

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 17: Improving consistency of provisions for the GIS Viewer

This plan change has limited notification under clause 5A(4)(b) of First Schedule Resource Management Act 1991, making a further submission under this clause limited to those given written notice of this plan change.

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 6A.
- Your further submission must be received by 14 March 2019.
- 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 17- Viewer							
Summary of Decisions Requested							
Sub #	Sub Point	Submitter Name	Contact details	Decision Sought	Topic	Subtopic	Summary of submission
1	1.1	Yan Chen and Hongyan Lu	hongyanlv@gmail.com	Accept the plan modification with amendments	Spot zone, split zone and/or incorrect zone mapping anomalies	390/B Richardson Road, Mount Roskill	Accept the plan modification with amendments
1	1.2	Yan Chen and Hongyan Lu	hongyanlv@gmail.com	Accept the plan modification with amendments	Spot zone, split zone and/or incorrect zone mapping anomalies	390/B Richardson Road, Mount Roskill	Seeks to rezone 390B Richardson Road, Mount Roskill from Business - Light Industry zone to Residential - Mixed Housing Urban zone.
2	2.1	Auckland Industrial Projects Limited	laurence@wattsgroup.co.nz	Accept plan change	Zone and precinct boundaries that no longer follow road or property boundaries	32 Market Place, Auckland Central	Accept plan change
3	3.1	Jianwei Zhu	zhu.calvin@gmail.com	Amend the plan modification if it is not declined	Inconsistencies in the mapping of controls and overlays to identified sites	230 Maraetai School Road, Maraetai, 110 Maraetai School Road, Maraetai, 1 Maraetai Coast Road, Clevedon	Amend the plan modification if it is not declined
4	4.1	Helen June Cussell and Geoffrey Andrew Cussell	geoffandhelen@xtra.co.nz	Amend the plan modification if it is not declined	Zone and precinct boundaries that no longer follow road or property boundaries	Ridgeline Way, Whitford	Amend the plan modification if it is not declined
4	4.2	Helen June Cussell and Geoffrey Andrew Cussell	geoffandhelen@xtra.co.nz	Amend the plan modification if it is not declined	Zone and precinct boundaries that no longer follow road or property boundaries	Ridgeline Way, Whitford	Seeks a commitment from Council for when the proposed work will take place as per submission attachment
4	4.3	Helen June Cussell and Geoffrey Andrew Cussell	geoffandhelen@xtra.co.nz	Amend the plan modification if it is not declined	Zone and precinct boundaries that no longer follow road or property boundaries	Ridgeline Way, Whitford	Seeks an end date inserted as a variation into the contract (as per submission attachment)
4	4.4	Helen June Cussell and Geoffrey Andrew Cussell	geoffandhelen@xtra.co.nz	Amend the plan modification if it is not declined	Zone and precinct boundaries that no longer follow road or property boundaries	Ridgeline Way, Whitford	Seeks a line of communication with Council as to what road works are planned, progress reports, updates and cooperation
4	4.5	Helen June Cussell and Geoffrey Andrew Cussell	geoffandhelen@xtra.co.nz	Amend the plan modification if it is not declined	Zone and precinct boundaries that no longer follow road or property boundaries	Ridgeline Way, Whitford	Seeks removal of the dead and dying roadside trees and stumps to be arranged by Council so that they can erect a fence.

Plan Change 17- Viewer							
Summary of Decisions Requested							
Sub #	Sub Point	Submitter Name	Contact details	Decision Sought	Topic	Subtopic	Summary of submission
5	5.1	Levante Limited and Hingaia Holdings Limited trading as Karaka Joint Venture	stephen@sfhconsultants.co.nz	Decline the proposed plan change/variation. If the proposed plan change/variation is not declined, then amend it as outlined in submission.	Inconsistencies in the mapping of controls and overlays to identified sites	71 and 75 Hingaia Road, Hingaia	Decline the proposed plan change/variation.
5	5.2	Levante Limited and Hingaia Holdings Limited trading as Karaka Joint Venture	stephen@sfhconsultants.co.nz	Decline the proposed plan change/variation. If the proposed plan change/variation is not declined, then amend it as outlined in submission.	Inconsistencies in the mapping of controls and overlays to identified sites	71 and 75 Hingaia Road, Hingaia	If the proposed plan change/variation is not declined, then amend it as outlined in submission.
5	5.3	Levante Limited and Hingaia Holdings Limited trading as Karaka Joint Venture	stephen@sfhconsultants.co.nz	Decline the proposed plan change/variation. If the proposed plan change/variation is not declined, then amend it as outlined in submission.	Inconsistencies in the mapping of controls and overlays to identified sites	71 and 75 Hingaia Road, Hingaia	Seek that the SHA reference is removed in relation to 71 and 75 Hingaia Road
5	5.4	Levante Limited and Hingaia Holdings Limited trading as Karaka Joint Venture	stephen@sfhconsultants.co.nz	Decline the proposed plan change/variation. If the proposed plan change/variation is not declined, then amend it as outlined in submission.	Inconsistencies in the mapping of controls and overlays to identified sites	71 and 75 Hingaia Road, Hingaia	Objection to the Vehicle Access Restriction Control
6	6.1	Johanna Sara Emenev Cato Bolam Consultants C/- Brian Huang	brianh@catobolam.co.nz	Accept the plan modification with amendments	Spot zone, split zone and/or incorrect zone mapping anomalies	318 Coatesville-Riverhead Highway, Coatesville	Seeks to re-zone the subject site from Rural - Rural Production Zone to Business - Neighborhood Centre Zone
6	6.2	Johanna Sara Emenev Cato Bolam Consultants C/- Brian Huang	brianh@catobolam.co.nz	Accept the plan modification with amendments	Spot zone, split zone and/or incorrect zone mapping anomalies	318 Coatesville-Riverhead Highway, Coatesville	Accept the plan modification with amendments
7	7.1	Zhang Family Investment Ltd	info@dya.co.nz	Accept the plan modification with amendments	Zone and precinct boundaries that no longer follow road or property boundaries	Scott Point, Hobsonville	Accept the plan modification with amendments

