROW with Pt Lots 1, 2 & 4 DP60810 & Lots 1,2 DP68131	42	Pt Lot 3 DP60810 CT 16D/922	Robert John & Julie Ann McCOWATT
1	Vehicle access Common ROW with Pt Lots 1, 2 & 3 DP60810 & Lots 1, 2 DP68131	42	Pt Lot 4 DP60810 CT 16D/923	Scott Gordon & Michelle Julie NORGROVE
1	Vehicle access Common ROW with Pt Lots 1-4 DP60810 & Lot 2 DP68131	42	Lot 1 DP68131 CT 23C/634	Peter Russell & Jan Mary June JENNINGS-STEERS
1	Vehicle access Common ROW with Pt Lots 1-4 DP60810 & Lot 1 DP68131	42	Lot 2 DP68131 CT 23C/635	Ronald & Leith Erica HESKETH
1	Taranaki gate	43	Pt Lot 3 DP 53783	Alexander & Eleanor
1	Residential access	44	CT 20B/802	Marr ROBERTSON
1	Residential access	45	Pt Lot 4 DP 53783 CT 20B/803	Kerry Leigh & Angela Grace GODFREY
1	Residential access	46	Allot Lot 1 DP55036 CT 30A/1390	James Wallace & June Selves SLOAN
-	Access to Haigh Access Road using legal ROW	Nil	Lot 2 DP93504 & Lot 4 DP72295 CT 49D/1306	STEEL MASTERS AUCKLAND LTD
1	Vehicle access	47	Lot 1 DP93504 CT 49D/1305	John William & Lorraine Freda ADAMS

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**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 7 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref <sup>t</sup>		
-	Access through land in same ownership	Nil	Allot 303 Okura Parish CT 22D/1146	John William & Lorraine Freda ADAMS
1	Residential access	48	Lot 1 DP93504 CT 49D/1305	John William & Lorraine Freda ADAMS
-	Access to Haigh Access Road	Nil	Lot 4 DP 142024 CT 84B/130	Leonie Adeline MAAS-GEESTERANUS
<b>HAIGH ACCESS ROAD - Legal Road - Sealed</b>				
1	Residential access	49	Pt Allot 61 Okura Parish CT 355/35	Paul & Linda Beth NAMULO
1	Vehicle access	50		
2	Loop vehicle access	51 52	Pt Allot 61 Okura Parish CT 88C/663	Ronald Terence & Patricia Mary SLEE
-	Should be added to adjoining Crown Land Reserved from Sale Sec 169 Land Act 1877. Alternative access available Haigh Access Road	Nil	Stopped Road Gaz 1971 p2059	Dept of Survey & Land Information
-	Should be added to Okura Stream. No access	Nil	Stopped Road Gaz 1971 p2059	Dept of Survey & Land Information
-	Should be added to adjoining Crown Land Reserved from Sale Sec 169 Land Act 1877.	Nil	Stopped Road Gaz 1971 p2059	Dept of Survey & Land Information
1	Vehicle access (Hydatitis dosing strip RDC)	53	Crown Land Reserved from Sale Sec 169 Land Act 1877	Dept of Conservation
1	Residential access	54	Lot 1 DP139807 CT 83A/360	Lorraine Gay & Samuel Wallace HENDERSON
1	Residential access	55		
1	Farm entrance	56		

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**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 8 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at: 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref*		
1	Vehicle access Shared ROW	57	Lot 2 DP139807 CT 83A/361	Gloria Ann JUDD
1	Vehicle access Shared ROW	57	Lot 1 DP128694 CT 75A/342	Ula Joy TENNANT, Raewyn Joy MOORE & Philip Spencer LUDOLPH
1	Allocated access	58	Lot 3 DP128694 Esplanade Reserve	RODNEY DISTRICT COUNCIL
2	Loop vehicle access	59-60	Lot 1 DP 65963 & Pt Allot 318 Okura Parish CT 26D/222	Dawn June HERRING, Andrea Dawn WATSON & Dean Barrington Benjamin HERRING
<b>LEGAL ROAD - Metalled</b>				
-	Stopped Road to be added to Allot 299	Nil	Section 3 SO66212 GN C468044	RODNEY DISTRICT COUNCIL
1	Residential access	61	Allot 299 Okura Parish CT 58C/905	Bryan Ronald & Janice Kathleen McCARTHY
-	Access via Legal Road	Nil	Pt Lot 1 DP63273 CT 19A/66	Bryan Ronald & Janice Kathleen McCARTHY
-	Access through land in same ownership (Allot 488)	Nil	Pt Allot NW 294 Pukeatua Parish CT 22D/1278 Ltd	Ronald John & Merryll Leonie BURR
1	Residential access	62	Allot 488 Pukeatua Parish CT 47C/1279	Ronald John & Merryll Leonie BURR
-	Access through land in same ownership (Allot 488 & others)	Nil	Allot 489 Pukeatua Parish CT 47C/1280	Ronald John & Merryll Leonie BURR
1	Farm access	63	Pt Allot NW 294 Pukeatua Parish CT 22D/1278 Ltd	Ronald John & Merryll Leonie BURR

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**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 9 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref*		
-	Access through land in same ownership (Pt Allot NW 294)	Nil	Allot 490 Pukeatua Parish CT 47C/1281	Ronald John & Merryll Leonie BURR
1	Farm access	64	Pt Allot NW 294 Pukeatua Parish CT 22D/1278 Ltd	Ronald John & Merryll Leonie BURR
-	Minor strip remains after removal of limitations Access impossible	Nil	Pt SE 294 Pukeatua Parish CT 775/162 Ltd	Ivan FRANTOVIC (In 1953)
1	Residential access	65	Lot 1 DP 32247 CT 876/79	Cyril Porter BURROWS
1	Vehicle access	66	Pt Lot 1 DP49390 CT 4B/1176	WAITEMATA HONEY COMPANY LTD
1	Vehicle access	67		
1	Residential access	68	Lot 6 DP65500 CT 26D/1438	Adair Nithsdale & Kevin John JEFFERIES
1	Vehicle access	69	Lot 5 DP 65500 CT 60D/628	Michael George STUCKEY
1	Vehicle access	70		
1	Residential access	71		
1	Residential access	72	Lot 4 DP65500 CT 31A/405	William Bruce & Demetria NICHOLSON
1	Residential access	73	Lot 3 DP 65500 CT 29A/1460	Peter Guildford & Prudence Jane WEBSTER
1	Residential access	74		
1	Farm gates	75	Pt Lot 2 DP65500 CT 29A/1459	Trevor Michael LYONS
1	Residential access	76		
1	Vehicle access	77	Pt Lot 1 DP65500 CT 26D/556	Geoffrey Leon, Mark Leon, John Vincent, Leigh Richard ALEXANDER & Clinton Stephen BROCK
1	Residential access	78		

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**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 10 of 19 Sheets

<b>EAST COAST ROAD : EASTERN SIDE</b>				<b>NOT FOR PUBLIC SCRUTINY OR PUBLICATION</b>
From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				
RESOLUTION DATED 27.5.93				
Access Details at: 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref <sup>t</sup>		
1	Residential access	79	Pt Lot 1 DP37329 CT 967/247	Geoffrey Leon, Mark Leon, John Vincent, Leigh Richard ALEXANDER & Clinton Stephen BROCK
1	Vehicle access	80		
1	Vehicle access	81	Pt Lot 4 DP 32247 CT 1005/35	Geoffrey Leon, Mark Leon, John Vincent, Leigh Richard ALEXANDER & Clinton Stephen BROCK
1	Residential access	82		
1	Vehicle access	83		
End Limited Access Road at Rodney District Council Boundary near Okura Beach Road				

\* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 11 of 19 Sheets

EAST COAST ROAD : WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
Start Limited Access Road at Junction with State Highway 1				
1	Taranaki gate / Stockyards	84	Lot 1 DP65609 CT 24B/86	Phillip John HOUGHTON & David Lawrence SCHNAUER
1 1	Farm gate Residential access	85 86	Lot 2 DP65609 CT 24B/87	Brian Gordon & Colleen SANDERSON
1 1	Stockyards (Not in use) Farm gate	Nil 87	Pt Lot 2 DP44249 CT 1344/37	Nellie & Robert George WOOLLEY Edward & Gary Stanley SELLARS
1	Residential access	88	Pt Lot 1 DP44249 & Allot 304 Okura Parish CT 49C/421	Christopher & Catherine Mary BAILEY
-	Access at another point on property	Nil	Pt Lot 2 DP44249 CT 1344/37	Nellie & Robert George WOOLLEY Edward & Gary Stanley SELLARS
-	Access through land in same ownership (Allot 284)	Nil	Pt Lot 2 DP39809 CT 1040/263	Thomas Edmund & Jean WILLICOTT
1	Vehicle access	89	Allot 284 Okura Parish CT 22A/928	Thomas Edmund & Jean WILLICOTT
1 1	Residential access Stockyards	90 91	Lot 1 DP87118 CT 44D/703	John Brian & Renate Brigitte LAUGHTON
1 1	Farm gate Residential access	92 93	Lot 2 DP87118 CT 44D/704	Jacqueline Lee SIBBALD
1	Residential access	94	Allot 317 Okura Parish CT 26B/232	Jewel Elaine SCHWEBEL
-	Access through land in same ownership (Allot 317)	Nil	Lot 1 DP48347 CT 1877/91	Jewel Elaine SCHWEBEL

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**SCHEDULE FOR LIMITED ACCESS  
ROAD DECLARATION**

Sheet 12 of 19 Sheets

EAST COAST ROAD - WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
1	Farm gate	95	Lot 2 DP87118 CT 44D/704	Jacqueline Lee SIBBALD
-	Farm gate / Stockyards Access to Legal Road outside LAR limits	Nil	Lot 1 DP72059 CT 28B/1007	Andrew John LESLIE
1	ROW over Lot 1 DP72059 & Lots 1 & 4 DP141946 (Not in use) Allocated access	96	Lot 2 DP74321 CT 30B/737	Farivar & Lorraine Judith BASHIR-ELAHI
1	ROW over Lot 1 DP72059 & Lots 4 DP141946 (Not in use) Allocated access	96	Lot 1 DP141946 CT 84A/932	Robert George & John James WOOLLEY
1	ROW over Lot 1 DP72059 (Not in use) Allocated access	96	Lot 4 DP141946 CT 84A/935	Robert George & John James WOOLLEY
1	Farm gate	97	Lot 3 DP141946 CT 84A/934	Robert George & John James WOOLLEY
1	Vehicle access	98	Pt Allots 207 & 208 Okura Parish CT 1549/32	WAITEMATA ELECTRIC POWER BOARD
1	Residential access	99	Pt Allot 207 Okura Parish CT 43A/887	Thomas Haig & Marie Anne WHITEFORD
1	Taranaki gate	100	Lot 2 DP111595 CT 62D/590	James Ian & Lynnette Ellen BROWN
1	Residential access	101		
1	Residential access	102	Lot 3 DP111595 CT 62D/591	Owen Peter & Rachael Joan Baxter MacKAY
1	Residential access	103	Lot 2 DP139313 CT 82D/167	Claude Raymond Monire & Raewyn Glen MAIRE
1	Farm gate	104		
1	Residential access	105	Lot 1 DP66973 CT 26A/574	AUCKLAND HOME OPTIONS TRUST BOARD
1	Residential access	106		

\* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

RODNEY DISTRICT COUNCIL

SPECIAL ORDER - CONFIRMING RESOLUTION

EAST COAST ROAD - LIMITED ACCESS PROVISIONS

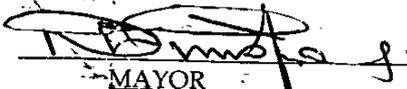
MOVED: Greenstreet

SECONDED: Clapham

- "(a) THAT THE COUNCIL CONFIRMS AS A SPECIAL ORDER THE FOLLOWING RESOLUTION PASSED AT ITS ORDINARY MEETING HELD ON 27 MAY 1993.
- (b) THAT PURSUANT TO SECTIONS 346 AND 716B OF THE LOCAL GOVERNMENT ACT 1974 AND ALL OTHER RELEVANT POWERS, THE COUNCIL RESOLVES TO DECLARE THAT PART OF EAST COAST ROAD FROM ITS JUNCTION WITH STATE HIGHWAY NO. 1 AT SILVERDALE TO ITS JUNCTION WITH LONELY TRACK ROAD, AS MORE PARTICULARLY SHOWN ON PLAN 11833 SHEETS 1 TO 7 AND ACCOMPANYING SCHEDULE, HELD AT THE COUNCIL OFFICE AT OREWA AND THERE AVAILABLE FOR INSPECTION, TO BE LIMITED ACCESS ROAD.
- (c) THAT THE COUNCIL FURTHER RESOLVES THAT COPIES OF THIS RESOLUTION SHALL BE ISSUED AS REQUIRED UNDER SEAL, SIGNED BY THE MAYOR AND GENERAL MANAGER."

