

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 65 (Private)

Kaukapakapa – Alpine Road

SUMMARY OF DECISIONS REQUESTED

Enclosed:

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

Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by **Thursday, 11 November 2021**
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

Summary of Decisions Requested

Plan Change 65 (Private) – Kaukapakapa - Alpine Road					
Summary of Decisions Requested					
Sub	Sub	Submitter Name	Address for Service	Theme	Summary
1	1.1	Nadine Hopkins	hopkinsnadine@hotmail.com	Approve the plan change	Extend the Countryside Living zone along the Alpine Road Ridge
1	1.2	Nadine Hopkins	hopkinsnadine@hotmail.com	Approve the plan change	Form Alpine Road and other unsealed roads in the vicinity
1	1.3	Nadine Hopkins	hopkinsnadine@hotmail.com	Approve the plan change	Include better provision of footpaths and/or cycle infrastructure
2	2.1	Danielle Hancock	hubostech@gmail.com	Approve the proposed plan change with amendments	Provide safe pedestrian connections between Alpine Road and North Crescent
3	3.1	David Crow	dcrow@orcon.net.nz	Approve the plan change without any amendments	Approve the plan change without any amendments
4	4.1	Crow Realty Limited c/- Dave Crow	dave@crowrealty.co.nz	Approve the plan change without any amendments	Approve the plan change without any amendments
5	5.1	Lauren McNeil	lauren.mcneil@gmail.com	Decline the plan change	Decline the plan change
6	6.1	Angus Smith	alphantomihug@gmail.com	Accept the proposed plan change	Approve the proposed plan change without any amendments
7	7.1	Jessica Millar	andrewandjess09@gmail.com	Decline the plan change	Provide safe pedestrian infrastructure between Alpine Road and North Crescent
7	7.2	Jessica Millar	andrewandjess09@gmail.com	Decline the plan change	Provide better signage around the school.
8	8.1	Auckland Council c/- Warren Maclennan	Warren.Maclennan@aucklandcouncil.govt.nz	Decline the plan change	Decline the plan change for the reasons set out in the submission
8	8.2	Auckland Council c/- Warren Maclennan	Warren.Maclennan@aucklandcouncil.govt.nz	Decline the plan change	Include suitable objectives, policies and rules via a precinct plan to control adverse effects on the rural character and landscape of the area.
8	8.3	Auckland Council c/- Warren Maclennan	Warren.Maclennan@aucklandcouncil.govt.nz	Decline the plan change	If the plan change is granted, insert suitable objectives, policies and rules via a precinct plan to control adverse effects on the ecology of the area.
9	9.1	Havard John Daniels and Frith Daniels	havard@havarddaniels.com	Accept the proposed plan change with amendments	Provide pedestrian and cycling infrastructure to North Crescent or an alternative route.
10	10.1	Denise and John Burns	dcburns27@gmail.com	Approve the plan change without any amendments	Approve the plan change without any amendments
11	11.1	Auckland Transport c/- Sam McGough	sam.mcgough@at.govt.nz	Decline the plan change	Decline the plan change for the reasons set out in the submission
12	12.1	Royal Forest and Bird Protection Society of New Zealand Inc c/- Lissy Fehnker-Heather	l.fehnker-heather@forestandbird.org.nz	Approve the plan change with amendments	Rezone the areas considered to be Significant Ecological Areas (SEA) and the areas recommended for protection on the ecology report to Open Space - Conservation zone

Plan Change 65 (Private) – Kaukapakapa - Alpine Road					
Summary of Decisions Requested					
Sub	Sub	Submitter Name	Address for Service	Theme	Summary
12	12.2	Royal Forest and Bird Protection Society of New Zealand Inc c/- Lissy Fehnker-Heather	l.fehnker-heather@forestandbird.org.nz	Approve the plan change with amendments	Add provisions to recognise locational considerations adjacent to an SEA, including provisions to require and support landowners to protect significant values including increased pest control and native vegetation planting.
12	12.3	Royal Forest and Bird Protection Society of New Zealand Inc c/- Lissy Fehnker-Heather	l.fehnker-heather@forestandbird.org.nz	Approve the plan change with amendments	Protect existing Kauri trees from development and future activities which could spread Kauri Die-back disease.
12	12.4	Royal Forest and Bird Protection Society of New Zealand Inc c/- Lissy Fehnker-Heather	l.fehnker-heather@forestandbird.org.nz	Approve the plan change with amendments	Require covenants to protect the pockets of mānuka and kanuka scrub.
12	12.5	Royal Forest and Bird Protection Society of New Zealand Inc c/- Lissy Fehnker-Heather	l.fehnker-heather@forestandbird.org.nz	Approve the plan change with amendments	Require subdivision activities to mitigate effects of residential development through enhancement activities such as the planting of native plant species and pest control measures.
12	12.6	Royal Forest and Bird Protection Society of New Zealand Inc c/- Lissy Fehnker-Heather	l.fehnker-heather@forestandbird.org.nz	Approve the plan change with amendments	Require covenants restricting cat ownership
12	12.7	Royal Forest and Bird Protection Society of New Zealand Inc c/- Lissy Fehnker-Heather	l.fehnker-heather@forestandbird.org.nz	Approve the plan change with amendments	Retain as much greenspace as possible.
12	12.8	Royal Forest and Bird Protection Society of New Zealand Inc c/- Lissy Fehnker-Heather	l.fehnker-heather@forestandbird.org.nz	Approve the plan change with amendments	Amend plan provisions to achieve alignment with plans and strategies that have been developed by council relating to retention of greenspaces.

Submissions

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nadine Hopkins

Organisation name:

Agent's full name:

Email address: hopkinsnadine@hotmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 65

Plan change name: PC 65 (Private): Kaukapakapa – Alpine Road

My submission relates to

Rule or rules:

To rezone approximately 28ha of Rural – Rural Production zoned land, north of the Kaukapakapa village between Alpine Road and Maddies Road, to Rural – Countryside Living zone.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

There is growth happening in the area. The neighbouring Moses Road development is a good example of the type of lifestyle blocks for the area. As long as the lot sizes are still large, and existing bush areas are retained.