Plan Change 17- Viewer							
Summary of Decisions Requested							
Sub #	Sub Point	Submitter Name	Contact details	Decision Sought	Topic	Subtopic	Summary of submission
7	7.2	Zhang Family Investment Ltd	info@dya.co.nz	Accept the plan modification with amendments	Zone and precinct boundaries that no longer follow road or property boundaries	Scott Point, Hobsonville	Seeks to rezone the properties with split zones (identified in map 13) to Residential – Mixed Housing Suburban in their entirety.
8	8.1	Logan and Suzanne Billing	hotdog1@slingshot.co.nz	Accept the plan modification	Inconsistencies in the mapping of controls and overlays to identified sites	230 Maraetai School Road, Maraetai, 110 Maraetai School Road, Maraetai, 1 Maraetai Coast Road, Clevedon	Accept the plan modification
8	8.2	Logan and Suzanne Billing	hotdog1@slingshot.co.nz	Accept the plan modification	Inconsistencies in the mapping of controls and overlays to identified sites	230 Maraetai School Road, Maraetai, 110 Maraetai School Road, Maraetai, 1 Maraetai Coast Road, Clevedon	Seeks to keep Maraetai land size to 700sq m and above.
9	9.1	Jean and Rachel van Polanen Petel	jean@vanpolanenpetel.net	Decline the plan modification	Inconsistencies in the mapping of zones, overlays or precincts on sites within the Waitakere Ranges	Autumn Avenue, Glen Eden	Seeks that the area marked with a blue striped pattern (over Lot 8 DP 330946) is removed and the area of Lot 8 remains outside of the SEA overlay.
9	9.2	Jean and Rachel van Polanen Petel	jean@vanpolanenpetel.net	Decline the plan modification	Inconsistencies in the mapping of zones, overlays or precincts on sites within the Waitakere Ranges	Autumn Avenue, Glen Eden	Decline the plan modification
10	10.1	Dr Ray Meldrum	raymeldrum@gmail.com	Decline the plan modification	Zone and precinct boundaries that no longer follow road or property boundaries	Orewa 1 Precinct	Seeks that the change in sub-precinct B which relates to Rewa Rewa Lane and adjacencies cannot be technically justified on the basis of the stated criterion for change.
10	10.2	Dr Ray Meldrum	raymeldrum@gmail.com	Decline the plan modification	Zone and precinct boundaries that no longer follow road or property boundaries	Orewa 1 Precinct	Oppose this plan change

Plan Change 17- Viewer							
Summary of Decisions Requested							
Sub #	Sub Point	Submitter Name	Contact details	Decision Sought	Topic	Subtopic	Summary of submission
11	11.1	Virgil Roberts	virgil@virgilnow.co.nz	Decline the plan modification	Inconsistencies in the mapping of zones, overlays or precincts on sites within the Waitakere Ranges	Bethells Beach Properties	Seeks to object the proposed plan change covering the property at 58 Tasman View Rd, Bethells Beach.
12	12.1	Auckland Airport	emma.howie@aucklandairport.co.nz	Accept the plan modification with amendments	Zone and precinct boundaries that no longer follow road or property boundaries	Frisken Road, Flat Bush	Accept the plan modification with amendments
12	12.2	Auckland Airport	emma.howie@aucklandairport.co.nz	Accept the plan modification with amendments	Zone and precinct boundaries that no longer follow road or property boundaries	Frisken Road, Flat Bush	Seeks that the affected Lots are rezoned to Residential – Mixed Housing Suburban and the boundary of sub-precinct A consequently extended (as shown in Appendix 1) of the submission.
12	12.3	Auckland Airport	emma.howie@aucklandairport.co.nz	Accept the plan modification with amendments	Zone and precinct boundaries that no longer follow road or property boundaries	Frisken Road, Flat Bush	Seeks that such alternative or consequential relief as may be necessary to address Auckland Airport's concerns.
13	13.1	Geoffrey's Trust and JH Smale Trust	vaughan@vsplanning.co.nz	Accept the plan modification	Zone and precinct boundaries that no longer follow road or property boundaries	2D Northcote Road and 8 and 10 Rangitira Avenue, Takapuna	Accept the plan modification
14	14.1	Padlie-Hall Family Trust et al	emma@civilplan.co.nz	Accept the plan modification	Inconsistencies in the mapping of controls and overlays to identified sites	230 Maraetai School Road, Maraetai, 110 Maraetai School Road, Maraetai, 1 Maraetai Coast Road, Clevedon	Accept the plan modification
14	14.2	Padlie-Hall Family Trust et al	emma@civilplan.co.nz	Accept the plan modification	Inconsistencies in the mapping of controls and overlays to identified sites	230 Maraetai School Road, Maraetai, 110 Maraetai School Road, Maraetai, 1 Maraetai Coast Road, Clevedon	Seeks the application of the Subdivision Variation Control Overlay (minimum 700m2 lot size) to the land with a Single House zoning at 1 Maraetai Coast Road, Clevedon
14	14.3	Padlie-Hall Family Trust et al	emma@civilplan.co.nz	Accept the plan modification	Inconsistencies in the mapping of controls and overlays to identified sites	230 Maraetai School Road, Maraetai, 110 Maraetai School Road, Maraetai, 1 Maraetai Coast Road, Clevedon	Seeks any additional or alternative relief to satisfy the concerns of the submitter, including further increasing the minimum lot size for development on this land if within scope