Issued under the Common Seal )  
of Rodney District Council, )  
pursuant to Resolution No: 364/6/93 )  
passed at an Ordinary Meeting )  
of Rodney District Council held )  
on 24 June 1993 )



  
MAYOR  
D.W. Armstrong

  
GENERAL MANAGER  
B D Sharplin

10.22 20 JUL 93 C 499364

IF

ARTICULARS ENTERED IN REGISTER  
LAND REGISTRY AUCKLAND  
ASST. LAND REGISTRAR



*Leah*





## Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

### Address

2157 East Coast Road Stillwater 0993

### Legal Description

Null

### Appeals

### Modifications

Plan Changes, Plan Change 60 - Open Space 2020, Zone, [View PDF](#), Proposed, 28/01/2021

### Zones

Special Purpose - Cemetery Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Rural

### Overlays

### Designations



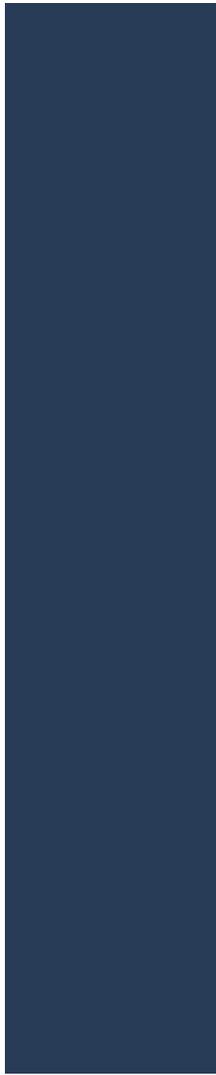
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**Auckland Council**  
 Te Kaunhira o Tāmaki Makaurau



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 Date Printed:  
 22/02/2021



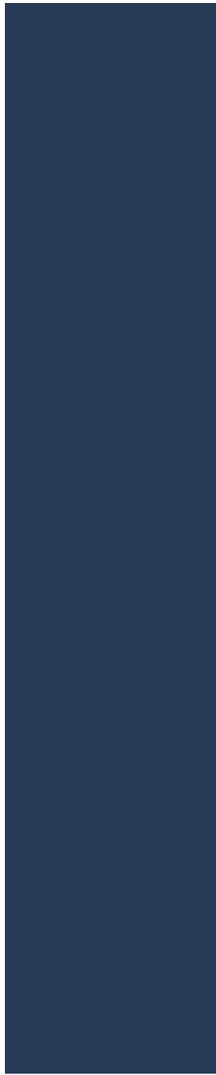
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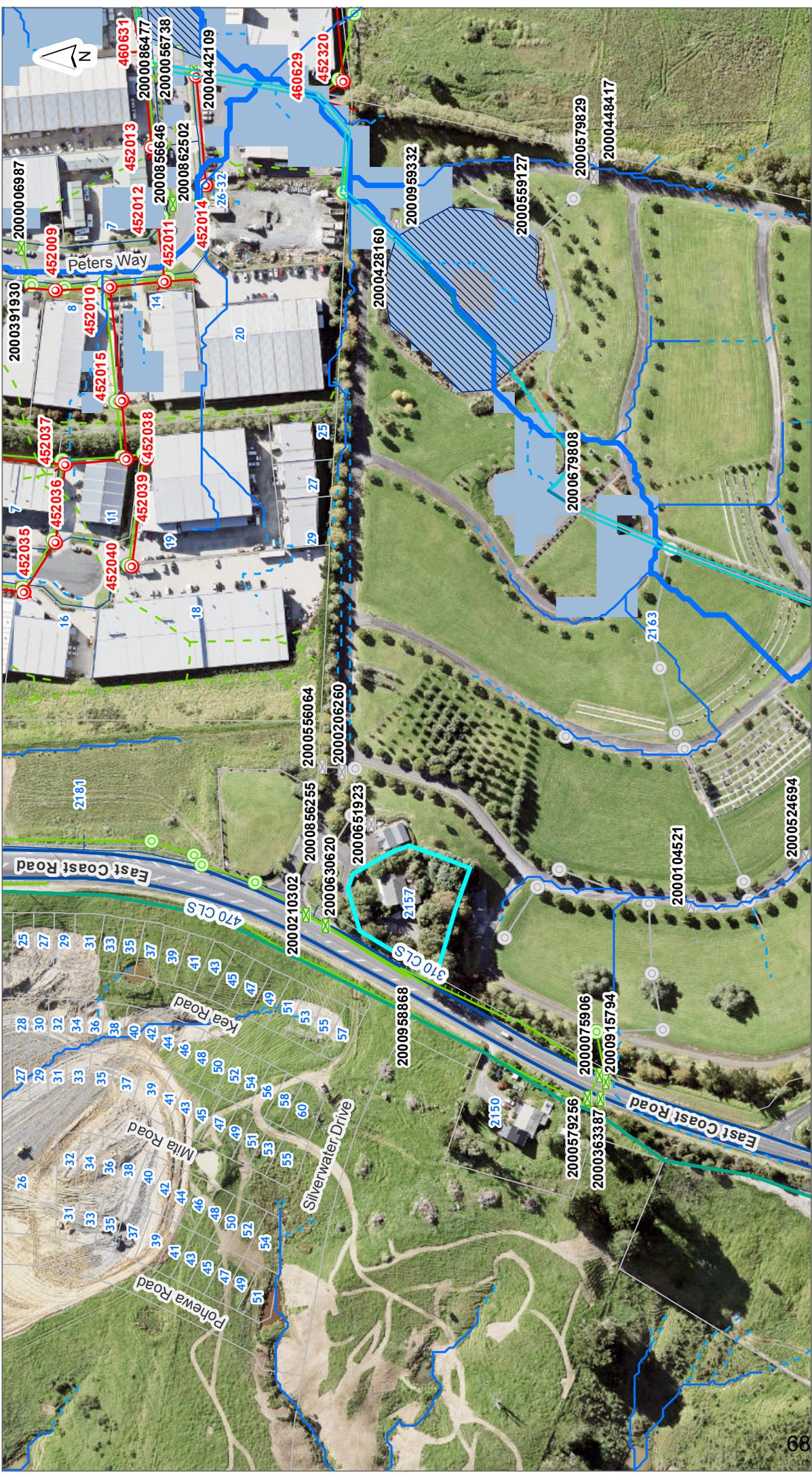
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**Date Printed:**  
1/03/2021



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Meters

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Date Printed:  
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## NOTATIONS

### Appeals

-  Properties affected by Appeals seeking change to zones or management layers
-  Properties affected by Appeals seeking reinstatement of management layers

### Proposed Plan Modifications

-  Notice of Requirements
-  Plan Changes

### Tagging of Provisions:

- [ i ] = Information only
- [ rp ] = Regional Plan
- [ rcp ] = Regional Coastal Plan
- [ rps ] = Regional Policy Statement
- [ dp ] = District Plan (only noted when dual provisions apply)

## ZONING

### Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone

### Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone

### Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [i]

### Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone

### Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

### Infrastructure

-  Special Purpose Zone - Airports & Airfields  
Cemetery  
Quarry  
Healthcare Facility & Hospital  
Tertiary Education  
Māori Purpose  
Major Recreation Facility  
School
-  Strategic Transport Corridor Zone

### Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

**Natural Resources**

- Terrestrial [rp/dp]
  - Marine 1 [rcp]
  - Marine 2 [rcp]
  - Water Supply Management Areas Overlay [rp]
  - Natural Stream Management Areas Overlay [rp]
  - High-Use Stream Management Areas Overlay [rp]
  - Natural } Lake Management Areas Overlay (Natural Lake and Urban Lake)
  - Urban }
  - High-Use Aquifer Management Areas Overlay [rp]
  - Quality-Sensitive Aquifer Management Areas Overlay [rp]
  - Wetland Management Areas Overlay [rp]
- } Significant Ecological Areas Overlay

**Infrastructure**

- Airport Approach Surface Overlay
  - Aircraft Noise Overlay
  - City Centre Port Noise Overlay [rcp / dp]
  - Quarry Buffer Area Overlay
  - National Grid Subdivision Corridor
  - National Grid Substation Corridor
  - National Grid Yard Compromised
  - National Grid Yard Uncompromised
- } National Grid Corridor Overlay

**Mana Whenua**

- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

**Built Environment**

- Identified Growth Corridor Overlay

**Natural Heritage**

- Notable Trees Overlay
- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas
- Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- Regionally Significant Volcanic Viewshafts Overlay Contours [i]
- Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
- Locally Significant Volcanic Viewshafts Overlay Contours [i]
- Modified
- Natural
- Local Public Views Overlay [rcp/dp]
- Extent of Overlay
- Subdivision Schedule
- Waitakere Ranges Heritage Area Overlay

**Historic Heritage & Special Character**

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [i]
- Stockade Hill Viewshaft Overlay – 8m height area
- Stockade Hill Viewshaft [i]

**Controls**

- Key Retail Frontage
  - General Commercial Frontage
  - Adjacent to Level Crossings
  - General
  - Motorway Interchange Control
  - Centre Fringe Office Control
  - Height Variation Control
  - Parking Variation Control
  - Level Crossings With Sightlines Control
  - Arterial Roads
- } Building Frontage Control
- } Vehicle Access Restriction Control

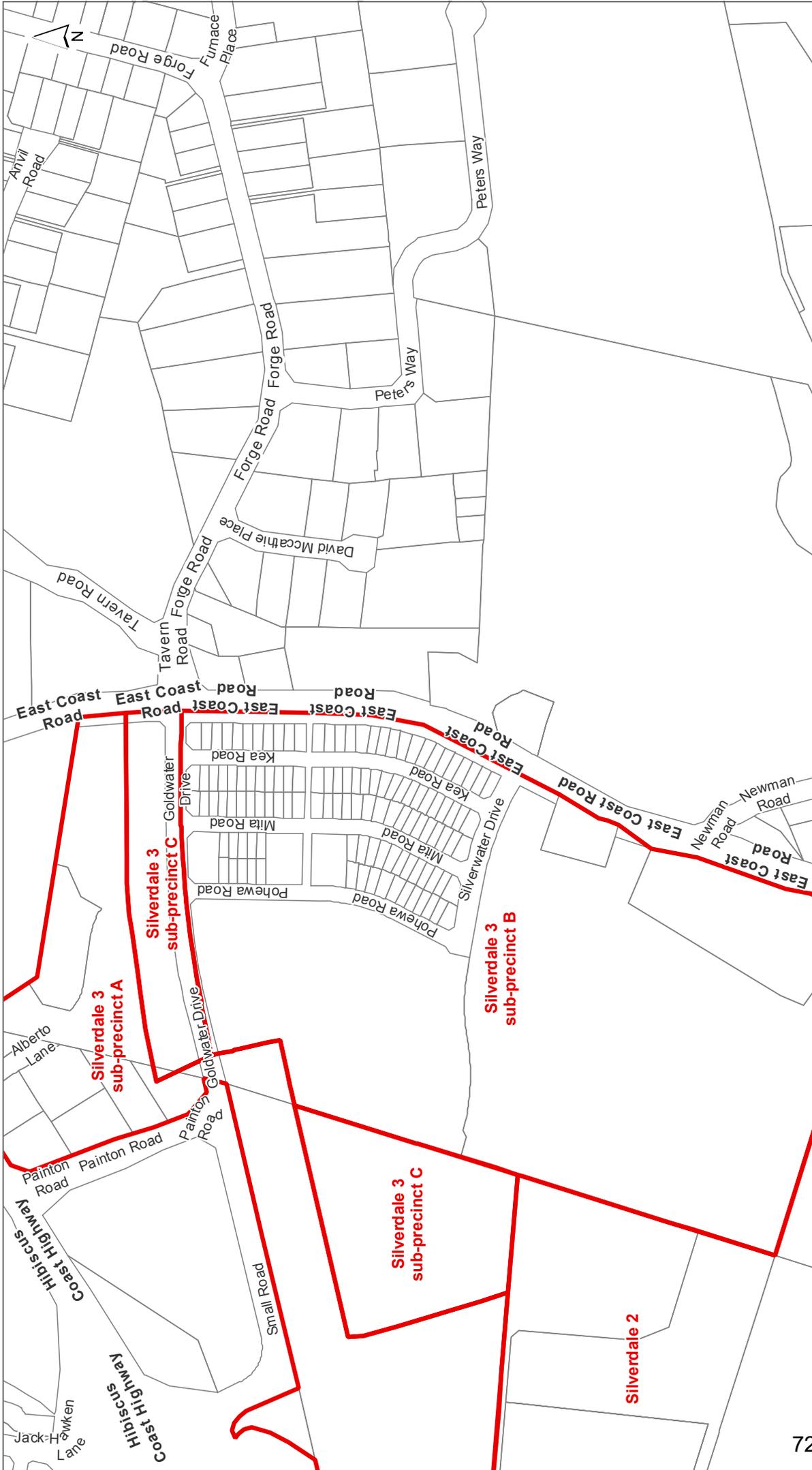
- Business Park Zone Office Control
  - Hazardous Facilities
  - Infrastructure
  - Macroinvertebrate Community Index
  - Flow 1 [rp]
  - Flow 2 [rp]
  - Subdivision Variation Control
  - Surf Breaks [rcp]
  - Cable Protection Areas Control [rcp]
  - Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control

**Designations**

- Designations

- Airspace Restriction Designations of 82





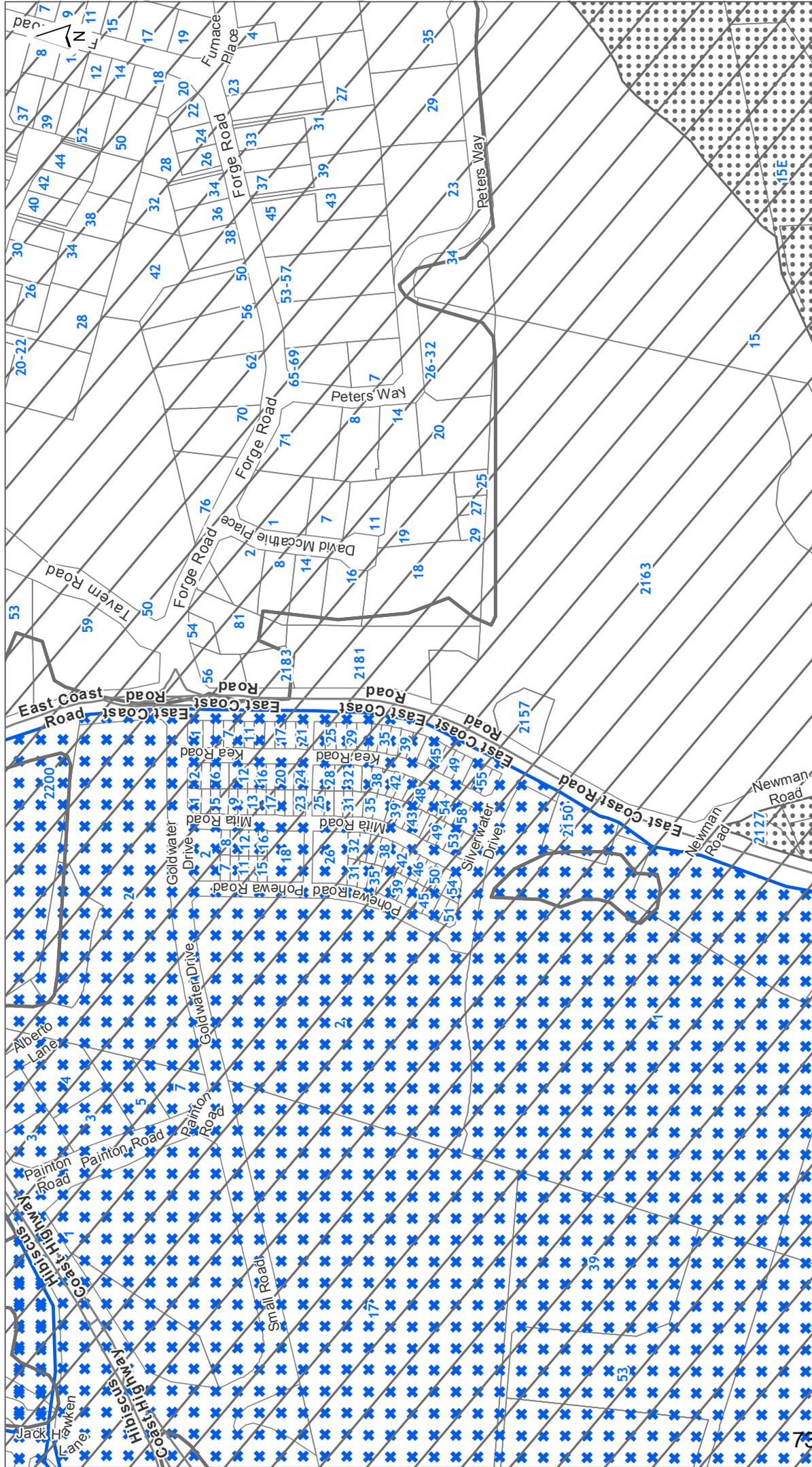
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Scale @ A4  
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## Precincts