A couple of additional notes - the Countryside Living zoning could extend along the Alpine Road ridge along towards Pinchgut Road to provide for a contiguous area with the same zoning (while protecting the existing bush areas with consent notices/covenants if any do not have that protection already on them). At present the zoning jumps around between Countryside Living, and Rural from property to property.

1.1

While this may be more relevant for when resource consent is applied for by the developer, as part of the plan change and infrastructure considerations for the area is to actually form Alpine Road as a through road, rather than as a dirt rutted track it currently is. This will provide two other alternative

1.2

exits via either McLaughlin Road or Pinchgut Road from any new development and the existing residents - especially if there are to be potentially new 22 lots arise from a rezoning. Unsealed roads in the nearby vicinity such as the small section of Pinchgut Road need to be upgraded, and the provision of fibre broadband up and along Alpine Road should be considered if there is the intention to allow more development in the immediate area. Better provision of footpaths or ability to travel safely via bike from the Moses Road area into the township/school area would be of overall benefit and reduce the number of cars needing to do the school run in the morning.

1.2

1.3

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

Details of amendments:

Submission date: 23 July 2021

Attend a hearing

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

Declaration

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

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

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

No

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

Hello Petra Burns,

We are the owners of 85 Alpine Road, Kaukapakapa and are directly affected by the proposed plan change as the applicant seeks to include our property in the changes.

We have the following comments to make on the proposal:

- we do not support for the proposal in its current state
- we do not wish to see development in Kaukapakapa continue ahead of safe pedestrian connections being formed to link the developments with Kaukapakapa village and school
- living on Alpine Road means we have limited safe pedestrian access to the village, and both of our children go to Kaukapakapa School and will do so for a number of years
- previous developments on Alpine Road, North Crescent, and SH16 have not provided safe pedestrian links to the village, nor implemented components of the Rodney Greenways Plan.
- we hereby provide conditional support to the proposed plan change if safe pedestrian connections are to be provided between Moses Road and North Crescent, and consideration is made for safe pedestrian access between Alpine Road and North Crescent.

2.1

Yours sincerely,

Danielle Hancock
021 309054

Morgan Hancock

Marilyn Dwyer

Email: hubostech@gmail.com

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David Crow

Organisation name:

Agent's full name:

Email address: dcrow@orcon.net.nz

Contact phone number:

Postal address:

Kaukapakapa 0871

Submission details

This is a submission to:

Plan change number: Plan Change 65

Plan change name: PC 65 (Private): Kaukapakapa – Apline Road

My submission relates to

Rule or rules:

Property address: Maddies and Alpine Road, Kaukapakapa

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:

Growth in our community will lead to additional services as well as support for the existing businesses in the area thereby assisting them to remain/succeed. The required infrastructure, effectively roading in this case, is already in place and the additional traffic volumes are unlikely to have any impact.

I or we seek the following decision by council: Approve the plan change without any amendments | 3.1

Details of amendments:

Submission date: 28 July 2021

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dave Crow

Organisation name: Crow Realty Limited

Agent's full name: Dave Crow

Email address: dave@crowrealty.co.nz

Contact phone number:

Postal address:
P.O. Box 100
Kaukapakapa
Auckland 0843

Submission details

This is a submission to:

Plan change number: Plan Change 65

Plan change name: PC 65 (Private): Kaukapakapa – Apline Road

My submission relates to

Rule or rules:

Property address: Maddies and Alpine Road, Kaukapakapa

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:

As a Real Estate Agent who works in this, and other areas, I am well versed with the shortage of vacant lifestyle blocks available, or potentially available. Obviously my business may benefit from additional properties being available however that is not the reason for my support of this plan change.

The shortage of vacant lifestyle lots has led to significant price increases and in many cases pushed them out of the reach of their traditional purchasers. Demand is well outstripping supply as is evident almost everywhere in New Zealand with property prices continuing to rise at what are really unrealistic rates. I am of the opinion that there are really only two options to combat this, reduce immigration and make more land available.

This proposed plan change will result in additional lifestyle blocks in an area that already has a significant portion of them in close proximity to one another. It is therefore in keeping with the predominant nature of the area. Additionally, as the location is on the fringe of Kaukapakapa Village amenities and service are within easy reach.

In contrast to some of the other developments that have been undertaken in the wider Auckland City this proposal has effectively no impact of Auckland City infrastructure requirements as the existing roading is more than capable of accommodating the increased traffic flows.

For all the above this proposed plan change should be approved.

4.1

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

Details of amendments:

Submission date: 28 July 2021

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lauren McNeil

Organisation name:

Agent's full name: Lauren McNeil

Email address: lauren.mcneil@gmail.com

Contact phone number:

Postal address:
61 Moses Road
Kaukapakapa
Auckland 0873

Submission details

This is a submission to:

Plan change number: Plan Change 65

Plan change name: PC 65 (Private): Kaukapakapa – Apline Road

My submission relates to

Rule or rules:

Property address: Alpine road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The current infrastructure does not support increase in population.

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

Submission date: 1 August 2021

Attend a hearing

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

Declaration

5.1

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

Are you directly affected by an effect of 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 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)

ALBOS SMITH

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

Address for service of Submitter

64 PINCH COT ROAD, 253, KAUKAPAKAPA.

Telephone:

027 2997933

Email:

ALPHATOMIHC@EMAIL.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

Plan Change 65 (Private)

Plan Change/Variation Name

Kaukapakapa - Alpine Road

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)

ALL OF THE ABOVE.