Plan Change 17- Viewer							
Summary of Decisions Requested							
Sub #	Sub Point	Submitter Name	Contact details	Decision Sought	Topic	Subtopic	Summary of submission
15	15.1	Viaduct Harbour Holdings Limited	cmcgarr@bentley.co.nz	Accept the plan modification with amendments	Zone and precinct boundaries that no longer follow road or property boundaries	32 Market Place, Auckland Central	Accept the plan modification with amendments
15	15.2	Viaduct Harbour Holdings Limited	cmcgarr@bentley.co.nz	Accept the plan modification with amendments	Zone and precinct boundaries that no longer follow road or property boundaries	32 Market Place, Auckland Central	Seeks that the boundaries of Sub-precinct A and Sub-precinct C be amended such that the entirety of the property at 32 Market Place, Auckland CBD is included in Sub-precinct A, as shown in Annexure 2 (submission).
15	15.3	Viaduct Harbour Holdings Limited	cmcgarr@bentley.co.nz	Accept the plan modification with amendments	Zone and precinct boundaries that no longer follow road or property boundaries	32 Market Place, Auckland Central	Seeks any other consequential amendments required to give effect to the relief sought.
16	16.1	Heritage New Zealand Pouhere Taonga	sandrews@heritage.org.nz	Accept the plan modification with amendments	Inconsistencies in the mapping of controls and overlays to identified sites	151 Wiri Station Road, Manurewa 11 Puaki Drive, Manurewa 220 Wiri Station Road, Manukau Central	Accept the plan modification with amendments
16	16.2	Heritage New Zealand Pouhere Taonga	sandrews@heritage.org.nz	Accept the plan modification with amendments	Inconsistencies in the mapping of controls and overlays to identified sites	151 Wiri Station Road, Manurewa 11 Puaki Drive, Manurewa 220 Wiri Station Road, Manukau Central	Seeks that the specific provisions of the proposed plan change that Heritage NZ's submission relates to be adopted only after receiving confirmation of the support of the relevant iwi for the amended extent.
17	17.1	Onehunga Future Investment Limited	c.covington@harrisingrierson.com	Accept the plan modification	Spot zone, split zone and/or incorrect zone mapping anomalies	63-65 Victoria Street & 38A Alfred Street, Onehunga	Accept the plan modification
18	18.1	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz	Accept the plan modification	Multiple sites	Multiple sites	Seeks to note the application of Designation 4311 to these properties. NZDF would also like to note that bird strike is a critical concern to NZDF in proximity to the RNZAF Base Auckland and NZDF has responsibilities under the Civil Aviation Act 1990 for managing bird strike risk.
19	19.1	Transpower New Zealand Ltd	environment.policy@transpower.co.nz	Accept the plan modification	Inconsistencies in the mapping of controls and overlays to identified sites	Jana Place, Mount Roskill	Seek to approve Plan Changes 17 as detailed in the attached submission, including such further, alternative or consequential relief as may be necessary to fully give effect to this submission.

Plan Change 17- Viewer

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Contact details	Decision Sought	Topic	Subtopic	Summary of submission
19	19.2	Transpower New Zealand Ltd	environment.policy@transpower.co.nz	Accept the plan modification	Inconsistencies in the mapping of controls and overlays to identified sites	Jana Place, Mount Roskill	Seeks that Map 22 in PC 17 be amended as notified

Submissions

Contact details

Full name of submitter: Yan Chen and Hongyan Lu

Organisation name:

Agent's full name:

Email address: hongyanlv@gmail.com

Contact phone number: 021502669

Postal address:
5A Maire Street
Avondale
Auckland 1026

Submission details

This is a submission to:

Plan modification number: Plan change 17

Plan modification name: Improving consistency of provisions for the GIS Viewer

My submission relates to

Rule or rules:

Property address: 1/390B Richardson Road, Mount Roskill, Auckland

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
To address mapping anomalies that relate to zones.