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### Controls

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0 30 60 90  
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## Built Environment

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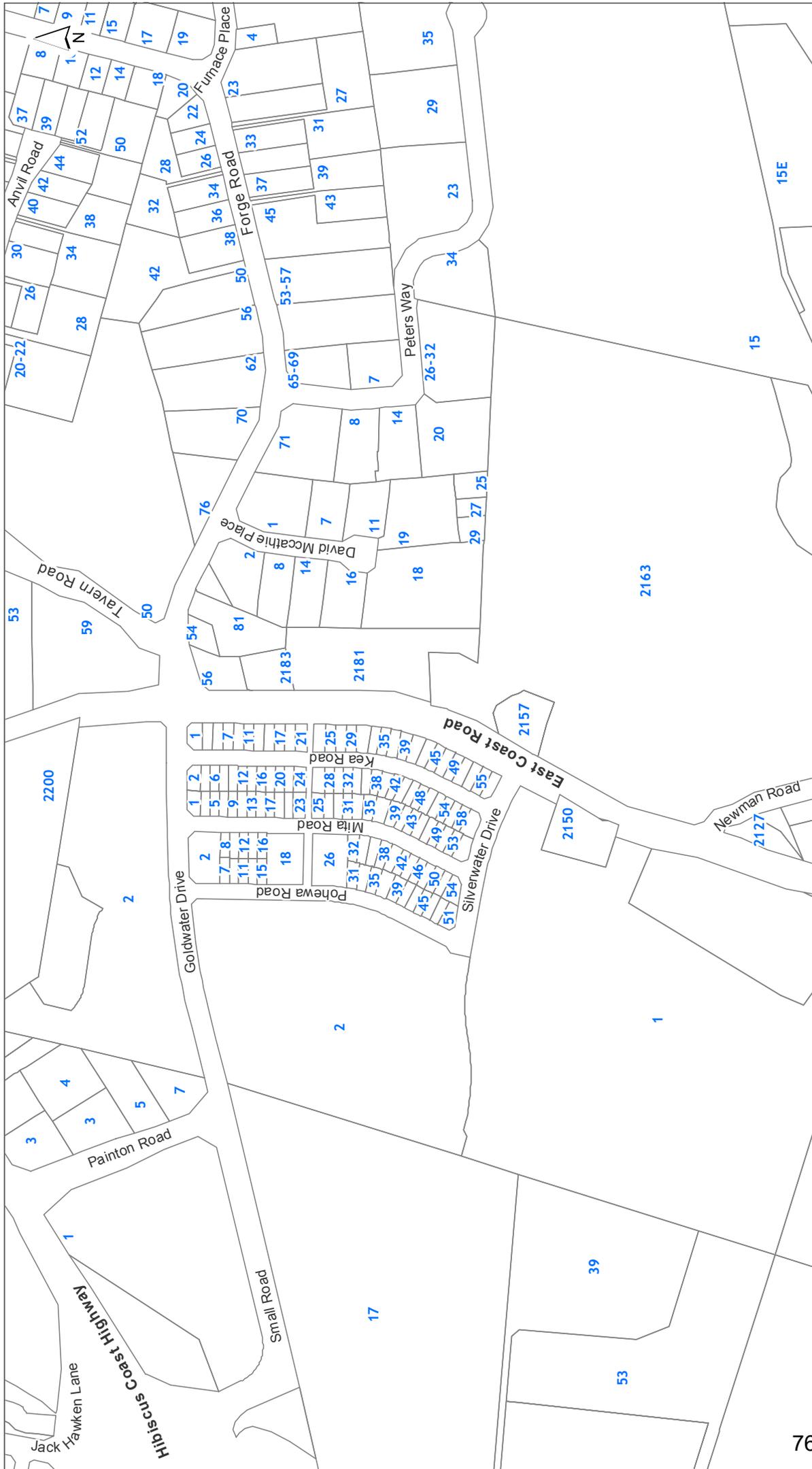
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## Designations

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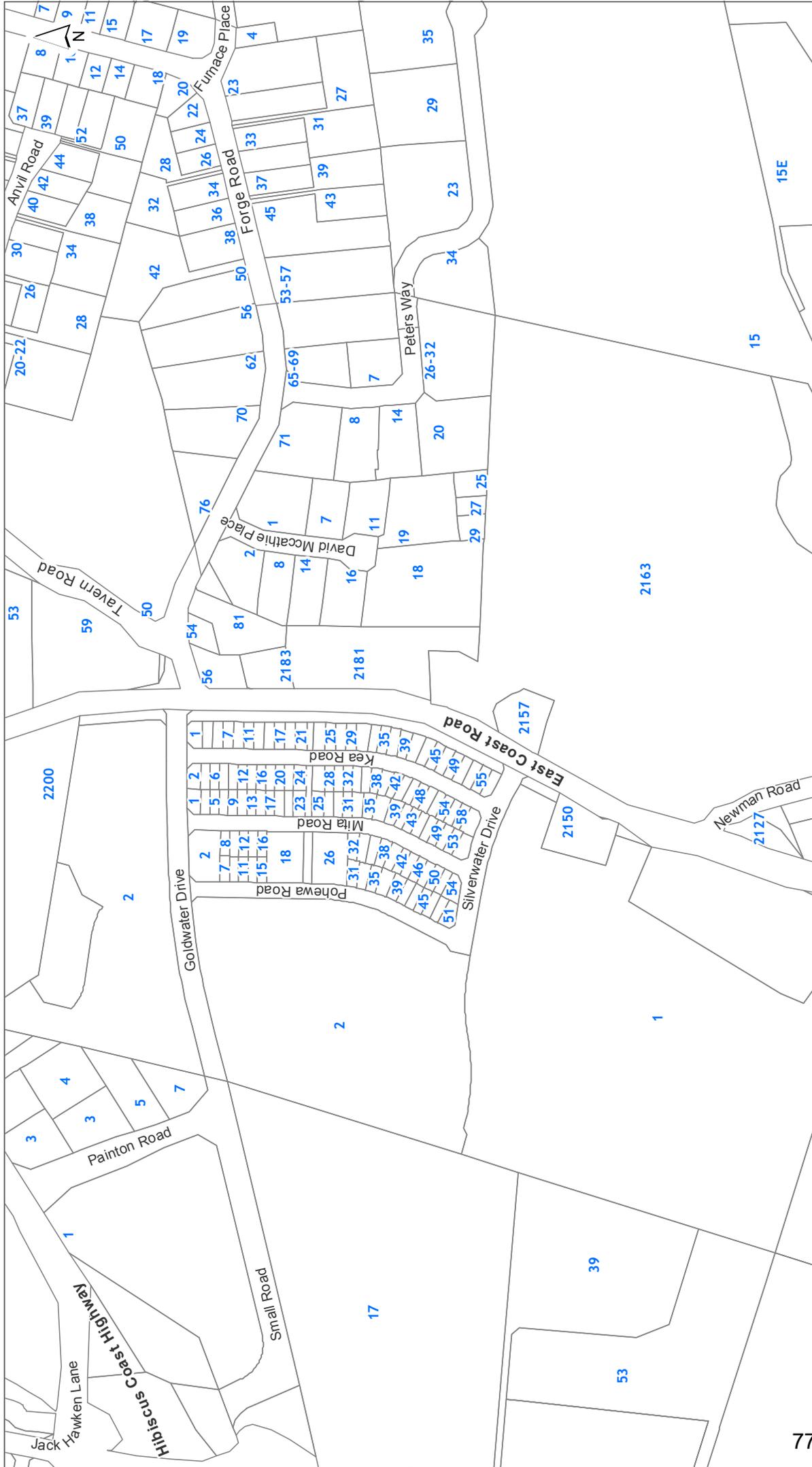
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## Historic Heritage and Special Character

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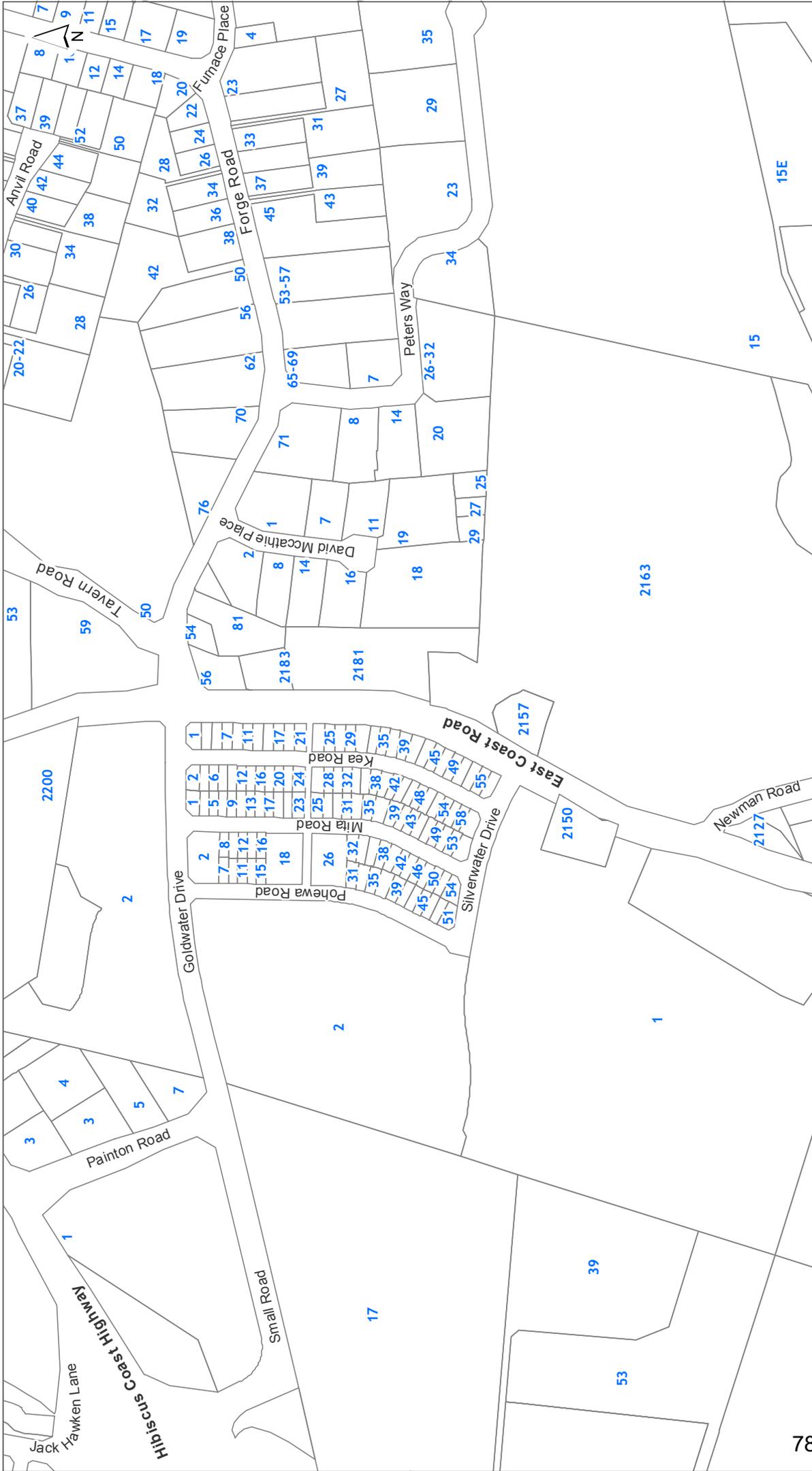
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# Infrastructure

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# Mana Whenua

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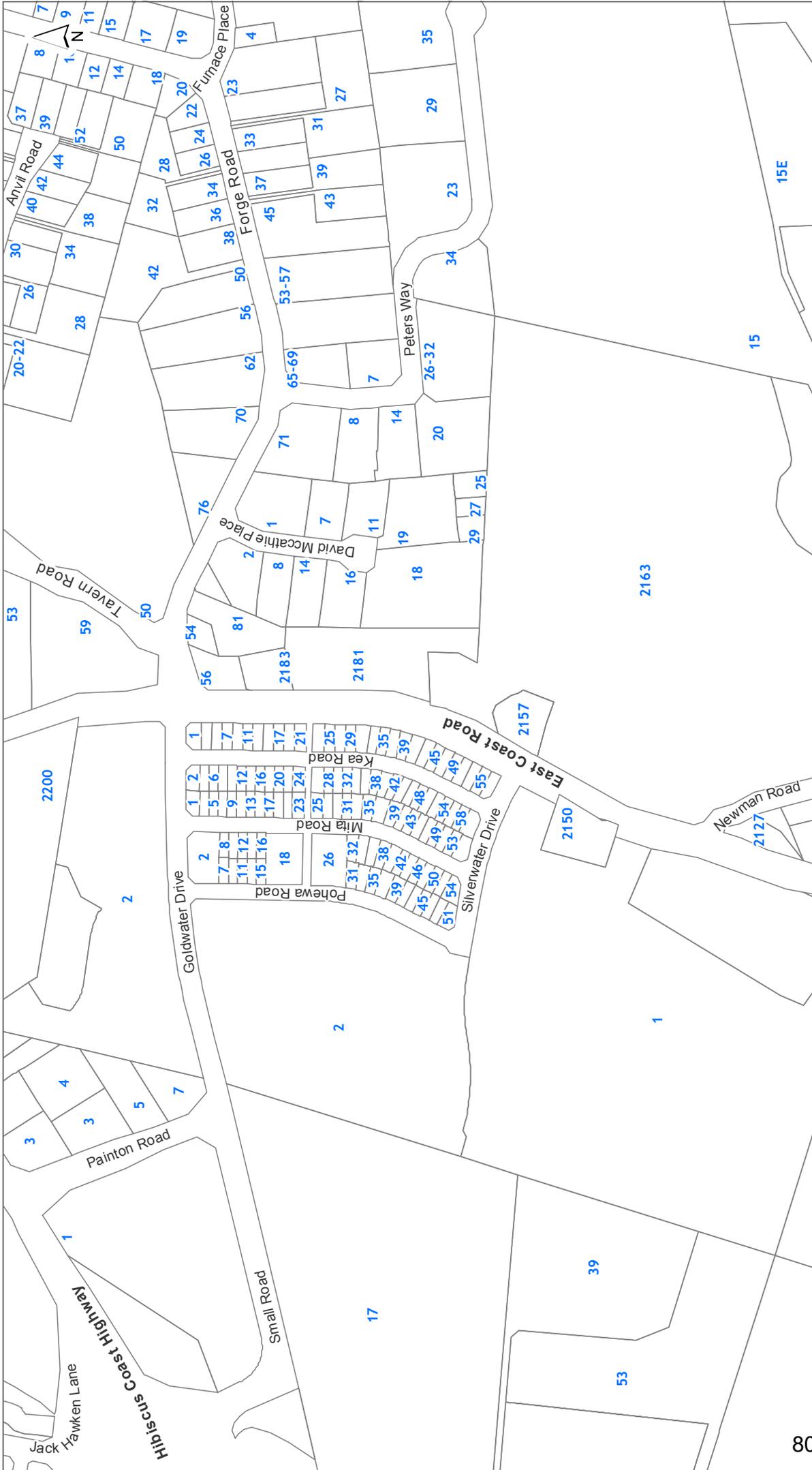
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Date Printed:  
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## Natural Heritage

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## Natural Resources

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## AUCKLAND MEMORIAL PARK & CEMETERY

2163 East Coast Road, Silverdale Ph: 09 426 9383/0800 00 66 88

Email: [admin@ampl.co.nz](mailto:admin@ampl.co.nz)

[www.aucklandmemorialpark.co.nz](http://www.aucklandmemorialpark.co.nz)

Dr Lorene Dennis

Connection

2157 East Coast Road,

Silverdale

26/02/2021

Hi Lorene,

I understand that you are looking to have the present cemetery zoning for your property removed and replaced with a zone more appropriate for your use and location. Auckland Memorial Park has no objection to your proposal and would support a more appropriate zoning.