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: CAN ONLY BE GOOD FOR KAUKAIAKAPA
VILLAGE TO HAVE MORE HOUSES SUPPORTING IT.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation 6.1

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

Decline the proposed plan change / variation

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

I wish to be heard in support of my submission

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

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

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

Date 3/8/21

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 following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jessica Millar

Organisation name:

Agent's full name:

Email address: andrewandjess09@gmail.com

Contact phone number:

Postal address:
PO Box 158
Kaukapakapa
Auckland 0873

Submission details

This is a submission to:

Plan change number: Plan Change 65

Plan change name: PC 65 (Private): Kaukapakapa – Apline Road

My submission relates to

Rule or rules:

Property address: PC 65 (Private): Kaukapakapa – Alpine Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Despite continual efforts from the Kaukapakapa community to ensure pedestrian connections in the immediate area, several developments have been completed recently without any connections. This lack of provision has meant valuable opportunities have been lost.

The Rodney Local Board does provide footpath development funds but we have been advised that Kaukapakapa is unlikely to be a priority for these investments for an unspecified number of years. Proposed Plan Change 65 has not proposed any safe pedestrian connections between Moses Road and North Crescent - a crucial link to allow school children to walk to school or visit the village centre safely. Auckland Council allowed this development to be undertaken without implementing the previously identified greenways linkage between Moses Road and Osbaldiston Lane.

The village of Kaukapakapa is a growing area with a thriving school and currently there is inadequate provision for the many families with children at this school who would like them to be able to walk there safely. This has become an ongoing frustration for the residents.

I do not support Private Plan Change 65 in its current form as it does not provide any pedestrian

linkages or implementation of the greenways plan.

It is clear that the various developers have not proposed any linkages for current developments. Furthermore, the Rodney Local Board does not currently give priority to the construction of these linkages and the Auckland Council has continuously allowed development to proceed ahead of the required and necessary infrastructure.

We seek a safe pedestrian linkage between Moses Road and North Crescent.

I would also like to see better signage around the school, I do road patrol and the number of cars that do not do the speed limit. There will be an accident one day and it will cause injury or death.

7.1

7.2

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

Submission date: 5 August 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.

IN THE MATTER of the Resource
Management Act 1991
(RMA)

A N D

IN THE MATTER of a submission under clause
6 of the First Schedule to the
RMA on Private Plan Change
65 – Kaukapakapa Alpine
Road

**SUBMISSION ON NOTIFIED PROPOSAL FOR PRIVATE PLAN CHANGE 65 –
KAUKAPAKAPA ALPINE ROAD (PPC 65)**

To: Auckland Council
Name of Submitter: Auckland Council
Address: 135 Albert Street
Private Bag 92300
Auckland 1142

Introduction

1. This is a submission on the following proposed private plan change by SH16 Ltd (SHL): Private Plan Change 65 – Kaukapakapa Alpine Road (PPC 65)
2. Auckland Council could not gain an advantage in trade competition through this submission.
3. This submission relates to PPC 65 in its entirety and all provisions of PPC 65 including:
 - a. the Auckland Unitary Plan (AUP) Maps.

General reasons for the submission

4. Rural – Rural Countryside Living Zone (RCLZ) is a zone provided for in the AUP suit of zones to provide for rural lifestyle living options. Therefore, its application in appropriate locations can potentially give effect to the objectives of the AUP.
5. However, Auckland Council has significant concerns with PPC 65 in its present form in its entirety because:
 - a. This is not an appropriate location for application of the Rural – Rural Countryside Living Zone with regard to RPS Chapter B9. of the AUP and other matters.
 - b. It may not promote sustainable management of resources, may not achieve the purpose of the RMA, and may be therefore inconsistent with Part 2 of the RMA.

- c. It may not manage or enable the efficient and integrated use, development and protection of natural and physical resources.
- d. It may not avoid, remedy or mitigate adverse effects.
- e. It may be inconsistent with, or may fail to give effect to, provisions of relevant planning instruments.
- f. It may not meet the requirements of section 32 of the RMA.
- g. It may not meet the requirement of section 75 of the RMA.

SPECIFIC REASONS FOR THE SUBMISSION

- 6. In particular, but without limiting the generality of the above, Auckland Council has significant concerns with PPC 65 for the reasons stated in the schedule below:

RELIEF SOUGHT

- 7. Auckland Council seeks the following relief:
 - a. Decline PPC 65, or amend PPC 65 and to address the matters set out in the **Schedule** to this submission; and
 - b. Such further, other, or consequential relief, in relation to PPC 65, that responds to the reasons for this submission.

Conclusion

8. Auckland Council wishes to be heard in support of its submission.
9. If others make a similar submission Auckland Council would be prepared to consider presenting a joint case with them at any hearing.

DATED 16 August 2021

On behalf of Auckland Council:

Councillor Chris Darby, Chairperson of the Planning Committee



Councillor Josephine Bartley, Deputy Chairperson of the Planning Committee



Tau Henare, Independent Māori Statutory Board member



Signatures of persons authorised to sign on behalf of submitter

SCHEDULE – FURTHER SPECIFIC REASONS FOR THE SUBMISSION AND ALTERNATIVE RELIEF

Consistency with RPS Chapter B9. of the RPS

Row	Specific Reasons for the Submission	Relief Sought
1.	<p>Chapter B9. of the RPS contains objectives and policies relevant to the application of the RCLZ to this area. These include B9.2.1(3) and (4), B9.2.2(1) and (2), B9.4.1(1), (3) and (4), and B9.4.2(1), (2)(e), (3), (4) and (5).</p> <p>In summary, PPC 65 may not be consistent with these objectives and policies because it enables subdivision in areas of rural landscape character and amenity and within an SEA. It would result in further fragmentation of land in way that would result in land use pattern that is not consistent with those values.</p> <p>Also, it is not necessary to zone more land as RCLZ to provide 'capacity' because a large area of operative RCLZ land was provided in the AUP nearby.</p> <p>In addition, it is not necessary and would not provide an efficient or significant contribution to general housing capacity in Auckland.</p>	<p>Decline or amend the plan change area to address the council's submission.</p>