1.1 | I or we seek the following decision by council: Accept the plan modification with amendments

1.2 | Details of amendments: Rezone 390B Richardson Road, Mount Roskill from Business - Light Industry zone to Residential - Mixed Housing Urban zone. Thanks.

Submission date: 30 November 2018

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.

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

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



This plan change has limited notification under clause 5A(4)(b) of First Schedule, Resource Management Act 1991, making submissions under this clause limited to those given written notice of this plan change.

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) LAURENCE ANTHONY FLYNN

Organisation Name (if submission is made on behalf of Organisation) AUCKLAND INDUSTRIAL PROJECTS LIMITED

Address for service of Submitter
PO BOX 68530, WELLESLEY STREET, AUCKLAND 1141
ATTN: LAURIE FLYNN, PROPERTY DEVELOPMENT MANAGER

Telephone: 09 373 5750 Fax/Email: laurence@wattsgroup.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 17

Plan Change/Variation Name Improving consistency of provisions in the Viewer of the Auckland Unitary Plan (Operative in Part)

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

Plan provision(s) CHANGE FROM SUB-PRECINCT C TO SUB-PRECINCT A

Or
Property Address 32 MARKET PLACE, AUCKLAND CENTRAL

Or
Map PRECINCT PLAN 1

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

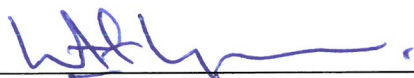
I wish to have the provisions identified above amended Yes No

The reasons for my views are:
THE PROPOSED CHANGE FROM SUB-PRECINCT C (RESIDENTIAL) TO SUB-PRECINCT A (COMMERCIAL) CORRECTS AN OVERSIGHT ERROR CONTAINED IN A SUBMISSION TO THE PROPOSED AUCKLAND UNITARY PLAN (continue on a separate sheet if necessary)

I seek the following decision by Council:

- 2.1 | Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

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


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

3 / 12 / 19
Date

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

Contact details

Full name of submitter: Jianwei Zhu

Organisation name:

Agent's full name:

Email address: zhu.calvin@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan modification number: Plan change 17

Plan modification name: Improving consistency of provisions for the GIS Viewer

My submission relates to

Rule or rules:

Property address: 5 Te Makuru Lane

Map or maps: Map change 18

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:
subdivision on 110 Maraetai school road could block the nice skytower view on the west side of my property.

3.1 | I or we seek the following decision by council: Amend the plan modification if it is not declined

Details of amendments: between the west fence of 5 Te Makuru Lane and the new subdivision, build a reserve

Submission date: 13 December 2018

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: Helen June Cussell and Geoffrey Andrew Cussell

Organisation name:

Agent's full name:

Email address: geoffandhelen@xtra.co.nz

Contact phone number:

Postal address:

PO Box 39260

Howick

Auckland 2145

Submission details

This is a submission to:

Plan modification number: Plan change 17

Plan modification name: Improving consistency of provisions for the GIS Viewer

My submission relates to

Rule or rules:

We are submitting for remedy from council on issues around Whitford Park Road corridor and as per attached documents

Property address: 374 Whitford Park Road, Whitford, Auckland 2576

Map or maps: This section is defined as optional so please refer to the attached documents

Other provisions:

This section is defined as optional so please refer to the attached documents

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:

As per the attached documents, we seek relief from Council under this submission

4.1 | I or we seek the following decision by council: Amend the plan modification if it is not declined

Details of amendments: See attached

Submission date: 15 January 2019

Supporting documents

Submission 15th January_20190115180747.350.pdf

Trees at Whitford Park Road.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.

Geoff and Helen Cussell

PO Box 39260
 Howick
 Auckland
 Telephone: 09 530 9131
 email:geoffandhelen@xtra.co.nz

Tuesday, 15th January 2019

This submission is to request action to remedy problems resulting from an agreement we signed with Auckland Council on the 26th of June 2009.

Under this agreement, Auckland Council purchased 275m² of our land under the Public Works Act with a view to making some changes to Whitford Park Road. The agreement saw a triangular section of land bordering our road frontage (some 70 metres) and the trees that were planted along the road frontage transferring ownership.

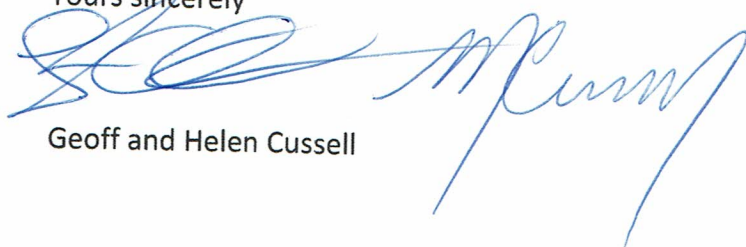
The current situation is as follows:

Traffic along Whitford Park Road has increased tenfold in the last ten years, due to increased truck movement accessing the Brookby Quarry, increased residential occupation of the area, and the use of the road as an alternative to SH1. This has impacted on the level of noise and danger of access from our driveway;
 The termination and sunset date clauses in the contract both refer to a period of ten years. We are concerned that this is becoming an agreement in perpetuity and we question the appropriateness and legality of this;
 The roadside trees have all died and are unsightly and becoming dangerous (photos attached).