I hope that this assists with your application.

Regards

Nigel Powell

Director

## In the Matter of the Resource Management Act 1991

### Form 5

Submission on notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Auckland Council

**Name of submitter:** Johannink Property Ltd – 1 Birmingham Road

***This is a submission on the change proposed to the following plan (the proposal):***

*Auckland Unitary Plan Operative in part Proposed Plan Change 60  
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

***The specific provisions of the proposal that my submission opposes relates to is:***

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

11R Birmingham Road Otara Auckland 2013



\*Subject area is outlined in blue above

***My submission is:***

- I oppose the specific provisions of Plan Change 60 as it relates to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and land uses in the area. The site is used frequently for its zoned purpose (Informal Recreation) and acts as a place to support amenity values of the light industrial/commercial activities in the locale. Staff of businesses in the locale use the reserve to eat their lunch and enjoy other informal activities on the reserve during breaks, before and after work. The site is also utilised by the parishioners of a local Pacifica church that meets on a property adjoining the site both before and after services and other church events.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that *National Policy Statement - Urban Development* policies that support the *efficient use of urban land* is not appropriate as an argument to say that recreation reserves are inefficient and therefore should be rezoned for a productive use.
- Recent rezoning of other Open Space Zone sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to open space in the local light industrial community and hence the necessity to retain this reserve as open space so that a space is available to serve the community. Hence there is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet the needs of the community.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area. The land is still legally vested for this purpose. The land still serves this purpose to the local community and is used for the purpose for which it is zoned.
- The site offers a good level of informal recreation amenity with open space and mature tree's – whilst noting that had Council chosen to invest in additional tree's, picnic tables and other infrastructure a higher amenity would be present. Historical under investment in the reserve as

open space is not a justification to change its use. Hence we assert that this reserve (11R Birmingham Road) is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.

- The site functions as an important overland flow path for the industrial area (with characteristic high impervious coverage) and is identified as flood plain in the 1% AEP event. Of the 2527m<sup>2</sup> of site area, the GIS identifies 1802m<sup>2</sup> is within the flood plain. Hence its value and development potential is naturally restricted which in turn would significantly lessen its value as Business Light Industry Zone land.
- The site has mature trees that are protected by rules of the Unitary Plan – E16 Trees in Open Space Zones. Protection of these trees would be removed if the zoning were changed.
- The inconsistency of a ‘spot zone’ scenario where an Open Space Zone is serving adjoining land uses – no matter the zoning of these land uses in the locale, is not a reason to justify a zoning change and uplifting gazettal of the land as Recreation Reserve. The spot zoning reflects the function and use of the site by the community, and is a common planning technique for open space areas serving the community that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan.
- The site has some significant constraints to development including and hazards that will reduce the suitability of the site for light industrial development and hence its value to Council as an asset for disposal. These constraints are highly relevant to the Council's decision in relation to specific provisions of Plan Change 60 as it relates to 11R Birmingham Road and support not changing the sites zoning. These constraints include:
  - Overland Flow Path – draining a catchment with high impervious coverage to a tributary of Otara Creek; and
  - Flood Plain – of Otara Creek tributary – a stressed catchment prone to flooding; and
  - Piped stormwater assets – large diameter main meaning significant bridge and pile foundation work for any building and a likely need to reposition manholes and pipes to accommodate site development; and
  - Waste water pipes that will further limit load bearing structures on the land; and
  - Given its low elevation to the tributary of Otara Creek with a flood plain/overland flow path, ground conditions are likely to be poor for building load bearing structures upon, increasing the structural cost of development.
- Whilst the Emergency Budget identifies a target for ‘asset recycling’ to raise funds, it also identifies a risk of unnecessary asset disposal. It is our opinion that rezoning this site would be wrong in principle and an unnecessary asset disposal, as the land is used for its purpose and should remain an open space reserve asset of Council to provide for the ‘well-being’ of the community.
- Informal car parking on the reserve is considered by Council staff to be a reason the amenity value of the site was degraded. The s32 report does not identify if the parking has resulted in any enforcement action, nor if any one neighbouring activity is identified as a primary cause. If un-

authorized parking was a concern then Council could have placed bollards to prevent it happening and protect the reserve’s amenity. The failure of Council to invest in the reserve is not justification to argue its disposal and re-zoning. This is therefore an irrelevant matter and should not be given any weight in the Council reaching its decision.

- Council is at risk of setting a dangerous precedent under the National Policy Statement - Urban Development with its removal of parking quantum rules for development. The argument that the disposal of Open Space land is justified, if that land suffers from parking pressure from neighbouring land use activities, is of concern. If accepted here, the same argument could be used to dispose of land at Auckland Domain, Cornwall Park and other landmark parks and reserves with city. The cumulative effect across Auckland would cause significant amenity degradation of the city through loss of public open space with consequential effect to community wellbeing. This is therefore another irrelevant matter and should not be given any weight in the Council reaching its decision.

**Further Information Being Sought**

Further information has been sort from Auckland Council and associated CCO’s involved as to how matters referred to in brief in the s32 report have been justified. The s32 report itself does not provide sufficient transparency as to these investigations and decisions of Council.

We anticipate being able to comment with more clarity on these matters in further submissions and in evidence at a hearing of submissions.

**I seek the following decision from the local authority:**

The local authority to decide 11R Birmingham Road to remain Open Space – Informal Recreation Zone and proceed with Option 1:

*Do nothing – leave the land that has been approved for disposal with its current zone. Future landowners will choose how to progress with any development on the sites through the resource consent process.*

90.1

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalistion						

77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	<del>Business– Light Industry Zone</del> <u>Open Space - Informal Recreation Zone</u>
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***I 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:**

25 February 2021

**Electronic address for service of submitter:**

[darrinjo@jo-invest.co.nz](mailto:darrinjo@jo-invest.co.nz);  
hamish@clcgroup.co.nz

**Telephone:**

Darrin Johannink      021962651  
Hamish Hey              021 433 531

**Postal Address** (or alternative method of service under [section 352](#) of the Act):

Darrin Johannink,  
c/-CLC Group  
PO Box 51547  
Pakuranga  
Auckland

**Contact person:**

Hamish Hey, Planning Manager

**Appendix: s32 Assessment of issue proposed**

<b>Legal description</b>	LOT 35 DP 57069
<b>Area</b>	2527m <sup>2</sup>
<b>Legal Status</b>	Recreation Reserve
<b>Auckland Unitary Plan zoning</b>	Open Space - Informal Recreation Zone
<b>Designations</b>	Designations: Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd
<b>Proposed Zoning</b>	Business Light Industrial

**Further Information**

This is a vacant, relatively flat underutilised 2527m<sup>2</sup> vacant site in a Light Industrial zoned area. It is subject to a flood plain over three quarters of the site and an overland flow path runs close to the western site boundary. The site has been identified as not required to support the function of the open space network in the area. It is subject to Reserves Act 1977 and reserve revocation will be required.

11R Birmingham Road Otara Auckland 2013	Open Space – Informal recreation	Business Light Industry	This is a large vacant site of 2527m <sup>2</sup> in a wider Light Industrial area that is not required for open space uses. Rezoning the site for light industrial activities will align with the wider area activities and uses and provide for light industrial uses while avoiding the creation of a 'spot' zone.
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## In the Matter of the Resource Management Act 1991

### Form 5

Submission on notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Auckland Council

**Name of submitter:** Johannink Property Ltd

***This is a submission on the change proposed to the following plan (the proposal):***

*Auckland Unitary Plan Operative in part Proposed Plan Change 60  
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

***The specific provisions of the proposal that my submission opposes relates to is:***

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

11R Birmingham Road Otara Auckland 2013



\*Subject area is outlined in blue above

***My submission is:***

- I oppose the specific provisions of Plan Change 60 as it relates to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and land uses in the area. The site is used frequently for its zoned purpose (Informal Recreation) and acts as a place to support amenity values of the light industrial/commercial activities in the locale. Staff of businesses in the locale use the reserve to eat their lunch and enjoy other informal activities on the reserve during breaks, before and after work. The site is also utilised by the parishioners of a local Pacifica church that meets on a property adjoining the site both before and after services and other church events.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that *National Policy Statement - Urban Development* policies that support the *efficient use of urban land* is not appropriate as an argument to say that recreation reserves are inefficient and therefore should be rezoned for a productive use.
- Recent rezoning of other Open Space Zone sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to open space in the local light industrial community and hence the necessity to retain this reserve as open space so that a space is available to serve the community. Hence there is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet the needs of the community.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area. The land is still legally vested for this purpose. The land still serves this purpose to the local community and is used for the purpose for which it is zoned.
- The site offers a good level of informal recreation amenity with open space and mature tree's – whilst noting that had Council chosen to invest in additional tree's, picnic tables and other infrastructure a higher amenity would be present. Historical under investment in the reserve as

open space is not a justification to change its use. Hence we assert that this reserve (11R Birmingham Road) is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.

- The site functions as an important overland flow path for the industrial area (with characteristic high impervious coverage) and is identified as flood plain in the 1% AEP event. Of the 2527m<sup>2</sup> of site area, the GIS identifies 1802m<sup>2</sup> is within the flood plain. Hence its value and development potential is naturally restricted which in turn would significantly lessen its value as Business Light Industry Zone land.
- The site has mature trees that are protected by rules of the Unitary Plan – E16 Trees in Open Space Zones. Protection of these trees would be removed if the zoning were changed.
- The inconsistency of a ‘spot zone’ scenario where an Open Space Zone is serving adjoining land uses – no matter the zoning of these land uses in the locale, is not a reason to justify a zoning change and uplifting gazettal of the land as Recreation Reserve. The spot zoning reflects the function and use of the site by the community, and is a common planning technique for open space areas serving the community that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan.
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  - Given its low elevation to the tributary of Otara Creek with a flood plain/overland flow path, ground conditions are likely to be poor for building load bearing structures upon, increasing the structural cost of development.
- Whilst the Emergency Budget identifies a target for ‘asset recycling’ to raise funds, it also identifies a risk of unnecessary asset disposal. It is our opinion that rezoning this site would be wrong in principle and an unnecessary asset disposal, as the land is used for its purpose and should remain an open space reserve asset of Council to provide for the ‘well-being’ of the community.
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**I seek the following decision from the local authority:**

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Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalistion						

77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	<del>Business– Light Industry Zone</del> <u>Open Space - Informal Recreation Zone</u>
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***I 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:**

25 February 2021

**Electronic address for service of submitter:**

[darrinjo@jo-invest.co.nz](mailto:darrinjo@jo-invest.co.nz);  
[hamish@clcgroup.co.nz](mailto:hamish@clcgroup.co.nz)

**Telephone:**

Darrin Johannink      021962651  
Hamish Hey              021 433 531

**Postal Address** (or alternative method of service under [section 352](#) of the Act):

Darrin Johannink,  
c/-CLC Group  
PO Box 51547  
Pakuranga  
Auckland

**Contact person:**

Hamish Hey, Planning Manager

**Appendix: s32 Assessment of issue proposed**

<b>Legal description</b>	LOT 35 DP 57069
<b>Area</b>	2527m <sup>2</sup>
<b>Legal Status</b>	Recreation Reserve
<b>Auckland Unitary Plan zoning</b>	Open Space - Informal Recreation Zone
<b>Designations</b>	Designations: Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd
<b>Proposed Zoning</b>	Business Light Industrial

**Further Information**

This is a vacant, relatively flat underutilised 2527m<sup>2</sup> vacant site in a Light Industrial zoned area. It is subject to a flood plain over three quarters of the site and an overland flow path runs close to the western site boundary. The site has been identified as not required to support the function of the open space network in the area. It is subject to Reserves Act 1977 and reserve revocation will be required.