8.1

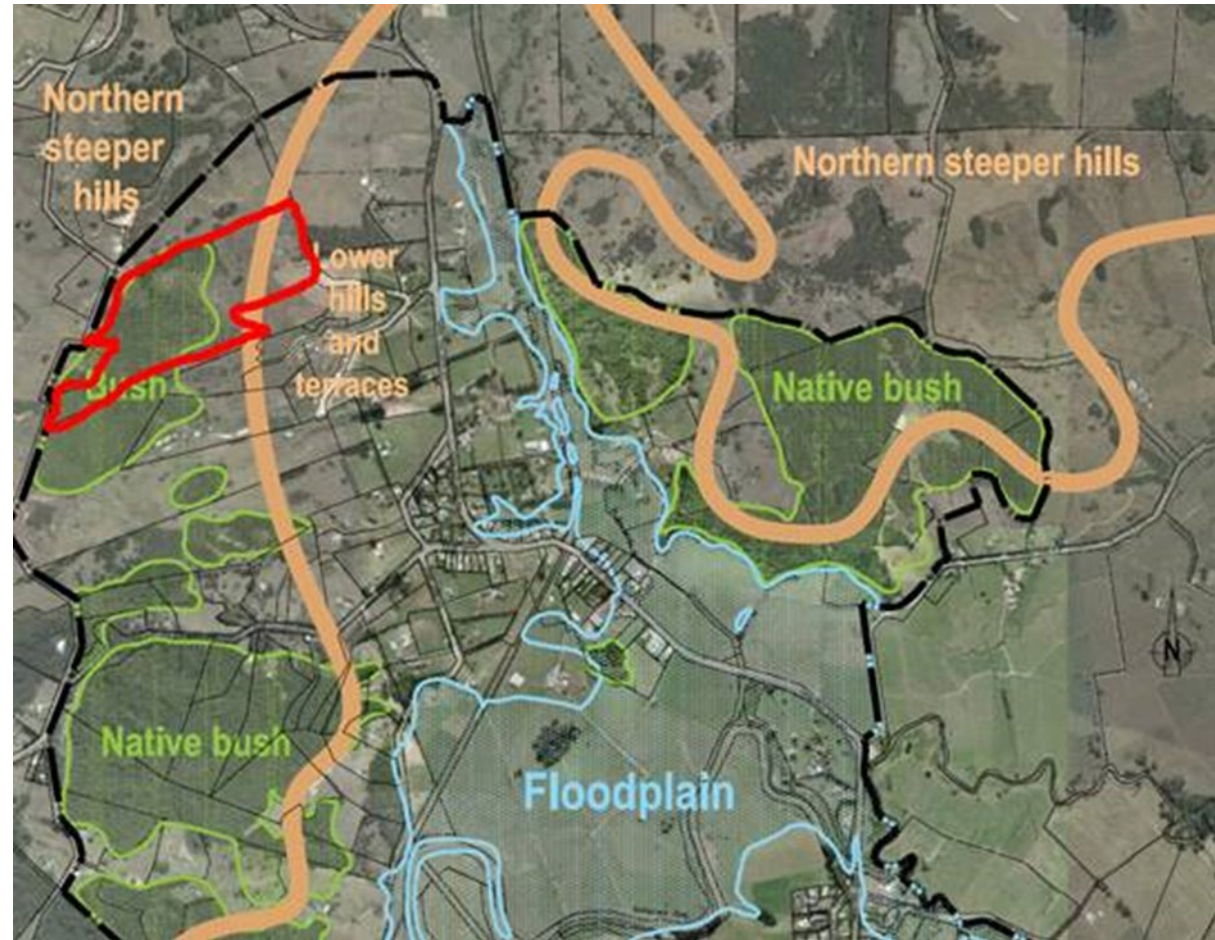
Consistency with the Auckland Plan 2050 and the Kaukapakapa Structure Plan 2010.

The Auckland Plan 2050 (2018) and the Kaukapakapa Structure Plan 2010 are strategies prepared under another act being the Local Government Act 2002. Part 5 of the RMA requires that regard be had to such strategies where relevant.

Row	Specific Reasons for the Submission	Relief Sought
2.	<p>The Auckland Plan 2050 was released in 2018. It contains the Auckland Development Strategy. This is Auckland’s spatial plan and guides Auckland’s development over the coming decades. It guides council’s approach to investment in infrastructure and plan changes to enable growth (along with Purpose of the RMA, the requirements of the RPS and relevant national policies).</p> <p>Kaukapakapa is identified in the Development Strategy of the Auckland Plan 2050 (2018) as a “Rural Settlement” and the Auckland Plan states that <i>“Residential growth in rural Auckland will be focused mainly in the towns which provide services for the wider rural area, particularly the rural nodes of Pukekohe and Warkworth. Less growth is anticipated in the smaller towns and villages.”</i> Kaukapakapa is not identified in the Auckland Plan Development Strategy as a Future Development Area for significant development. Future development areas are specific locations that are expected to undergo a significant amount of housing and business growth in the next 30 years. The Development Strategy also does not identify Kaukapakapa as a Future Urban Area for significant greenfield growth.</p>	<p>Decline or amend the plan change to address the council’s concerns.</p>
3.	<p>The Kaukapakapa Structure Plan was adopted by the legacy Rodney District Council in 2010. It is still a relevant planning document and it is reflected in the later Auckland Plan (2018) Development Strategy. It is the most recent structure plan for the settlement and the strategic growth role of the settlement has not changed since it was adopted.</p> <p>The structure plan specifically looked at the issue of rural-residential growth and where it should best be located around Kaukapakapa. It identified that the key natural features of Kaukapakapa and its surrounds are the <i>“steeper bush-clad hills surrounding the northern node to the north, which serves as an enclosing visual backdrop to the northern township, and is the township’s principal landscape identity feature”</i> (section 2.5 of the structure plan).</p>	<p>Decline or amend the plan change to address the council’s concerns.</p>