We seek the following actions to remedy:

- 4.2 | A commitment from Council for when the proposed work will take place; **OR**
- 4.3 | An end date inserted as a variation into the contract **AND**
- 4.4 | A line of communication with Council as to what road works are planned, progress reports, updates and cooperation **AND**
- 4.5 | Removal of the dead and dying roadside trees and stumps to be arranged by Council so that we can erect a fence.

Yours sincerely



Geoff and Helen Cussell

374 Whitford Park Road, Whitford 2576



Trees on Property side January 2019

374 Whitford Park Road, Whitford 2576

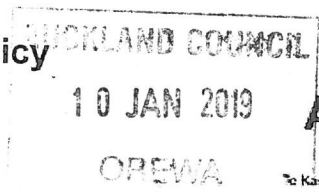


Trees on Roadside January 2019

R

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

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



10 JAN 2019

This plan change has limited notification under clause 5A(4)(b) of First Schedule, Resource Management Act 1991, making submissions under this clause limited to those given written notice of this plan change.

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)

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

Levante Karaka Limited & Hengara Holdings Limited.

Address for service of Submitter

*Stephen Havel 9- S/H Consultants P.O.Box 86 Orewa
Stephen @ s/hconsultants.co.nz*

Telephone:

09 216 9857

Fax/Email:

Stephen @ s/hconsultants.co.nz

Contact Person: (Name and designation, if applicable)

Stephen Havel

Scope of submission

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

Plan Change/Variation Number

PC 17

Plan Change/Variation Name

Improving consistency of provisions in the Viewer of the Auckland Unitary Plan (Operative in Part)

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

See attached letter.

Or

Map

[Empty box]

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:

See Attached letter

(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

5.1 | Decline the proposed plan change / variation

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

See attached letter.

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

Stephen Havel

17.12.2018.

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.



PO Box 86, Orewa, 0946, Auckland, New Zealand

Telephone 09 2169857
Mobile (021) 903 990
Email stephen@sfhconsultants.co.nz

7 January 2019

Planning Technician
Auckland Council
Level 24/135 Albert Street
Private bag 92300
Auckland 1142

Dear Sir

Ref : 71 Hingaia Road, Karaka

Our client, Levante Karaka Limited and Hingaia Holdings Limited trading as Karaka Joint Venture, have reviewed Proposed Plan Change 17 (PPC 17) and have the following comments;

1. The client is unable to find any record on their files around consultation. That is, no personal contact.
2. The client was unaware that their two sites at #71 and 75 were incorporated within the Hingaia 3 Special Housing Area. We believe that Council has made a draughting error as this issue has arisen before at resource consent and agreed that the sites are outside the SHA boundary. A site visit will identify an existing neighbourhood centre.
3. The above sites at #71 and 75 are consented and developed as neighbourhood retail centres with retail, office, childcare and health related uses. These sites, which are interconnected, have consented and constructed access onto Hingaia Road. Therefore, the Landowners object to the following ;

"Vehicle crossings must not be constructed or used to provide vehicle access across the site boundary, which adjoins Hingaia Road".

4. The landowner acknowledges that the Key Retail Frontage was notated in error.

In summary;

- 5.3 | a. The sites at #71 and 75 are not within the SHA boundary and have been developed as a neighbourhood centre. We request that the SHA reference is removed.
- 5.4 | b. Objection is lodged as regards the Vehicle Access Restriction Control, which will potentially impact upon the neighbourhood centres operational and financial viability.

We wish to be heard in support of our submission.

Please forward all correspondence to the writer.

Yours faithfully
SFH Consultants Ltd


Stephen Havill

 PROJECT
RESOURCE
MANAGEMENT

 TOWN
PLANNING

 CONSULTATION

 SOCIAL
RESEARCH

Contact details

Full name of submitter: Johanna Sara Emeney

Organisation name:

Agent's full name: Cato Bolam Consultants C/- Brian Huang

Email address: brianh@catobolam.co.nz

Contact phone number: 09 427 0072

Postal address:

PO Box 157

Orewa

Auckland 0946

Submission details

This is a submission to:

Plan modification number: Plan change 17

Plan modification name: Improving consistency of provisions for the GIS Viewer

My submission relates to

Rule or rules:

The rural production zoning on the subject site

Property address: 318 Coatesville-Riverhead Highway

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

To whom it may concern: In the Auckland Unitary Plan: Operative in Part (AUP: OP), the subject site located at 318 Coatesville-Riverhead Highway is zoned Rural Production. It is unclear why of the 1420m² was not zoned commercial under the unitary plan making process, as the adjoining land was.