11R Birmingham Road Otara Auckland 2013	Open Space – Informal recreation	Business Light Industry	This is a large vacant site of 2527m <sup>2</sup> in a wider Light Industrial area that is not required for open space uses. Rezoning the site for light industrial activities will align with the wider area activities and uses and provide for light industrial uses while avoiding the creation of a 'spot' zone.
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## In the Matter of the Resource Management Act 1991

### Form 5

Submission on notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Auckland Council

**Name of submitter:** Johannink Property Ltd – 3 Birmingham Road

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Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

***The specific provisions of the proposal that my submission opposes relates to is:***

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
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11R Birmingham Road Otara Auckland 2013



\*Subject area is outlined in blue above

***My submission is:***

- I oppose the specific provisions of Plan Change 60 as it relates to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and land uses in the area. The site is used frequently for its zoned purpose (Informal Recreation) and acts as a place to support amenity values of the light industrial/commercial activities in the locale. Staff of businesses in the locale use the reserve to eat their lunch and enjoy other informal activities on the reserve during breaks, before and after work. The site is also utilised by the parishioners of a local Pacifica church that meets on a property adjoining the site both before and after services and other church events.
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- Recent rezoning of other Open Space Zone sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to open space in the local light industrial community and hence the necessity to retain this reserve as open space so that a space is available to serve the community. Hence there is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet the needs of the community.
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- The site functions as an important overland flow path for the industrial area (with characteristic high impervious coverage) and is identified as flood plain in the 1% AEP event. Of the 2527m<sup>2</sup> of site area, the GIS identifies 1802m<sup>2</sup> is within the flood plain. Hence its value and development potential is naturally restricted which in turn would significantly lessen its value as Business Light Industry Zone land.
- The site has mature trees that are protected by rules of the Unitary Plan – E16 Trees in Open Space Zones. Protection of these trees would be removed if the zoning were changed.
- The inconsistency of a ‘spot zone’ scenario where an Open Space Zone is serving adjoining land uses – no matter the zoning of these land uses in the locale, is not a reason to justify a zoning change and uplifting gazettal of the land as Recreation Reserve. The spot zoning reflects the function and use of the site by the community, and is a common planning technique for open space areas serving the community that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan.
- The site has some significant constraints to development including and hazards that will reduce the suitability of the site for light industrial development and hence its value to Council as an asset for disposal. These constraints are highly relevant to the Council's decision in relation to specific provisions of Plan Change 60 as it relates to 11R Birmingham Road and support not changing the sites zoning. These constraints include:
  - Overland Flow Path – draining a catchment with high impervious coverage to a tributary of Otara Creek; and
  - Flood Plain – of Otara Creek tributary – a stressed catchment prone to flooding; and
  - Piped stormwater assets – large diameter main meaning significant bridge and pile foundation work for any building and a likely need to reposition manholes and pipes to accommodate site development; and
  - Waste water pipes that will further limit load bearing structures on the land; and
  - Given its low elevation to the tributary of Otara Creek with a flood plain/overland flow path, ground conditions are likely to be poor for building load bearing structures upon, increasing the structural cost of development.
- Whilst the Emergency Budget identifies a target for ‘asset recycling’ to raise funds, it also identifies a risk of unnecessary asset disposal. It is our opinion that rezoning this site would be wrong in principle and an unnecessary asset disposal, as the land is used for its purpose and should remain an open space reserve asset of Council to provide for the ‘well-being’ of the community.
- Informal car parking on the reserve is considered by Council staff to be a reason the amenity value of the site was degraded. The s32 report does not identify if the parking has resulted in any enforcement action, nor if any one neighbouring activity is identified as a primary cause. If un-

authorized parking was a concern then Council could have placed bollards to prevent it happening and protect the reserve’s amenity. The failure of Council to invest in the reserve is not justification to argue its disposal and re-zoning. This is therefore an irrelevant matter and should not be given any weight in the Council reaching its decision.

- Council is at risk of setting a dangerous precedent under the National Policy Statement - Urban Development with its removal of parking quantum rules for development. The argument that the disposal of Open Space land is justified, if that land suffers from parking pressure from neighbouring land use activities, is of concern. If accepted here, the same argument could be used to dispose of land at Auckland Domain, Cornwall Park and other landmark parks and reserves with city. The cumulative effect across Auckland would cause significant amenity degradation of the city through loss of public open space with consequential effect to community wellbeing. This is therefore another irrelevant matter and should not be given any weight in the Council reaching its decision.

**Further Information Being Sought**

Further information has been sort from Auckland Council and associated CCO’s involved as to how matters referred to in brief in the s32 report have been justified. The s32 report itself does not provide sufficient transparency as to these investigations and decisions of Council.

We anticipate being able to comment with more clarity on these matters in further submissions and in evidence at a hearing of submissions.

**I seek the following decision from the local authority:**

The local authority to decide 11R Birmingham Road to remain Open Space – Informal Recreation Zone and proceed with Option 1:

*Do nothing – leave the land that has been approved for disposal with its current zone. Future landowners will choose how to progress with any development on the sites through the resource consent process.*

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalistion						

77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	<del>Business-</del> <del>Light</del> <del>Industry</del> <del>Zone</del> <u>Open</u> <u>Space -</u> <u>Informal</u> <u>Recreation</u> <u>Zone</u>
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***I 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:**

25 February 2021

**Electronic address for service of submitter:**

[darrinjo@jo-invest.co.nz](mailto:darrinjo@jo-invest.co.nz);  
hamish@clcgroup.co.nz

**Telephone:**

Darrin Johannink      021962651  
Hamish Hey              021 433 531

**Postal Address** (or alternative method of service under [section 352](#) of the Act):

Darrin Johannink,  
c/-CLC Group  
PO Box 51547  
Pakuranga  
Auckland

**Contact person:**

Hamish Hey, Planning Manager

**Appendix: s32 Assessment of issue proposed**

<b>Legal description</b>	LOT 35 DP 57069
<b>Area</b>	2527m <sup>2</sup>
<b>Legal Status</b>	Recreation Reserve
<b>Auckland Unitary Plan zoning</b>	Open Space - Informal Recreation Zone
<b>Designations</b>	Designations: Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd
<b>Proposed Zoning</b>	Business Light Industrial

**Further Information**

This is a vacant, relatively flat underutilised 2527m<sup>2</sup> vacant site in a Light Industrial zoned area. It is subject to a flood plain over three quarters of the site and an overland flow path runs close to the western site boundary. The site has been identified as not required to support the function of the open space network in the area. It is subject to Reserves Act 1977 and reserve revocation will be required.

11R Birmingham Road Otara Auckland 2013	Open Space – Informal recreation	Business Light Industry	This is a large vacant site of 2527m <sup>2</sup> in a wider Light Industrial area that is not required for open space uses. Rezoning the site for light industrial activities will align with the wider area activities and uses and provide for light industrial uses while avoiding the creation of a 'spot' zone.
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## In the Matter of the Resource Management Act 1991

### Form 5

Submission on notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Auckland Council

**Name of submitter:** T&T Childrenswear – 5 Birmingham Road

***This is a submission on the change proposed to the following plan (the proposal):***

*Auckland Unitary Plan Operative in part Proposed Plan Change 60  
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

***The specific provisions of the proposal that my submission opposes relates to is:***

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

11R Birmingham Road Otara Auckland 2013



\*Subject area is outlined in blue above

***My submission is:***

- I oppose the specific provisions of Plan Change 60 as it relates to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and land uses in the area. The site is used frequently for its zoned purpose (Informal Recreation) and acts as a place to support amenity values of the light industrial/commercial activities in the locale. Staff of businesses in the locale use the reserve to eat their lunch and enjoy other informal activities on the reserve during breaks, before and after work. The site is also utilised by the parishioners of a local Pacifica church that meets on a property adjoining the site both before and after services and other church events.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that *National Policy Statement - Urban Development* policies that support the *efficient use of urban land* is not appropriate as an argument to say that recreation reserves are inefficient and therefore should be rezoned for a productive use.
- Recent rezoning of other Open Space Zone sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to open space in the local light industrial community and hence the necessity to retain this reserve as open space so that a space is available to serve the community. Hence there is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet the needs of the community.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area. The land is still legally vested for this purpose. The land still serves this purpose to the local community and is used for the purpose for which it is zoned.
- The site offers a good level of informal recreation amenity with open space and mature tree's – whilst noting that had Council chosen to invest in additional tree's, picnic tables and other infrastructure a higher amenity would be present. Historical under investment in the reserve as

open space is not a justification to change its use. Hence we assert that this reserve (11R Birmingham Road) is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.

- The site functions as an important overland flow path for the industrial area (with characteristic high impervious coverage) and is identified as flood plain in the 1% AEP event. Of the 2527m<sup>2</sup> of site area, the GIS identifies 1802m<sup>2</sup> is within the flood plain. Hence its value and development potential is naturally restricted which in turn would significantly lessen its value as Business Light Industry Zone land.
- The site has mature trees that are protected by rules of the Unitary Plan – E16 Trees in Open Space Zones. Protection of these trees would be removed if the zoning were changed.
- The inconsistency of a ‘spot zone’ scenario where an Open Space Zone is serving adjoining land uses – no matter the zoning of these land uses in the locale, is not a reason to justify a zoning change and uplifting gazettal of the land as Recreation Reserve. The spot zoning reflects the function and use of the site by the community, and is a common planning technique for open space areas serving the community that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan.
- The site has some significant constraints to development including and hazards that will reduce the suitability of the site for light industrial development and hence its value to Council as an asset for disposal. These constraints are highly relevant to the Council's decision in relation to specific provisions of Plan Change 60 as it relates to 11R Birmingham Road and support not changing the sites zoning. These constraints include:
  - Overland Flow Path – draining a catchment with high impervious coverage to a tributary of Otara Creek; and
  - Flood Plain – of Otara Creek tributary – a stressed catchment prone to flooding; and
  - Piped stormwater assets – large diameter main meaning significant bridge and pile foundation work for any building and a likely need to reposition manholes and pipes to accommodate site development; and
  - Waste water pipes that will further limit load bearing structures on the land; and
  - Given its low elevation to the tributary of Otara Creek with a flood plain/overland flow path, ground conditions are likely to be poor for building load bearing structures upon, increasing the structural cost of development.
- Whilst the Emergency Budget identifies a target for ‘asset recycling’ to raise funds, it also identifies a risk of unnecessary asset disposal. It is our opinion that rezoning this site would be wrong in principle and an unnecessary asset disposal, as the land is used for its purpose and should remain an open space reserve asset of Council to provide for the ‘well-being’ of the community.
- Informal car parking on the reserve is considered by Council staff to be a reason the amenity value of the site was degraded. The s32 report does not identify if the parking has resulted in any enforcement action, nor if any one neighbouring activity is identified as a primary cause. If un-

authorized parking was a concern then Council could have placed bollards to prevent it happening and protect the reserve’s amenity. The failure of Council to invest in the reserve is not justification to argue its disposal and re-zoning. This is therefore an irrelevant matter and should not be given any weight in the Council reaching its decision.

- Council is at risk of setting a dangerous precedent under the National Policy Statement - Urban Development with its removal of parking quantum rules for development. The argument that the disposal of Open Space land is justified, if that land suffers from parking pressure from neighbouring land use activities, is of concern. If accepted here, the same argument could be used to dispose of land at Auckland Domain, Cornwall Park and other landmark parks and reserves with city. The cumulative effect across Auckland would cause significant amenity degradation of the city through loss of public open space with consequential effect to community wellbeing. This is therefore another irrelevant matter and should not be given any weight in the Council reaching its decision.

**Further Information Being Sought**

Further information has been sort from Auckland Council and associated CCO’s involved as to how matters referred to in brief in the s32 report have been justified. The s32 report itself does not provide sufficient transparency as to these investigations and decisions of Council.

We anticipate being able to comment with more clarity on these matters in further submissions and in evidence at a hearing of submissions.

**I seek the following decision from the local authority:**

The local authority to decide 11R Birmingham Road to remain Open Space – Informal Recreation Zone and proceed with Option 1:

*Do nothing – leave the land that has been approved for disposal with its current zone. Future landowners will choose how to progress with any development on the sites through the resource consent process.*

91.1

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalistion						

77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	<del>Business– Light Industry Zone</del> <u>Open Space - Informal Recreation Zone</u>
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***I 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:**

25 February 2021

**Electronic address for service of submitter:**

[darrinjo@jo-invest.co.nz](mailto:darrinjo@jo-invest.co.nz);  
hamish@clcgroup.co.nz

**Telephone:**

Darrin Johannink      021962651  
Hamish Hey              021 433 531

**Postal Address** (or alternative method of service under [section 352](#) of the Act):

Darrin Johannink,  
c/-CLC Group  
PO Box 51547  
Pakuranga  
Auckland

**Contact person:**

Hamish Hey, Planning Manager

**Appendix: s32 Assessment of issue proposed**

<b>Legal description</b>	LOT 35 DP 57069
<b>Area</b>	2527m <sup>2</sup>
<b>Legal Status</b>	Recreation Reserve
<b>Auckland Unitary Plan zoning</b>	Open Space - Informal Recreation Zone
<b>Designations</b>	Designations: Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd
<b>Proposed Zoning</b>	Business Light Industrial

**Further Information**

This is a vacant, relatively flat underutilised 2527m<sup>2</sup> vacant site in a Light Industrial zoned area. It is subject to a flood plain over three quarters of the site and an overland flow path runs close to the western site boundary. The site has been identified as not required to support the function of the open space network in the area. It is subject to Reserves Act 1977 and reserve revocation will be required.

11R Birmingham Road Otara Auckland 2013	Open Space – Informal recreation	Business Light Industry	This is a large vacant site of 2527m <sup>2</sup> in a wider Light Industrial area that is not required for open space uses. Rezoning the site for light industrial activities will align with the wider area activities and uses and provide for light industrial uses while avoiding the creation of a 'spot' zone.
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### Submission on a notified proposal for policy statement or plan change or variation

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

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

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

For office use only
Submission No:
Receipt Date:

#### Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

Helen Joan HIGGOTT

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

Address for service of Submitter

34 CLEVEDON ROAD, PAPAURA 2110

Telephone:

(09) 298-1213

Fax/Email:

higgott@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 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

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

Keeney Court Reserve 2R Keeney Court, Papakura

Or

Map

Or

Other (specify)

#### Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are:

① Plan change is contrary to the Auckland City Council's stated policy "Green spaces are a key contributor to people's wellbeing." Alec Tang, chief sustainability officer at Auckland Council. Papakura Courier 17 February 2021, page 4 (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.

92.1

- 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

Melen J. Miggott  
Signature of Submitter  
(or person authorised to sign on behalf of submitter)

25.02.2021  
Date

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

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

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

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

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

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

①

① ctd. This point was re-inforced by Mayor Phil Goffin's article in N.Z. Herald 23/2/2021 page 23 "Record Investment in Recovery Budget". To quote the Council is spending around \$55 billion in ... "maintaining and expanding green spaces."

② Green spaces must be retained in order for Auckland to move towards a low carbon region

③ A neighbour has informed me that in recent correspondence from the Auckland City Council a decision was made on 16/7/2020 when the Finance and Development Committee were approving the emergency budget it was decided that 2R Keeney Court would be sold. I am concerned that those in the immediate area were not advised of this decision with its far-reaching implications.

Additionally, having attended the Papakura Local Board Meeting on 24/02/2021 I heard that the Board, with its local knowledge, had opposed that decision

④ With the increasing construction of high density housing, green spaces are essential for recreational activities for both children and adults. Perhaps consideration could be given to erecting some playground equipment eg. Swings + slides. Until about 10 years ago there was a popular playground on the corner of Clevedon Road and Ron Keat Drive. This was lost when the carpark for Massey Park Swimming Pool was developed. The small playground in Massey Park is often unavailable due to the locked gate.

(2)

#92

- (5) the traffic density on Clevedon Road is increasing rapidly and it is hazardous to cross - particularly for children. It is essential to retain an open green space on the northern side of Clevedon Road.
- (6) Keeney Court is a narrow suburban road. Frequently when cars are parked on both sides of the road room to pass is restricted to one car only. Already few parking spaces are available at the times when children are being dropped off and collected from Nina Busing Kindergarten in Clevedon Road. Rezoning and selling 2R Keeney Court for residential development will exacerbate this situation.
- (7) Should the proposed sale proceed, a compensatory green open space needs to be developed in the local area. Developing open green spaces in Auckland CBD is not adequate compensation for the people of Papakura.