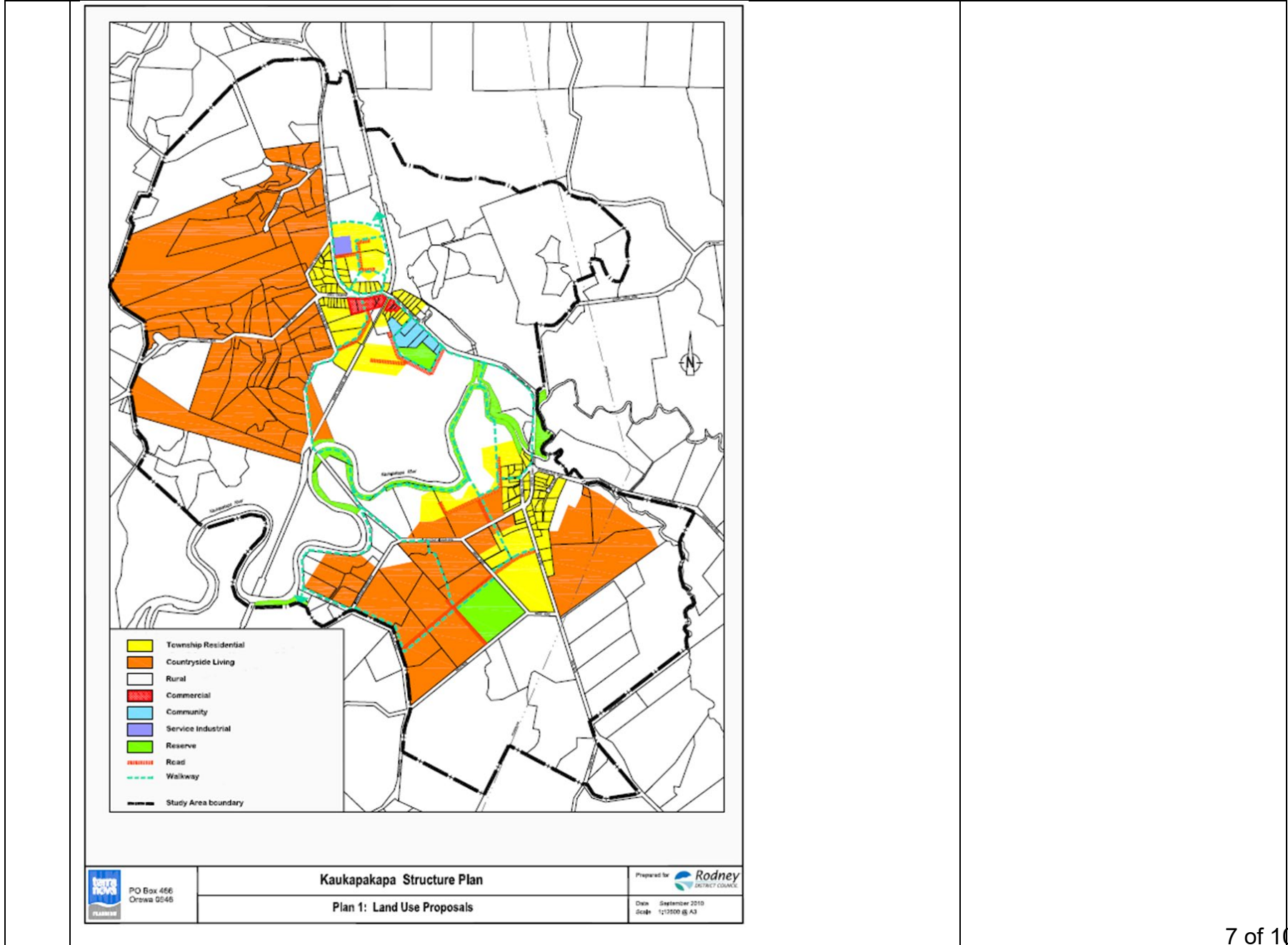
8.1

Therefore, a key component of the structure plan's development strategy was "Protecting the valuable visual landscape backdrop to the northern township by limiting any further residential development on these hillsides" (section 3.3 of the structure plan and the figure below).



The structure plan implements this by limiting new rural-residential areas to the north of the town and focusing new rural-residential opportunities in the southern part of the settlement as set out in the figure below.

8.1



8.1

	<p>In terms of RCLZ capacity, the structure plan provided for a significant amount of additional residential and rural-residential capacity to the settlement in addition to existing capacity (as shown in the figure above) with the total Countryside Living land shown in orange.</p> <p>Approximately 85ha of additional Countryside Living zoned land was identified in the structure plan. The structure plan land use proposals (future zonings) were largely incorporated into the Auckland Unitary Plan when it was notified in 2013, including a large increase in the area zoned for residential and rural-residential development. It is therefore arguable that the private plan change request is inconsistent with the Kaukapakapa Structure Plan as it seeks that even more rural-residential capacity is added to the settlement.</p>	
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8.1

Rural Landscape Character

Row	Specific Reasons for the Submission	Relief Sought
4.	<p>The proposed RCLZ would be in an elevated position within rural hills that were identified in the structure plan as a significant contributor to the rural landscape character of the area.</p> <p>The effects of RCLZ type development on this section of the rural landscape was a reason why zoning of this area as RCLZ was declined at the Auckland Unitary Plan Independent Hearing Panel Hearings based on landscape evidence presented at the time. The issues and effects remain the same.</p> <p>The adjoining existing built RCLZ area is of a well-appointed amenity but is not well integrated into this hilly landscape and bush backdrop. The built form contrasts with rather than fits into the hilly landscape particularly on the steeper slopes.</p> <p>Continuation of a similar built form in this proposed RCLZ area would not result in an outcome that maintains or enhances the rural landscape character of this area.</p> <p>In addition, landscape recommendations are made in the applicant's landscape report that are not given effect to in the plan change as notified.</p>	<p>Decline or amend the plan change to address the council's concerns.</p> <p>If the plan change is granted, insert suitable objectives, policies and rules via a precinct plan, to control adverse effects on the rural character and landscape of the area.</p> <p>This could include provisions that control the location of building platforms, roading, buildings and planting to mitigate effects on the rural landscape character.</p> <p>In particular, building platforms on more elevated positions or ridgelines should be avoided, with building platforms confined to lower areas.</p> <p>Include provisions to give effect to the design controls referred to in the applicant's landscape assessment by Patch.</p>