6.1

It is an area that naturally falls under the Business – Neighbourhood Centre zone. Therefore, this submission seeks to re-zone the subject site from Rural Production to Business - Neighbourhood Centre Zone. The owner has received information from Auckland Council showing the Council proposal to rezone the area to Countryside Living. However, we believe the Business - Neighbourhood Centre Zone to be the most appropriate. The reasons are as follows: Historical Background: • The submitter advises that, while zoned Rural Production, the site was previously used for a whole commercial property with the front site (320 Coatesville-Riverhead Highway). However, the site was subdivided into two lots and the land use of the rear lot (the subject site) remained residential. Net site Area and Environmental Outcome of AUP: OP • The site area is only 1420m², the rural production value is extremely limited on site. The site is too small to be a rural production land. The environmental outcome of rural production zoning is unable to be achieved on the site. • The

minimum net site area of Countryside Living is 1ha per lot. As the site is only 1420m², the site is also too small to be a Countryside Living allotment and the environmental outcome of Countryside Living zoning of AUP: OP is also unable to be achieved on the site. The site is out of character for a Countryside Living zoning. • The minimum net site area of Neighbourhood Centre Zone is 200m² per site, therefore the site exceeds the minimum standard. The environmental outcome of Business - Neighbourhood Centre Zone of AUP:OP is able to be fully achieved on the site. Reverse Sensitivity • As per the planning map, the property is the only rural production block in this area and is surrounded by Business - Neighbourhood Centre Zone, and Countryside Living Zone. Therefore the AUP: OP creates a risk of reverse sensitivity issues, as the possible land uses permitted by the rural zone may be inconsistent with the existing surrounding environment. • The front site, 320 Coatesville-Riverhead Highway, which is used for a long-standing business, this being the local Barfoot & Thompson Office, is accessed from Coatesville-Riverhead Highway via an existing ROW over the subject site. Therefore, a significant part of the subject site is already being used for commercial purposes. If the site remains zoned Rural Production or changes to Countryside Living, the reverse sensitivity effects generated by the zoning will continue to exist, and issues are not resolved. • If the site is rezoned from Rural Production to Business - Neighbourhood Centre, the zoning and possible land use of the site will be consistent with the neighbouring allotments on the south and east of the site (310 and 320 Coatesville-Riverhead Highway). As a result, the existing reverse sensitivity issues on the southern and eastern side can be solved. Natural Zone Boundary • There is an access leg to 322 Coatesville-Riverhead Highway along the western boundary of the site. There is also a larger title to the north that is appropriately zoned Countryside Living. Therefore there are natural boundaries to the zone as proposed. • It would be very unusual to have a piece of Countryside Living zoned land intrude into a commercial zone as per the current zone change proposal. Reviewing other commercial areas in the Rodney District, they are almost always solid areas. There is no reason for this one to be different. Given the wider zoning pattern, the applicant's property is most naturally a Business - Neighbourhood Centre zone. Based on the assessment above, we consider that the outcome proposed by the submission should be supported as the proposal mitigates the existing reverse sensitivity issues created by the currently inappropriate zoning, and better delivers the environmental outcomes of AUP: OP. Should you have any questions, please feel free to contact us on 09 427 0072 Brian Huang
Planner CATO BOLAM CONSULTANTS LTD

6.2 | I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: re-zone the subject site from Rural - Rural Production Zone to Business - Neighborhood Centre Zone

Submission date: 22 January 2019

Supporting documents

318 751525-LIM - Land Information Memorandum.pdf

Letter from council and site boundary.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

Barfoot & Thompson Coatesville
 PO Box 648
 Kumeu
 AUCKLAND 0841



Applicant	Barfoot & Thompson Coatesville
LIM address	318 Coatesville-Riverhead Highway Coatesville 0793
Application number	8270063098
Customer Reference	
Date issued	2-Feb-2018
Legal Description	Lot 2 DP 100291
Certificates of title	NA54C/1106

Disclaimer

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes information which:

- Must be included pursuant to section 44A of the Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.

s44A(2)(a) Information identifying any special feature or characteristics of the land

This information should not be regarded as a full analysis of the site features of this land, as there may be features that the Council is unaware of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Site Contamination

No land contamination data are available in Council's regulatory records.

Wind Zones

Wind Zone(s) for this property: Unknown or unassessed wind zone

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building.

For further information refer to NZS 3604:2011 Section 5 — Bracing Design

Soil Issues

The Auckland Council is not aware of any soil issues in relation to this land. If any soil information/reports have been prepared in relation to this property, they will be available for viewing at an Auckland Council Service Centre or via the property file product services.

Overland Flowpath

This site is potentially at risk of flooding during heavy rainfall events. The extent of this flooding is shown on the attached special land features map as "Overland flowpath".

The overland flowpath has been determined after detailed hydraulic analysis and modelling of the stormwater system and represents the general overland route that stormwater may take.

The council may also hold a catchment or flood hazard report giving detailed flood maps and flood levels in this area. These are held, and are available for viewing (for a fee), at Auckland Council Service Centres.

Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of risk and action required. Proposed development must have regard for established flood flows and levels and the need to ensure that flood plains and flow paths are not impeded.