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](mailto:sandrews@heritage.org.nz)

Contact phone number: 09 307 9920

Postal address:

### **Submission details**

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

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

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

Rule or rules:

Please see submission attached.

Property address: Please see submission attached.

Map or maps: Please see submission attached.

Other provisions:

Please see submission attached.

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

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

The reason for my or our views are:

Please see submission attached.

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

Submission date: 1 March 2021

Supporting documents

HNZPT Submission PC60 - Open Space and Other Rezoning 01 03 21.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.



1<sup>st</sup> March 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**

### **PC 60: OPEN SPACE AND OTHER REZONING MATTERS**

**To:** Auckland Council

**Name of submitter:** Heritage New Zealand Pouhere Taonga

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

PC 60: To rezone land to either:

- Recognise land recently vested or acquired as open space;
- Correct zoning errors or anomalies;
- Facilitate Panuku's land rationalisation and disposal process; or
- Facilitate Kainga Ora's and Auckland Council redevelopment of certain neighbourhoods.

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

- 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.

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

- The plan change with respect to historic heritage, specifically in relation to 1-5 Lippiatt Road Otahuhu Auckland 1062, and 36 Cooper Street Grey Lynn Auckland 1021.

**4. Heritage New Zealand's submission is:**

- Heritage New Zealand opposes the proposed plan change in respect of the proposed rezoning of 1-5 Lippiatt Road Otahuhu Auckland 1062, and 36 Cooper Street Grey Lynn Auckland 1021.

**5 The reasons for Heritage New Zealand’s position are as follows:**

- 5.1 No investigation or analysis of the potential historic heritage values (historic, archaeological, social, etc.) of these open space areas within the Lippiatt Road Pegler Brothers Housing Historic Heritage Area (Schedule 14.2 ID. 2564), and the Cooper Street Historic Heritage Area (Schedule 14.2 ID. 2518), has been provided to support the proposed plan change.
- 5.2 Heritage New Zealand considers it is important to demonstrate the significance or otherwise of these sites in terms of their values from a heritage and community perspective in order to justify the proposal to transfer the land from public to private use.
- 5.3 Other than referencing the status of these two reserves as ‘non-contributing sites’ as denoted in the Schedule 14.2 Historic Heritage Area Maps for the respective Historic Heritage Areas, no detail is provided as to the information and research this was drawn from in the first instance.
- 5.4 In the absence of any such analysis and information, Heritage New Zealand therefore seeks that the plan change be declined in respect of these two sites.

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

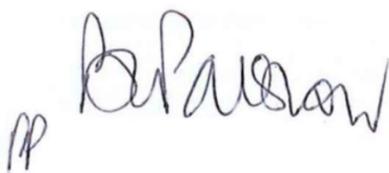
- That in the absence of any investigation or analysis of potential historic heritage values the proposed plan change is declined in respect of the proposed rezoning of 1-5 Lippiatt Road Otahuhu Auckland 1062, and 36 Cooper Street Grey Lynn Auckland 1021.

93.1

93.2

**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](mailto:sandrews@heritage.org.nz)

This submission has been made to follow the format of Form 5, as we are unable to physically take the completed hard copy of Form 5 into Council due to the level 3 lockdown, and our scanner is not functioning. Today I received telephone approval from Tony Reidy to make our submission in this manner, and email it today.

#### SUBMITTER DETAILS

This submission is made by Robert Ernest Tait, on behalf of Friends of the Earth NZ Ltd(FoENZ). I am a Co-director of FoENZ and our address for service is PO Box 5599, Victoria Street West, Auckland 1142, and our email is <[foenz@kcbbs.gen.nz](mailto:foenz@kcbbs.gen.nz)>, as above. I am the contact person and my phone/voicemail is (9) 3762503.

#### SCOPE OF SUBMISSIONS

This is a submission on PC 60 Open Space (2020) and Other Rezoning Matters.

Our submission in objection to PC 60 firstly relates to the totally inadequate and fatally flawed Public Notice that was notified on 28 January, 2021. We submit that this so-called Public Notice was not fit for purpose, as it failed to include vital information needed to fulfil even the most basic requirements of a notification to the public to serve as the basis of a public consultation period.

To be more specific, the Public Notice totally fails to identify any of the properties that are proposed to be subject to rezoning. Further, it totally fails to make it clear that one key intention of PC60 is to enable the selling off of many existing Council parks. Instead, the Public Notice uses the euphemism "Facilitate Panuku's land rationalisation process". We would ask - "How are the general public meant to know that the essentially meaningless phrase "rationalisation process" in the Public Notice actually means that Panuku wants to remove the existing zoning of Open Space - Informal Recreation Zone for so many of the targetted properties and replace this with a Residential Housing Zone - so that they, even existing parks, can be flogged off for development?" This key public concern is not included anywhere in the Public Notice, nor is the deliberately vague and misleading term "rationalisation process" explained for what it refers to - namely, in this case, putting parks on the block.

When I queried this with Council I was told that there were 105 properties involved under PC 60, and we responded to this feeble excuse that, in our view, that is even more reason to identify them, so that the public can consider just what impact PC 60 could have on their community and environment. The claim that the Public Notice would have been too long if the properties were identified does not have any merit, given that often other Public Notices are necessarily detailed and can take up very large spaces in the NZ Herald classifieds.

Disturbingly I was also told that the aim of the Public Notice was to direct the public to the web site for the details. We submit that all public notices - particularly for plan changes that are aimed at notifying and seeking submissions/consultation, must absolutely, within that Public Notice, properly inform the public of the true and clear intention of the plan change. This did not take place with PC 60, not even minimally!

Further to our concerns regarding the inadequacy of consultation, it is troubling that Council gave approval for disposal of these properties at the Extraordinary Finance and Performance Committee meeting of 16 July, 2020. This was before public submissions closed on the Emergency Budget. By a separate email I will submit a copy of my submission to Council on that very day, which I would ask to be considered as part of this submission, particularly as it focuses on consultation issues.

Additionally re consultation, the Panuku S32 Evaluation Report re PC 60 (23 Nov. 2020), in section "6.4 Consultation", makes claims that "As part of the rationalisation process consultation has been undertaken with the relevant local boards and mana whenua groups for each site included in this plan change prior to their approval for disposal from the Finance and Performance Committee." Thus it appears that the consultation with the local boards etc took place prior to the closing date for public submissions to the Emergency Budget - that is before the boards would have been able to see and evaluate public concerns expressed in these public submissions.

When I asked recently about the consultation referred to in the Panuku S32 report, I was told that it was "internal" and not public. In footnote 3 of the section 6.4 Consultation it was stated that letters were sent to adjoining owners. Last week I spoke to Bruce Nelson, who owns 3 adjoining properties in Ryle St, one of which adjoins the park at 45 Georgina St, Freemans Bay. He had not been notified by any means whatsoever, that the corner park was going to be sold and he was quite concerned about this. He will also be making a submission about PC 60.

Another Ryle St owner was upset to hear from me that their local park, which used to have playground equipment where her children played, and a seating bench with superb views of the city, was proposed to be stripped of its open space informal recreational zoning, so that it can be flogged off for development by Panuku.

I am a member of the Freemans Bay Residents Association and they too were unaware of the threat to this local park. FoENZ were only made aware of the impact of PC 60 by being recently tipped off by a Council staffer who was concerned that this was going through under the radar. In our view public consultation processes must be more open and transparent than this one has been to date.

Finally re consultation, I was able to contact a representative from the Tree Council on Friday and inform them of the likely impact of PC 60 on established trees in the affected properties. They knew nothing about this threat to the many trees posed by PC 60, and hopefully they too will be submitting. There will be more about trees later in our submission.

## SUBMISSION

Our submission largely focuses upon inadequate notification and consultation as detailed above. As a NGO that supports retention of open space and habitats we oppose the threats to both that arise from PC 60.

We are well aware of the negative impact of the Unitary Plan on urban trees and wildlife habitats across the wider Auckland Region. Tree protection has really suffered and the Notable Trees Schedule under the Unitary Plan fails to provide anything near the protection that was earlier provided. With developers and home owners more easily able to remove existing trees, it is even more important to provide some protection to those that remain. Intensification so often leads to reduction in both habitats and wildlife corridors - especially for birds. It used to be that if a tree was situated in a park then it was considered to be safe and protected, but apparently not these days. The trees in many of the targetted parks will most likely be considered to be in the way of housing development, and consequently destroyed.

FoENZ opposes the specific provisions of PC 60.

We seek a decision by Council to decline the proposed plan change and variation.

We seek a decision that recognises that the consultation by way of the fatally flawed Public Notice does not meet legal and civil society democracy requirements, and consequently we seek that the decision requires Council to abort this farcical PC 60 and start again with a proper Public Notification and informed community consultation.

We submit further that if this poor excuse for consultation gets condoned then it will signal more than open slather on open space, and that Auckland - our community and our environment, deserves better than this.

We wish to be heard alone in support of our submission, and we would request that my earlier submission on the Emergency Budget, which I shall email shortly, be considered as part of this submission.

Finally we wish to add that FoENZ, a voluntary NGO research-based watchdog group, has been active since 1975, and myself since the mid 80's. We have engaged and contributed through the Town and Country Planning Act, the RMA, the Planning Tribunal, the Environment Court, Royal Commissions etc - and never before have I encountered such a sham of a so-called consultation that has taken place with this Plan Change 60.

As a retired pensioner, I can assure Council that I am not engaged in tree felling, bird taxidermy or real estate, and that I could not gain any advantage in trade competition through this submission.

Submitted on 1 March, 2021 by Bob Tait, Co-director FoE(NZ).

Please include this earlier submission on the Emergency Budget to FoENZ's submission to PC 60, which was emailed to Council a bit earlier tonight.

Regards,  
Bob Tait

----- Forwarded Message -----

Subject: Feedback on Emergency Budget  
Date: Fri, 19 Jun 2020 23:28:27 +1200  
From: Friends of the Earth NZ <[foenz@kcbbs.gen.nz](mailto:foenz@kcbbs.gen.nz)>  
Reply-To: [foenz@kcbbs.gen.nz](mailto:foenz@kcbbs.gen.nz)  
Organization: Friends of the Earth [New Zealand]  
To: [akhaveyoursay@aucklandcouncil.govt.nz](mailto:akhaveyoursay@aucklandcouncil.govt.nz)

My name is Bob Tait. My email contact is <[foenz@kcbbs.gen.nz](mailto:foenz@kcbbs.gen.nz)>. My local Board is Waitemata and I am sending this feedback on behalf of myself. I am male, age 72 and Pakeha/NZ European. I live at 22/1 Runnel St, Freemans Bay. Earlier I was the recipient of a Good Citizen Award from the Waitemata Local Board, and some decades ago I received a QE2 Commemorative medal for Community Service. From memory, I think that was in 1990. I gave it to my mum, who deserved it more than me.

I wish to give feedback on proposed matters in this budget which I believe will have major impact on residents and their community.

Since I live in a Kainga Ora unit I do not pay rates, and I do not wish to comment on that issue.

Firstly I wish to convey my great disappointment with the consultation docs. They are confusing, skimpy and deceptive. There is multiple and atrocious use of meaningless euphemisms that do not convey to citizens neither the meaning of the terms, their intentions, nor their impacts.

#### MEANINGLESS EUPHEMISMS.

These especially relate to the proposed sale of community/Council properties. Examples include "Rationalisation Pipeline", "Asset Recycling", "Optimisation Opportunities". It would seem that all these vague gobbledook terms are designed to disguise the fact that this current Council intends to put all of these properties "on the block" - that is, to flog them off to the private sector, and likely to developers.

#### PROPERTY SALES

It should be recognised that over many years, since the Amalgamation to the Super City, Council - especially through Panuku, has been flogging off as many common assets as they were able to do so. The vast list of properties listed on pages 51-54 are all ones that have survived due to either recognition of their value to the community, and/or due to opposition to their sale, including by the local Boards. They have already been through evaluation resulting in them being maintained, but in one foul swoop they now are all about to go on the block. Now they are all up for flogging off.  
SHAME.

Apparently funding and input from Local Boards is also to be curtailed.

SHAME.

As far as I can gather, the occupants/tenants etc at those properties have not been notified that the buildings from which they play a part in the community, are about to be privatised. Nor have the citizens of Auckland been informed what functions or roles these premises play in civil society. How can citizens make informed feedback when they are deprived of such vital information?

The list of such commonly owned properties is essentially a list of "death notices" for the roles these have previously played in their communities.

It is revealing that it is conceded that "Panuku faces some constraints to effective property rationalisation. These include

a. consultation requirements - public. iwi b. Public Works Act requirements c. political and community opposition to the sale d. natural incentive to hold property for an identified future use."

One could interpret this as expressing an obsessive zealous drive to put much of OUR AUCKLAND, which it really is - and not theirs, into a massive fire sale - one that not only will amount to crapping on our present population, but also upon future generations. Once again - SHAME, SHAME. One can only wonder if some Council "Asset Brokers" who succeed in flogging off assets receive some sort of bonus or reward for their "Asset Recycling" into Council coffers.

#### PROPOSED SEVERE CUTS TO ESSENTIAL COMMUNITY FACILITIES

First I wish to address the impact of the proposed cuts that will clearly impact on our elderly population. Re transport, it is intended to cut back on senior and Supergold concessions, as well as reducing public transport, footpath maintenance and closing some public toilets - when there is already a chronic shortage of public toilets. It is conceded that the proposed public transport cuts would result in "Increasing private transport use, congestion and emissions". Great - just what we need! All of these measures are not only mad, but also cruel.

Further it is proposed to severely cut back on the funding/service levels for public libraries, which are vital facilities for our communities - especially for our elderly.

Council is already accountable for its questionable closure of the Leys Institute Library and Gym, without justification from the recent consultants reports on those buildings. I have obtained and analysed those reports and I would be happy to provide further information and justification for my assertions. I request that Council allocate a modest immediate budget to immediately commence the stabilising measures proposed by the consultants. Their recommendations are not overly expensive or onerous. They basically involve stabilisation of the parapets and cornices { the design work was done 3 years ago and has been ignored by council ever since), and to continue the recommended monitoring of the narrow cracks in one small corner of an annex to the main building.

There is an outrageous proposal to "Permanently close and vacate a proportion of our community facilities that are under-utilised, this would lead to operational cost savings". To put it crudely "What the F... does that mean?" What facilities, and where? What role have they/do they play? How can

citizens give any sort of considered feedback on this when we have not been given any idea of either the location, function, or the impact of their loss/alienation?