8.2

Ecological effects

Row	Specific Reasons for the Submission	Relief Sought
5.	<p>The proposed RCLZ will include existing SEA containing significant bush. The proposal does not include any benefits in terms of the ongoing maintenance of the values of the area. Even if house sites are not placed in the SEA, fragmentation of the SEA into multiple lots with different owners may complicate ongoing maintenance of the SEA.</p> <p>In addition, ecological recommendations are made in the Bioresearches report that are not given effect to in the plan change as notified.</p>	<p>Decline or amend the plan change to address the council's concerns.</p> <p>If the plan change is granted, insert suitable objectives, policies and rules via a precinct plan, to control adverse effects on the ecology of the area. This includes the recommendations of the Bioresearches report.</p>

8.3

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

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



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Havard John Daniels and Frith Daniels

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

Address for service of Submitter

35 North Crescent, RD3 Kaukapakapa, 0873

Telephone:

0274931134

Fax/Email:

havard@havarddaniels.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

Plan Change 65 (Private)

Plan Change/Variation Name

Kaukapakapa - Alpine Road

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

[Empty box]

Or

Map

[Empty box]

Or

Other (specify)

provision of community amenity (footpath)

to be completed as part of any subdivision resulting from Plan Change.

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: We believe there should be more Countryside Living zoned land near Kaukapakapa village and this piece of land is well situated, other than pedestrian linkage to village.

(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.

That any subsequent subdivision of the land to be rezoned has a 224c condition that safe pedestrian/cycleway access be provided to at least North Crescent on SH16 or alternative route.

9.1

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

Not essential that I am heard, but willing to attend if there are questions.

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

17th August 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.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Denise and John Burns

Organisation name:

Agent's full name:

Email address: dcburns27@gmail.com

Contact phone number:

Postal address:
67 Alpine Rd
Kaukapakapa
Auckland 0984

Submission details

This is a submission to:

Plan change number: Plan Change 65

Plan change name: PC 65 (Private): Kaukapakapa – Apline Road

My submission relates to

Rule or rules:

Property address: 69 Alpine Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
We have no issue with the change

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

10.1

Details of amendments:

Submission date: 19 August 2021

Attend a hearing

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

Declaration

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

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

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

No

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



An Auckland Council Organisation

20 Viaduct Harbour Avenue, Auckland 1010
Private Bag 92250, Auckland 1142, New Zealand
Phone 09 355 3553 Website www.AT.govt.nz

19 August 2021

Plans and Places
Auckland Council
Private Bag 92300
Auckland 1142

Attn: Petra Burns

Email: unitaryplan@aucklandcouncil.govt.nz

SUBMISSION ON PROPOSED PRIVATE PLAN CHANGE 65: KAUKAPAKAPA – ALPINE ROAD

Please find attached Auckland Transport's submission on Proposed Private Plan Change 65 Kaukapakapa – Alpine Road to the Auckland Unitary Plan (Operative in Part).

Should you have any queries in relation to this submission, please contact me on +64 944 74225 or at sam.mcgough@at.govt.nz.

Yours sincerely

A handwritten signature in black ink, appearing to be "Sam McGough".

Sam McGough

Assistant Planner, Land Use Policy and Planning North / West

Cc: MacDonell Consulting Ltd
barry@macdonellconsulting.co.nz

SUBMISSION BY AUCKLAND TRANSPORT ON PROPOSED PRIVATE PLAN CHANGE 65 – KAUKAPAKAPA – ALPINE ROAD

To: Auckland Council
Private Bag 92300
Auckland 1142

Submission on: Proposed Private Plan Change 65 from SH 16 Limited to rezone 29 hectares of land from Rural - Production Zone to Rural - Countryside Living Zone.

From: Auckland Transport
Private Bag 92250
Auckland 1142

1. Introduction

- 1.1 SH 16 Limited ('the applicant') has lodged a Private Plan Change ('PPC 65' or 'the Plan Change') to the Auckland Unitary Plan: Operative in Part ('AUP(OP)'). The Plan Change seeks to rezone 29 hectares of land in Kaukapakapa from Rural - Rural Production Zone to Rural – Countryside Living Zone.
- 1.2 The supporting plan change material advises that the rezoning will enable the development of up to 20 dwellings (refer to Appendix 8 – Traffic Assessment, provided as part of the Plan Change application).
- 1.3 Auckland Transport is a Council-Controlled Organisation of Auckland Council ('the Council') and the Road Controlling Authority for the Auckland region. Auckland Transport has the legislated purpose to contribute to an 'effective, efficient and safe Auckland land transport system in the public interest'.¹ Auckland Transport is responsible for the planning and funding of most public transport; promoting alternative modes of transport (i.e. alternatives to the private motor vehicle); operating the local roading network; and developing and enhancing the local road, public transport, walking and cycling network for the Auckland region.
- 1.4 Auckland Transport is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

2. Specific parts of the Plan Change that this submission relates to:

- 2.1 This submission relates to the proposed Private Plan Change in its entirety. For the reasons outlined below, Auckland Transport does not support this proposal. The specific parts of the Plan Change that this submission relates to are set out in this submission. In keeping with Auckland Transport's purpose, the matters raised relate to transport, and include ensuring there is adequate provision of transport

¹ Local Government (Auckland Council) Act 2009, section 39.

infrastructure to support development proposed through this Plan Change proposal and to mitigate any potential adverse effects.