Phone Auckland Council (09) 301 0101 for further information.

Exposure Zones

New Zealand Standard 3604:2011E classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Unknown or Unassessed Corrosion Zone

Unknown or unassessed - No known information is available relating to these sites. Recommended that specific sites and/or product designed and to consult suppliers information for specific durability requirements.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

For metered water information, please contact **Watercare (09) 422 2222** for services provided to this property.

s44A(2)(c) Information relating to any rates owing in relation to the land


Billing Number/ Rate Account:	12340038299
Rates levied for the Year 2017/2018 :	\$2,785.12
Total rates to clear for the current year (including any arrears):	\$1,164.62

The rates figures are provided as at 8 a.m. 02/02/2018. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

This property is subject to a targeted rate under Auckland Council's Retrofit Your Home Programme. This programme offers homeowners a retrofit plan for their homes, and financial assistance up to \$5000 to install clean heating and insulation. The financial assistance is repaid by the home owner to Auckland Council by way of a targeted rate, over a period of up to nine years. If the property is sold before the funding is fully repaid, the new home owner is liable to pay the targeted rate until the financial assistance is fully repaid.

To find out the total amount owing, and the amount of the targeted rate payable for each year remaining in the Retrofit Your Home programme, please contact Auckland Council.

 Auckland Council (09) 890 7898 if you require further information

 retrofit@aucklandcouncil.govt.nz

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities.

Financial / development contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

Resource Management

Planning

318 Coatesville-Riverhead Highway Coatesville 0793

Application No.	Description	Decision	Decision Date
LAN-33412	Land Use Consent Consent to add bedroom ensuite and veranda within 6m set back and relocate carport within 6m set back. (Not required).	Granted	02/09/2002

Subdivisions

There are **NO** Subdivision resource consents recorded.



Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, then only that portion of the consent will be included in the attachments section. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met.

Further Information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like Auckland Council to search for this type of information, please contact us.

Building

318 Coatesville-Riverhead Highway Coatesville 0793

Application No.	Description	Issue Date	Status
BPA-9001205	Construct houses as per plans	12/09/1990	Issued (See Note 1)
ABA-950507	Install woodburner	10/03/1995	CCC Issued 04/04/1995 (See Note 2)
ABA-22699	Additions and Alterations to Dwelling: relocated carport and water tank	07/11/2002	CCC Not Issued (See Note 3)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
2	Code Compliance Certificate (CCC) for this consent was issued.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

Please note that prior to the Building Act 1991; Councils were not required to maintain full records of building consents [etc] issued under the Building Act. While Auckland Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.

It is recommended that the Council property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.

Compliance Schedules (Building Warrant of Fitness)

The Council has no record of a Compliance Schedule for this property/building.

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness.

Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. Swimming

pools and spa pools must have a barrier that complies with the Building Act 2004.

Pool barrier information is available for viewing at <http://www.aucklandcouncil.govt.nz>

Licences

There are NO current licences recorded

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has not been notified of any information under Section 124 of the Weathertight Homes Resolution Services Act 2006 relating to this property.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

Zoning:	General Rural
----------------	---------------

Proposed Modifications	No site specific modification recorded
-------------------------------	--

Notified District Plan Changes

From time to time changes to the District Plan are proposed through Plan Changes. Plan changes are publicly notified so that people can make submissions on the proposed changes. These Plan Changes may propose to alter the zone or policies or rules that apply to land or sites in a particular locality. Plan changes may affect particular land, sites or development rights and obligations in many and varied ways. Please refer to the District Plan for information on any proposed Plan Changes or see the Auckland Council website at: <http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/proposedamendmentstoplan.aspx>.

District Plans (including appendices) and any proposed changes to them are available to view at all Council offices or on-line at Councils' website: www.aucklandcouncil.govt.nz. Please note the District Plan attached is relevant to the property of the LIM. Where a property abuts a Legacy Council boundary, only the District Plan details of that property are shown.

Proposed Unitary Plan

Please note that the **Auckland Unitary Plan - Operative in part** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. As from 15 November 2016 parts of the Auckland Unitary Plan are operative. Where that is the case, those parts of the Auckland Unitary Plan replace the corresponding parts of legacy regional and district plans. Certain parts of the Auckland Unitary Plan have not become operative. Where this is the case, both the Auckland Unitary Plan and the legacy regional and district plans will need to be considered.

The relevant planning maps from the Auckland Unitary Plan and legacy district plans are attached.

The Auckland Unitary Plan can be viewed online at:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

and the (legacy) regional and district plans can be viewed online at

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/Home.aspx>

Unitary plan documentation on last attachment.

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappeals.asp>

Information concerning Caveat, Bond, Encumbrance, Consent Notice and Covenant

For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Certificate of Title for this property.

s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

No information has been notified to Council.

s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

Underground Services and District Plan maps are attached.

Please note: Height restrictions apply where overhead power lines cross the site. Works near water services utilities may require approval. Works near high-pressure Gas, Oil or LPG pipelines create risk of damage and must first be approved. Please contact the relevant Utility provider in your area for further information.