This feedback is an overview of my concerns on this Emergency Budget. I appreciate that there are tight constraints on the consultation. I would be pleased to provide any clarification or further information should this be of use to Council.

Thank you for the opportunity to give feedback on this very important consultation.

Regards,

Bob Tait

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No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2016.0.7924 / Virus Database: 4793/15886 - Release Date: 08/14/18 Internal Virus Database is out of date.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Mark Lockhart

Organisation name:

Agent's full name:

Email address: [mark@encompassdesign.co.nz](mailto:mark@encompassdesign.co.nz)

Contact phone number: 0272902811

Postal address:  
47 Norfolk Street  
Ponsonby  
Auckland 1021

### Submission details

**This is a submission to:**

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

**My submission relates to**

Rule or rules:

Property address: All of the sites, especially those with significant trees or that function as valued community spaces.

Map or maps:

Other provisions:

Auckland is rapidly intensifying and since 2012, tree loss has been unprecedented. With intensification which provides valuable housing, we need pocket parks and to protect our trees. The permitted intense site developments with limited space for trees and the "blank slate" approach, taken by most developers, results in not only further loss of trees but restricted space for re-planting. Covid aside, the loss of these spaces is incredibly short sighted and contradicts councils climate change commitment and urban ngahere strategy.

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:  
As above.

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

| 95.1

Submission date: 1 March 2021

## **Attend a hearing**

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

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

## **Declaration**

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

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

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

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: silvia spieksma

Organisation name:

Agent's full name: silvia spieksma

Email address: [sspieksma@yahoo.co.uk](mailto:sspieksma@yahoo.co.uk)

Contact phone number:

Postal address:  
116 Holly st  
Avondale  
Auckland  
Auckland 1026

### Submission details

**This is a submission to:**

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

**My submission relates to**

Rule or rules:

Property address: 13 Davern Lane and Trojan crescent, New Lynn

Map or maps:

Other provisions:  
Open space to be rezoned to residential

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

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

The reason for my or our views are:

We can not afford to lose more green space and it's flora and fauna taking into consideration the climate emergency, the ongoing intensification of neighbourhoods, the wellbeing factor open spaces provide. Open spaces need to stay open spaces. In some years we may need them as a result of intensification and for the wellbeing of our residents that live in apartments or dwellings that won't have green outdoor space.

There is no need to give up open spaces with almost every section/site being having the potential of intensification. Intensification can take place anywhere when houses and sections come onto the market. We can not afford to sell ratepayers owned land off and in the future realise that we may not have enough Open Space.

I especially oppose any Open Zone change if this involves cutting down trees. We need trees for our

wellbeing, to mitigate stormwater flow and heat island effect, to store carbon and to provide a home for our birds and other fauna.

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

96.1

Submission date: 1 March 2021

### **Attend a hearing**

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

### **Declaration**

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

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

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

Yes

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

### Submitter details

Full Name or Name of Agent (if applicable)

~~Mr/Mrs/Miss/Ms~~ (Full Name)

Michelle Simpson

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

Address for service of Submitter

7A Church Street, Otahuhu, Auckland 1062

Telephone:

021 0332449

Fax/Email:

michelle.kathryn@hotmail.com

Contact Person: (Name and designation, if applicable)

### Scope of submission

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

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

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

Corner of princes st + atkinson ave.

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

Faint, illegible text at the top of the page, possibly a header or title.

Faint, illegible text in the upper right quadrant.

Faint, illegible text in the middle right section.

Faint, illegible text in the lower middle right area.

Faint, illegible text in the lower right quadrant.

Faint, illegible text in the bottom middle right area.

Faint, illegible text at the bottom right of the page.

I wish to have the provisions identified above amended Yes  No

The reasons for my views are: this little walk through park is a refreshing place to stop + rest, and a good change from the hustle of the traffic + shops. The trees both provide scenery + clean the air since there is so much traffic going through. The site would be very small for a business, and there would (continue on a separate sheet if necessary) (see back of page for continuation)

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.

97.1

- 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

*MS*

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

8 Feb 2021

Date

**Notes to person making submission:**

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

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

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

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

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

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

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

(continued reasoning from the previous page)

be absolutely no parking available. A business at this location would add to the current traffic burden. At the moment about 86 kaianga ora dwellings are being filled on atkinson, being small and close to their neighbours I believe we need to safe-guard any green public spaces that we have close by for everyones enjoyment. Studies have shown that a walk amongst nature decreases stress levels, and this in paramount in societies well being.

Please keep this green space as it is for public enjoyment and use.

Hi,

For the cut off bottom section I had ticked that I am opposed to the suggested provisions above.

This should clarify the document for you.

Michelle

Get [Outlook for Android](#)

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**From:** Unitary Plan <[unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)>  
**Sent:** Tuesday, March 2, 2021 3:30:04 PM  
**To:** Michelle Simpson <[michelle.kathryn@hotmail.com](mailto:michelle.kathryn@hotmail.com)>  
**Cc:** Unitary Plan <[unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)>  
**Subject:** RE: Objection Notification to plan PC60

Good afternoon Michelle

Further to our email of 18 February (below) and the closing of Proposed Plan Change 60 Open Space (2020) and Other Rezoning Matters Auckland Council asks you as a matter of urgency to confirm the specifics of your submission which is obscured.

This can be done by writing it in an email which we can attach to your submission to clearly confirm your submission.

Please email this to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) by midday on Thursday 4 March 2021.

Regards

Bronnie

**Bronnie Styles - Planning Technician**  
**Auckland-wide | Plans and Places**  
**Auckland Council**  
Ph 09 3010101 | DDI 09 890 2718 | 021 801 640  
Level 24, 135 Albert Street, Auckland  
Visit our website : [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

**From:** Unitary Plan <[unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)>  
**Sent:** Thursday, 18 February 2021 9:33 AM  
**To:** Michelle Simpson <[michelle.kathryn@hotmail.com](mailto:michelle.kathryn@hotmail.com)>  
**Cc:** Unitary Plan <[unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)>  
**Subject:** RE: Objection Notification to plan PC60

Hi Michelle

Please see attached.

Regards

Bronnie

**Bronnie Styles - Planning Technician**  
**Auckland-wide | Plans and Places**  
**Auckland Council**  
Ph 09 3010101 | DDI 09 890 2718 | 021 801 640  
Level 24, 135 Albert Street, Auckland  
Visit our website : [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

**From:** Michelle Simpson <[michelle.kathryn@hotmail.com](mailto:michelle.kathryn@hotmail.com)>  
**Sent:** Thursday, 18 February 2021 9:04 AM  
**To:** Unitary Plan <[unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)>  
**Cc:** Unitary Plan <[unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)>  
**Subject:** Re: Objection Notification to plan PC60

Hi Bronnie,

Unfortunately once scanned I disposed of it!

What parts require clarification?

Thanks,  
Michelle

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**From:** Unitary Plan <[unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)>  
**Sent:** Thursday, February 18, 2021 8:04:42 AM  
**To:** Michelle Simpson <[michelle.kathryn@hotmail.com](mailto:michelle.kathryn@hotmail.com)>  
**Cc:** Unitary Plan <[unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)>  
**Subject:** RE: Objection Notification to plan PC60

Good morning Michelle

Thank you for your email.

Can you please rescan the submission form and resend as parts of it is obscured and Auckland Council cannot assume any information.

Thank you.

Regards

Bronnie

**Bronnie Styles - Planning Technician**  
**Auckland-wide | Plans and Places**  
**Auckland Council**  
Ph 09 3010101 | DDI 09 890 2718 | 021 801 640  
Level 24, 135 Albert Street, Auckland  
Visit our website : [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

**From:** Michelle Simpson <[michelle.kathryn@hotmail.com](mailto:michelle.kathryn@hotmail.com)>  
**Sent:** Wednesday, 17 February 2021 6:27 PM

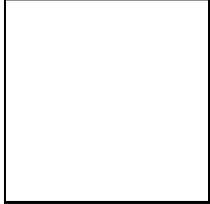
**To:** Unitary Plan <[unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)>

**Subject:** Objection Notification to plan PC60

Hi,

Please see the attached and let me know if you have any questions. It would be incredibly disappointing for this green space to be turned into a business building or shops.

Regards,  
Michelle Simpson



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

The following customer has submitted a Unitary Plan online submission.

## Contact details

Full name of submitter: Trevor Lund and Lynne Butler on behalf of Anamady Limited owner of oneA Ireland Street Freemans Bay

Organisation name:

Agent's full name:

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

Contact phone number: 021932935

Postal address:

## Submission details

**This is a submission to:**

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

**My submission relates to**

Rule or rules:

Property address: 45 Georgina Street Freemans Bay

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

We believe this pocket park is an ideal small parcel to leave in its current zoning and use, and improve by means of plantings and a bench and seat arrangement for all residents to enjoy. With greater density of housing being sort by Auckland Council, these small pocket parks will become the only outdoor amenities for residents in the future. We also object to the proposed plan change as no consultation has taken place with neighbouring property owners. It is a blatant lie for Auckland Council to say there has been consultation. There has been none. If Auckland Council has consulted locally please supply by return email letterbox drop, mail out material etc.

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

Submission date: 1 March 2021

**Attend a hearing**

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

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

### **Declaration**

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: MIKE BLACKBURN

Organisation name:

Agent's full name:

Email address: [mike251@xtra.co.nz](mailto:mike251@xtra.co.nz)

Contact phone number: 021538778

Postal address:  
251 ponsonby rd  
freemans bay  
auckland 1001

### Submission details

**This is a submission to:**

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

**My submission relates to**

Rule or rules:  
plan change 60

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
it contradicts policy of council and rejects sustainability practices and climate change.  
It ignores basic urban planning principles.

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

Submission date: 1 March 2021

Supporting documents  
PLAN CHANGE 60.pdf

**Attend a hearing**

| 99.1

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.

No

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 60 - OBJECTION

**COUNCIL ARE SELLING TO COVER LOSSES CREATED BY INCOMPETENCE IN THE ADMINISTERING OF COUNCIL SERVICES.**

**I OBJECT TO THIS PROCESS OF REGARDING SMALL SPACES THAT CAN BE TURNED INTO SMALL URBAN SPACES WHICH COULD BE USED FOR CULTURAL, SOCIAL AND ECOLOGICAL CONNECTIONS.**

**COUNCILS POLICY , QUOTE” Investment in open space should reflect the way we expect Auckland to grow over the next 30 years. Greenfield areas and the existing urban area will require different approaches.**

In greenfield areas, new open space will be needed to meet the recreational and social needs of new residents.

Expanding the open space network in existing urban areas is constrained by land supply and budget. Our investment strategy in the urban area is to prioritise improving the existing network.”

**COUNCIL HAVE THE LAND WITH THESE SMALL PARCELS OF URBAN SPACE WHICH CAN BE MANAGED AS PART OF STREET MAINTENANCE.**

**IF COUNCIL A HAD A SPECK OF CREATIVITY THIS SO CALLED “ REQUIRE DIFFERENT APPROACHES” WOULD ENHANCE THE ALREADY INTENSE URBAN COVERAGE.**

**COUNCIL CANNOT STATE THEY HAVE A CLIMATE CHANGE EMERGENCY WHEN THEY ARE DESTROYING THE ENVIRONMENT BY REDUCING THESE GREEN AREAS.**

**THE ADDENDUM OUTLINES THE IMPORTANCE OF POCKET PARKS AROUND THE WORLD. I REALISE COUNCIL POLICY AND SERVICES REFLECTS THEIR POSITION CLOSE TO THE TOP OF A FIRST CLASS THIRD WORLD COUNTRY BUT MAYBE WE SHOULD SET OUR SIGHTS HIGHER AND LOOK TO BEING A GREEN HEALTHY COUNCIL. THESE SMALL AREAS COULD BE IN THE FUTURE WATER CLEANSING OR STORAGE TANKS FOR SW OVERFLOWS.**

**I HAVE PERSONALLY DONE WORK IN CALIFORNIA WHERE NEW SUBDIVISIONS HAVE CORNER SITES FOR LOCAL COMMUNITIES EVEN INSTALLING SMALL OPEN SWIMMING POOLS AND GREENERY . WE ARE FAR BEHIND EUROPE, ASIA AND THE AMERICAS WHEN IT COMES TO URBAN DEVELOPMENT. WHY DO YOU TRY AND REPLICATE IT AND DO IT BADLY AS IT IS DONE IN AUCKLAND. THE GENERIC OPEN SPACE MANUAL AND GENERIC URBAN MANUAL (unimaginative, boring, lacking in direction ,predisposes to future slums**

### ADDENDUM

**Pocket parks** are urban open spaces on a **small**-scale and provide a safe and inviting environment for surrounding community members. They also meet a variety of needs and functions, including: **small** event space, play areas for children, spaces for relaxing or meeting friends, taking lunch breaks,

In urban areas "The Pocket Parks can be an "oasis" for wildlife. They can be used as an area of support for birds, a reference point for their movements, at the same time people can have the chance to enjoy the view of birds and their sounds, to feel in close contact with nature with the others although this nature is limited by the built volumes (Harlem, New York, 1965) "2 . We can find 1 Lefebvre, H. (1974). La production de l'espace, Anthropos, Paris. Trad. It. Moizzi, G. (1976). La produzione dello spazio, Milano. 2 Whyte, W. H. (2001). The Social life of Small the Urban, Project for Public Spaces, New York.

The birth of Pocket Parks in Harlem wasn't included in the urban planning programs of New York city, but it was a product for the city people wanted to satisfy the necessity to have a space for everybody where people can meet during the day . Small spaces, designed and built by ordinary people with a very strong social vocation, have an outdoor space of aggregation to enjoy moments of daily life with the others in order to know each other to exchange ideas and things. A space where people could exchange the knowledge of the habits and customs of the others, not be afraid of being influenced by other cultures to the point of suffering the loss of their own identity (Taylor 1993).

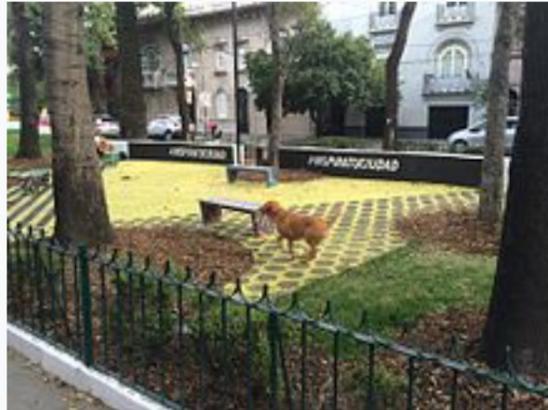
Pocket Parks have been for many years, from 1964 to 2010, spaces scattered over the urban fabric without any relation with the context, came out as "mushrooms", certainly very important places for residents and for those who had the luck to have them close to home , especially in cities where you feel the lack of green outdoor spaces.