This pattern of growth does not support the efficient use of the network

- 2.2 The transport outcomes identified in the Auckland Plan to enable growth include providing better connections, increasing travel choices and maximising safety. Kaukapakapa is currently serviced by the #128 bus service which travels between Helensville and Hibiscus Coast Station via Kaukapakapa. This is a limited bus service, with limited strategic connections. Increased residential development in Kaukapakapa would require consideration of further investment in public transport infrastructure to service the area, which is currently not planned for, nor funded by Auckland Transport.
- 2.3 The proposed plan change area is located near Kaipara Coast Highway, providing the main access point to the site. As such, there are very limited walking and cycling connections to the Kaukapakapa township and Kaukapakapa school. Auckland Transport has a role in promoting active mode travel options for people, while the Auckland Plan seeks to make walking, cycling and public transport preferred choices for many Aucklanders. Due to the constrained location of the plan change site, there is limited options for active mode and public transport travel options, likely resulting in high vehicle dependence.

There is limited evidence to argue supply/demand basis given the latent supply within the already zoned residential and rural-residential areas.

- 2.4 There is no evidence provided to demonstrate that the proposed supply in this location is required to support the housing supply needs of Auckland.
- 2.5 The Auckland Council Housing Capacity Assessment for the Auckland region has recently been completed to show the projected supply and demand for housing over the next 30 years. This concludes that the AUP has enabled a vast amount of housing development capacity within the existing urban area and much of the capacity is commercially viable under the current market conditions.

Consideration must be given to the rural nature of the transport network and there being no plans to alter this to an urban standard

- 2.6 The plan change area adjoins Alpine Road (a rural road) and a rural lifestyle living development that has recently been completed to the south east of the site located near State Highway 16. It appears that the plan change intends to make use of the roading infrastructure already in place for that development, joining into Maddies Road (currently formed as a cul de sac head).
- 2.7 As noted, the plan change area also has frontage to Alpine Road on the western boundary. Alpine Road is an unsealed, narrow road with steep topography. Auckland Transport does not have any plans to upgrade or seal Alpine Road in the future. In the instance that access to the site is to be provided off Alpine Road, it should be noted that Auckland Transport is not responsible for upgrading this road to an urban standard.

3. Strategic context

3.1 The key overarching considerations and concerns for Auckland Transport for this Plan Change are described below.

Auckland Plan 2050

3.2 The Auckland Plan 2050 ('Auckland Plan') is a 30-year plan for the Auckland region outlining the long-term strategy for Auckland's growth and development, including social, economic, environmental and cultural goals. The Auckland Plan is a statutory spatial plan required under section 79 of the Local Government (Auckland Council) Act 2009. The Auckland Plan provides for between 60 and 70 per cent of total new dwellings to be built within the existing urban footprint. Consequently, between 30 and 40 per cent of new dwellings will be in new greenfield developments, satellite towns, and rural and coastal towns.

3.3 To accommodate future growth in Auckland, land anticipated for future development has been identified through the Future Urban Zone (FUZ). The FUZ zoning indicates an intention that the land will in the future change from the current rural use to some alternative (urban) use and is, therefore, a transitional zone. The FUZ is an implementation mechanism for the AUP(OP) and Kaukapakapa has not been identified as an area for development under this Future Urban zoning.

3.4 In identifying the approach to rural growth, the Auckland Plan states:

- Residential growth will be focussed in the two rural nodes of Pukekohe and Warkworth with less growth anticipated in smaller towns and villages
- Residential development in rural zones will be limited with provision for residential growth being focussed in the existing countryside living zone.²

3.5 The Auckland Plan also recognises that the demand for business land and floorspace is an important consideration in planning for growth.

3.6 The transport outcomes identified in the Auckland Plan to enable growth include providing better connections, increasing travel choices and maximising safety. To achieve these outcomes, focus areas outlined in the Auckland Plan include: targeting new transport investment to the most significant challenges; making walking, cycling and public transport preferred choices for many more Aucklanders; and better integrating land use and transport. The high-level direction contained in the Auckland Plan helps to inform transport priorities to support growth and management of effects associated with plan change proposals.

Managing Auckland-wide growth and rezoning

3.7 The high-level spatial pattern of future regional development is represented in the Auckland Plan and by the Future Urban zone in the AUP(OP). The Auckland Plan and the AUP(OP) identify Kaukapakapa as a rural settlement, reflecting the higher order Regional Policy Statement ('RPS') and Resource Management Act purpose. Kaukapakapa is not identified in the Auckland Plan Development Strategy as a Future Development Area for significant development.

3.8 The majority of the private plan change land was subject to a submission (302-1) and specific evidence during the development of the Auckland Unitary Plan. The

² p208, Auckland Plan 2050

submission sought that the proposed Rural Production zoning be changed to Countryside Living zone. Ultimately, the Rural Production zoning was retained based on a Countryside Living rezoning not giving effect to the Regional Policy Statement (in terms of where Countryside Living zones should be located), the potential impacts of the Significant Ecological Area (SEA) on the site, the impact on landscape values, and the potential to undermine the strategic direction of the compact city approach (in the Auckland Plan 2050 and Auckland Unitary Plan).

- 3.9 Wide scale growth across the region places greater pressure on infrastructure, including the available and limited transport resources that are required to support the movement of additional people, goods and services. The alignment of the AUP(OP) enabled growth and plan changes with the provision of transport infrastructure and services depends on having a high level of certainty about the funding and delivery of the required infrastructure and services. Without this certainty, there will continue to be a significant deficiency in the transport network due to the challenges of providing and co-ordinating transport responses to the dispersed growth enabled across the region.

Kaukapakapa Structure Plan (2010)

- 3.10 Approximately 85 hectares of additional Countryside Living zoned land was identified in the structure plan. The structure plan land use proposals (future zonings) were largely incorporated into the Auckland Unitary Plan when it was notified in 2013, including a large increase in the area zoned for residential and rural-residential development. It is, therefore, arguable that the private plan change request is inconsistent with the Kaukapakapa Structure Plan as it seeks even more rural-residential capacity to be added to the settlement.
- 3.11 Ultimately, the pattern of growth enabled by this proposed private plan change runs contrary to Auckland's higher order plans and strategies.

Sequencing growth and aligning with the provision of transport infrastructure and services

- 3.12 The RPS objectives and policies in the AUP(OP) place similar emphasis on the efficient provision of infrastructure and on the integration of land use and development with infrastructure, including transport infrastructure.
- 3.13 The RPS contains objectives and policies relating to rural and coastal towns and villages. Objective B2.6.1(2) seeks that there is adequate infrastructure. Policy B2.6.2(1)(b) and (g) requires expansion of existing rural and coastal towns and villages to be undertaken in a manner that incorporates adequate provision for infrastructure and provides access to the town or village through a range of transport options including walking and cycling. This is a matter that must be considered with this private plan change proposal.

Cumulative effects

- 3.14 Cumulative adverse effects on the transport network can result from multiple developments that may individually have minor effects but which in combination can result in significant adverse effects, particularly on the efficiency and safety of the transport network. This is a matter that must be considered with this private plan change proposal.

4. The decisions sought by Auckland Transport are:

4.1 Auckland Transport's primary position at this time is that Council should decline the proposed plan change.

11.1

5.0 Appearance at the hearing:

5.1 Auckland Transport wishes to be heard in support of this submission at a hearing.

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

Name: Auckland Transport

Signature:



Christina Robertson

Group Manager, Strategic Land Use and Spatial Management

Date: 19 August 2021

Contact person: Sam McGough
Assistant Planner, Land Use Policy and Planning North / West

Address for service: Auckland Transport
Private Bag 92250
Auckland 1142

Telephone: +64 944 74225

Email: sam.mcgough@at.govt.nz



Proposed Plan Change 65 to the Auckland Unitary Plan to re-zone land on the outskirts of Kaukapakapa from Rural Production to Rural – Countryside Living

Date: 11 August 2021

To: Auckland Council, Unitary Plan Private Bag 92300, Auckland 1142, Attention: Planning Technician e-mail unitaryplan@aucklandcouncil.govt.nz

From: Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird), PO Box 631, Wellington 6011 Attention: Lissy Fehnker-Heather, Regional Conservation Manager – Auckland/Coromandel

E-mail: l.fehnker-heather@forestandbird.org.nz, Telephone: 022 460 8478

1. Introduction

- 1.1. The Royal Forest & Bird Protection Society of New Zealand Inc (Forest & Bird) is New Zealand's longest running independent conservation organisation. Its constitutional purpose is to take all reasonable steps within its power for the preservation and protection of the indigenous flora and fauna and the natural features of New Zealand. Forest & Bird has for many years had a strong interest and involvement in the greater Auckland area and has a long-standing interest in improving biodiversity and protecting and enhancing landscapes in the region. We have 47 branches throughout the country, seven of which, are in the Auckland region. All branches are involved in a wide range of conservation and advocacy activities. One of Forest & Bird's visions for Auckland is to bring back nature.
- 1.2. Forest & Bird could not gain an advantage in trade competition through this submission.
- 1.3. Forest & Bird wishes to be heard in support of this submission.
- 1.4. If others make a similar submission, we will consider presenting a joint case with them at a hearing

2. Submission and Relief Sought

- 2.1. Forest & Birds submission relates to proposed Plan Change 65 (PC65) in full.
- 2.2. We generally support PC65 to re-zone land on the outskirts of Kaukapakapa from Rural Production to Rural – Countryside Living in respect of the part of the site that is not identified as a Significant Ecological Area (SEA) or recommended for protection in the ecological report. However we consider that the SEA and areas recommended for protection in the ecological report should be rezoned as Open space – Conservation Zone consistent with the intent to protect ecological values of this area. Rezoning to Countryside Living is inappropriate as it suggests activities anticipated under that zoning would apply. 12.1
- 2.3. With respect to the remaining area which Forest & Bird is supportive for rezoning to Countryside living, we seek that provisions are amended or added to recognise the locational considerations adjacent to an SEA. This includes provisions to require and support landowners to protect significant values including through increased pest control and native vegetation planting. 12.2
- 2.4. In addition we support the protection of kauri (*Agathis australis*) trees as recommended in the ecological report. We also seek advice is sought by council to determine an adequate setback from the Kauri trees to both protect them from development and future activities which could spread kauri dies back disease to or from these trees and their root areas. 12.3

- 2.5. In the area where we would support a Countryside Living zone we seek that plan provisions are designed to provide direction for future decision making on the following:
- 2.5.1. Requirements for best practice protocol to mitigate the spread of kauri dieback disease (*Phytophthora agathidicida*) with land owners being educated as to how they can limit the spread of kauri dieback disease. As the area has kauri (*Agathis australis*), this is crucial during any construction or development activities. 12.3
 - 2.5.2. Requirements for covenants to protect the pockets of mānuka and kanuka scrub which are currently present in the location, 12.4
 - 2.5.3. Requirements for subdivision to mitigate effects of residential development through enhancement activities such as the planting of native plant species and pest control measures, 12.5
 - 2.5.4. Consideration of covenants on cat ownership to protect native animal species, and ensure they are not under threat from newly introduced pests in the location by landowners such (e.g., using Weiti Bay development as an example), and 12.6
 - 2.5.5. to ensure as much greenspace is retained as possible following Auckland Council's (2019) news article "The health benefits of green spaces" which specifically states "... *but as Auckland grows, our precious green spaces and trees are increasingly under threat.*" 12.7
- 2.6. We further seek that plan provisions are amended as necessary to achieve alignment with plans and strategies that have been developed by Council staff, such as the Urban Ngahere (Forest) Strategy and Te Tāruke-ā-Tāwhiri (Auckland's Climate Plan) which both highlight the importance of retaining green spaces which allow for native flora to thrive for climate change mitigation, providing habitats for fauna, air purification, and more, 12.8
3. Forest & Bird seeks that PC65 is accept subject to amendments to address the matters raised in this submission above.
4. If the Unitary Plan team have any further questions about the contents of this submission, please contact me.

Nāku noa iti, nā,



Lissy Fehnker-Heather, Regional Manager – Auckland/Coromandel, Forest & Bird,

l.fehnker-heather@forestandbird.org.nz

ph: 022 460 8478