Europe: the First Transformations The first changes of the pocket gardens were seen in the early nineties, when the urban planner architect Jean Pierre Charbonneau<sup>6</sup> was commissioned by the city of Lyon as a consultant for the design program called Grand Lyon. After a careful and accurate analysis of the urban structure of Lyon, Charbonneau drew up an inventory of open space: streets, squares, plazas ... which carried out very important functions, but other areas were part of another category, as less important and small size, they were defined as abandoned and "dormant spaces", for the latter an intervention philosophy was adopted and it was similar to that of Pocket Park. The "dormant" spaces, areas with a physical identity, but without any function, left to themselves, after a thorough urban microsurgery intervention, took the name of jardin de poche. The action plan included 25 jardin de poche and they were placed through a program that provided a different way of getting around the city, was made aware that you could think of the project of mobility of the city by entering another ingredient in urban design: man , a man who moves from one side to the other of the city, using his own body, on foot or by bicycle: learning to walk ... Pocket parks become happy islands where people, all the people can stop and take a break during the day or just a stopover, a place to catch your breath before shooting and continue their path. Pocket parks are small spaces, they transmit intimacy to share with the social, the social aspect is the basis of the project of the "living-room" (figure 2) in the open air. Jean Tricart<sup>7</sup> highlights the importance of "social content", through social content we can understand and have a clear reading of the true meaning of urban evolution in a concrete way. Spaces that are caught between the buildings and in the interstices of the volumes that make up the city, make a buffer to the large urban structures. When they are left to their fate and nobody take care of them , they are emptied by the presence of those who use the space to carry out their social practices, they may seem insignificant.

5 Secchi, S. (2002). Prima lezione di urbanistica, Laterza, Bari 6 Charbonneau J. P., architect, urban planner, consultant to several European cities, Lyon, St. Etienne, Grenoble Copenhagen. 7 Tricart, J., Killian J. (1985). L'ecogeografia e la pianificazione dell'ambiente naturale, Franco Angeli, Milano.

## Pocket park

From Wikipedia, the free encyclopedia



Dog playing in [Jardín Edith Sánchez Ramírez](#) pocket park in [Mexico City's Colonia Roma](#) neighborhood



Waterfall Garden Park, [Pioneer Square, Seattle, Washington](#)

A **pocket park** (also known as a **parkette**, **mini-park**, **vest-pocket park** or **vesty park**) is a small [park](#) accessible to the general public. Pocket parks are frequently created on a single vacant [building lot](#) or on small, irregular pieces of land and sometimes in parking spots. They also may be created as a component of the [public space requirement](#) of large building projects.

Pocket parks can be urban, suburban or rural, and can be on public or private land. Although they are too small for physical activities, pocket parks provide greenery, a place to sit outdoors, and sometimes a children's [playground](#). They may be created around a monument, historic marker or art project.

In highly urbanized areas, particularly [downtowns](#) where land is very expensive, pocket parks are the only option for creating new public spaces without large-scale redevelopment. In inner-city areas, pocket parks are often part of [urban regeneration](#) plans and provide areas where [wildlife](#) such as birds can establish a foothold. Unlike larger parks, pocket parks are sometimes designed to be fenced and locked when not in use.

Small parks can increase the value of nearby homes. One study conducted in [Greenville, South Carolina](#), found that "attractively maintained small and medium parks have a positive influence on neighboring property values."<sup>[1]</sup>

**FINALLY WHEN WE LEAVE HOME AND RETURN A POCKET PARK NOT FAR FROM OUR HOMES CAN ENABLE US TO MAYBE REFLECT AND CREATE WORDS OF WISDOM.**

We shall not cease from exploration  
And the end of all our exploring  
Will be to arrive where we started  
And know the place for the first time.

-T.S. Eliot

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

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



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

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

For office use only
Submission No:
Receipt Date:

**Submitter details**

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

MR PATRICK JOHN REDDINGTON and LETITIA MAUDE REDDINGTON

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

Address for service of Submitter

58 RAWENE ROAD BIRKENHEAD AUCKLAND 0626

Telephone:

021-344600

Fax/Email:

patandfish@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 60

Plan Change/Variation Name Open Space (2020) and Other Rezoning Matters

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

Plan provision(s) Conservation Zone

Or

Property Address 60 Rawene Road Birkenhead Auckland 0626

Or

Map

Or

Other (specify)

**Submission**

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are: The proposed 60 RAWENE ROAD was our privately owned waterfront land. It joins our current private property at 58 RAWENE ROAD. THE BIRKENHEAD COUNCIL NEEDED LEGAL ACCESS OVER OUR WATERFRONT LAND TO GET ACCESS (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.

100.1

We wish to be heard in support of <sup>our</sup> 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

WE wish our Barristers to be heard in support of our submission  
W.G.C. Templeton and Michael Foley  
at Foley Hughes

*W.G.C. Templeton*  
Signature of Submitter  
(or person authorised to sign on behalf of submitter)

1st MARCH 2021  
Date

**Notes to person making submission:**

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

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

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

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

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

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

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

PJ and LM REDDINGTON

PC 60

1st March 21

- continued -

to Chelsea Sugar works.

Council purchased the Proposed 60 Rawene Rd

We expected it to remain a safe swimmable

Beach with the addition of a childrens playground

Our land use right must be protected

Our foreshore yard + rights must be protected

Additions to our dwelling in relation to side or

rear boundary, height of new + existing trees

must be honored by council

The proposed 60 Rawene Rd was

never for unleashed dogs it is

for pedestrians ONLY not bikes

or scooters and no dogs.

*PJ Reddington*  
*LM Reddington*

02 MAR 2021

CBD - ALBERT ST

**Submission on a notified proposal for policy statement or plan change or variation**Clause 6 of Schedule 1, Resource Management Act 1991  
FORM 5Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :Attn: Planning Technician  
Auckland Council  
Level 24, 135 Albert Street  
Private Bag 92300  
Auckland 1142

For office use only

Submission No:

Receipt Date:

**Submitter details****Full Name or Name of Agent (if applicable)**Mr/Mrs/Miss/Ms(Full  
Name)**Organisation Name (if submission is made on behalf of Organisation)****Address for service of Submitter**

Telephone:

027 2681606

Fax/Email:

N/A

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 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

**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

1/36 A Clevedon Rd Papakura 2110

Or

Map

Or

Other (specify)

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

I wish to have the provisions identified above amended Yes  No

The reasons for my views are:

Am not directly affected but am concerned with these block of flats, no parking, areas other than road Traffic bedlom already in area. and with other units around us. being affected.

(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.

01.1

as above. Although this will not affect us still have to consider Neighbor Hood. Don't need 3 story blocks housing, not required. Ruins our inviroement.

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

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

22/2/21  
Date

**Notes to person making submission:**  
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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:  
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## Submission on a notified proposal for policy statement or plan change or variation

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



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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)

PETER SIMPSON

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

Address for service of Submitter

7A Church St, Otahuhu

Telephone:

022 0434558

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

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

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

26 Princess St, Otahuhu

Or

Map

Or

Other (specify)

### Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are: This corner already has traffic issues due to the fish & chip shop on the opposite corner. It is not fit for a business as it is not easily accessible to pedestrians. This is also a much needed green area in Otahuhu as the site is a nice spot to rest at when walking around the area. (continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation  | 102.1
- 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]  
Signature of Submitter  
(or person authorised to sign on behalf of submitter)

1/3/21  
Date

**Notes to person making submission:**

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

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

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

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

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



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

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

For office use only

Submission No:

Receipt Date:

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Elisabeth Jobbins

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

Address for service of Submitter

12 Princes Street Otahuhu

Telephone:

09 2767830

Fax/Email:

elisjobbins@xtra.co.nz

Contact Person: (Name and designation, if applicable)

## Scope of submission

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

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

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

1-5 Lippiatt Rd

Or

Map

Or

Other (specify)

## Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

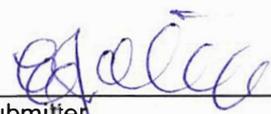
The reasons for my views are:

This dear little green space is a pretty and natural interlude in a street full of houses and we need green areas to feel relaxed in ever increasing urban housing areas. Climate change is affected by removing spaces like this, greenhouse effect. Also (continue on a separate sheet if necessary) it is on a flood plain, was a stream running thru so should stay as it is.

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  103.1
- 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)

26/2/21  
Date

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

Full name of submitter: Janet Charman  
 Organisation name: Mana Raakau  
 Agent's full name:  
 Email address: [jan.charman54@gmail.com](mailto:jan.charman54@gmail.com)  
 Contact phone number: 098286008  
 Postal address:  
 !7 WINGATE ST  
 Avondale  
 Avondale  
 Auckland 0600

## Submission details

### This is a submission to:

Plan change number: Plan Change 60  
 Plan change name: PC 60 - Open Space and Other Rezoning Matters

### My submission relates to

Rule or rules:

Panuku Land Disposal/Rationalisation

Property address: Lot 13 DP 160552. 13 Davern Lane, New Lynn, Auckland 0600

Map or maps:

Other provisions:

The rezoning of greenspace to accommodate development that will result in the loss of mature trees. Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

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

The reason for my or our views are:

The loss of healthy mature trees is inconsistent with Auckland Council's Declaration of a Climate Emergency, Auckland Council's Urban Ngahere Strategy and The Auckland Plan outcome for Environment and Cultural Heritage. Given the lack of opportunity for Central and Local Government to protect mature trees, Mana Raakau oppose the rezoning of any public greenspace that will result in the further loss of mature trees.

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

Submission date: 1 March 2021

104.1

## 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.

In the Matter of  
The Resource Management Act 1991  
Form 5: Submission on notified proposal for policy statement or plan, change or variation  
*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Auckland Council

Name of submitter: CNC Design Ltd.

*This is a submission on the change proposed to the following plan (the proposal):*

*Auckland Unitary Plan Operative in part Proposed Plan Change 60  
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

*The specific provisions of the proposal that my submission opposes and relates to is:*

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

*My submission is:*

- I oppose the specific provisions of Plan Change 60 as relate to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and uses in the area. The site is used frequently for its zoned purpose (Informal Recreation). Staff of businesses in the locale use the reserve to eat their lunch, enjoy some open space in their breaks and enjoy other informal activities on the reserve before and after work.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that National Policy Statement - Urban Development policies that

105.1

support the efficient use of urban land is not appropriate as an argument to say that recreation reserves are inefficient use of land and should therefore should be rezoned.

- Recent rezoning of open space sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to close open space in our light industrial community and supports our belief to retain this reserve as open space.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area and this continue to be its purpose and relationship to the other activities in the wider locale.
- The site offers an informal recreation amenity with open space and mature tree's that is not otherwise available in the locale. There is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet these needs of the community. We assert that this reserve is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.
- The site has mature trees that are protected by rules of the Unitary Plan when the land is identified as an Open Space Zone. Protection of these trees would be removed if the zoning where changed.
- A 'spot zone' of an Open Space Zone serving its neighborhood reflects the function and use of the site by the community, and is a common planning technique for open space areas that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan. Being an irregularity to a pattern of land zoning is not a reason for its removal.

I seek the following decision from the local authority:

Decline the proposal to change the zoning of 11R Birmingham Road and retain the Open Space – Informal Recreation Zone. The land has value as and is used in the purpose of its current zoning - Open Space - Informal Recreation.

105.1

I 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.

Euan Brouwers (Euan Brouwers, General manager, CNC Design Ltd)  
Signature of submitter  
(or person authorised to sign on behalf of submitter)

Date: 28/2/2021

Electronic address for service of submitter: evan.brouwers@cncdesign.co.nz.

Telephone: 0274 797 190 or 09 274 1280

Postal address (or alternative method of service under [section 352](#) of the Act):

CNC Design Ltd.  
PO Box 58469  
Botany 2163  
Auckland

Contact person: Euan Brouwers.

**Note to person making submission**

If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#). If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by [clause 6\(4\)](#) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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

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

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

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

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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

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



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

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

For office use only

Submission No:

Receipt Date:

### Submitter details

#### Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Malia Faimanifo Sopoga

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

#### Address for service of Submitter

5 Ferguson Street, Mangere East, Auckland 2024

Telephone:  Fax/Email:

Contact Person: (Name and designation, if applicable)

### Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

#### The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

### Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are: I object to the proposed plan change as I fear the high density property development which will happen on that land will 1) change the visual amenity and character of the stree I have lived on with my family for the past 42 years, and 2) will not maintain or care for this land the way my family and I have for the last 4 decades. You will also see on GIS that the property boundary of 5R that adjoins us runs through our driveway and a significant tree that has been on our land since...(continued on separate sheet). (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.  | 106.1

In the event Council approves a plan change, I request the zoning be changed to Residential - Single House Zone.

I understand the significant financial restrains that the Council currently faces. However, as I've stated, changing 5R to Residential - Mixed Housing Suburban poses a huge threat to the visual amenity of the street, but additionally to the privacy of my own home given how close (which in actuality overlaps)...(continued on spearate sheet).

- 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

*Malia Faimanifo Sopoaga*

05/03/2021

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

Date

**Notes to person making submission:**

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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 continued:**

... since my late husband and I purchased the property. The proposed plan change will mean uprooting parts of our home that have been in place for 4 decades. The financial and emotional implications of this proposal on myself and my family are huge.

This is a piece of forgettable land which Council has never taken an interest in until now. I am under no illusions that the only reason Council seeks to dispose of this land at this point is to meet the financial restraints and objectives of the Emergency budget. But for me and my family, this represents a huge part of our history, our story in New Zealand. To borrow section 7 of the Resource Management Act 1991, I implore the Council to have particular regard to the kaitiakitanga and stewardship myself and my family have afforded 5R and revoke the proposed plan change and leave the property as open space.

**Amendment continued:**

... the property boundary is to my house. Having 5R zoned as Mixed Housing suburban will undoubtedly mean the construction of multi-unit developments which completely alter the special quality of Ferguson Street.

Changing the zoning to Residential – Single House Zone will allow a level of development recommended by Panuku's section 32 evaluation report but will ensure that 5R will be protected from subdivision and construction of multiple units which affect the character and amenity of Mangere East, once a community with front gardens and greenspaces like on my own property, but now being overrun with cold, lifeless multi-units that take all character out of what was once a vibrant community. Also considering the housing crisis we're facing, residential single housing zoning would allow those from this community the opportunity to purchase & construct their family home with less competition from property developers who only seek to make a profit. I also implore Council to consider the incredible financial and emotional cost it will be on my family and I to uproot integral parts of our home (like the driveway, and the tree, and probably some part of the garage) in the event high density residential development takes place.

For these reasons, I recommend that 5R be zoned as Residential – Single Housing in the event Council chooses to approve a change from the existing Open Space – Informal Recreation zoning.