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

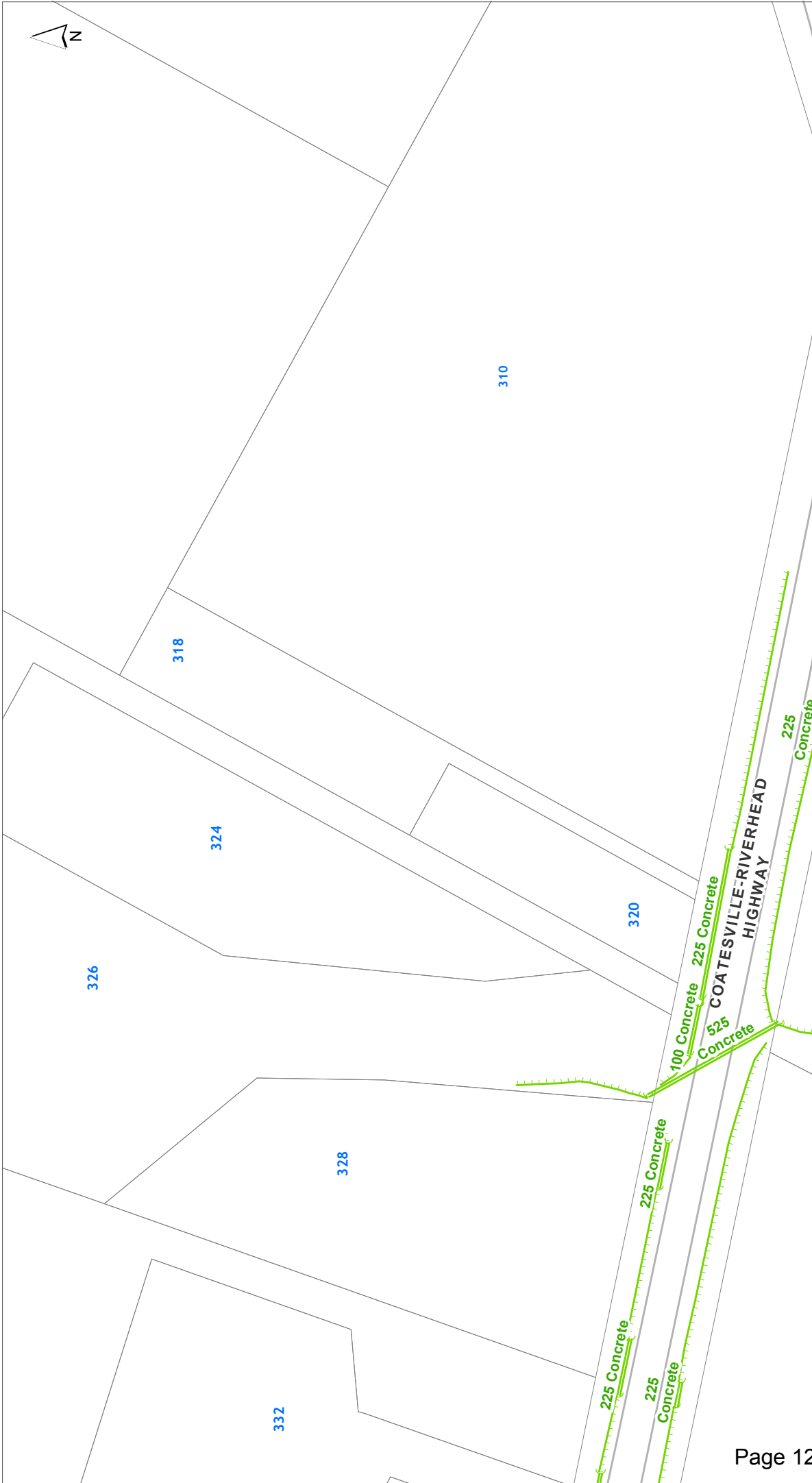
Attachments

As the placement of the building/s on the attached maps is based on aerial photography we cannot guarantee the accuracy. A formal survey will indicate the exact location of the boundaries.

- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend
- The Proposed Auckland Unitary Plan - Decisions version
- District Plan Excerpt Map and Map Legend
- Proposed Auckland Unitary Plan Property Summary Report

Please note Map Legends have been created for use across the region and may contain features which were not captured by the previous legacy Councils; therefore the information may not be available for these maps. Please contact the Resource Management Planning Team in your area for further information on any features which may or may not appear on your map.

- As Built Drainage Plan : BPA 9001205 As built drainage plan



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Underground Services

318 Coatesville-Riverhead Highway Coatesville 0793

Lot 2 DP 100291



Scale @ A4 = 1:1,000

Date Printed: 2/02/2018

Stormwater

Note: Unless otherwise specified, Stormwater feature status is represented by the following colour scheme:

Public , **Private** or **Abandoned**

	Treatment Device		Overland Flowpath (Public)
	Septic Tank		Overland Flowpath (Private)
	Septic Tank (Hi-Tech)		Forebay (Public)
	Soakage System		Forebay (Private)
	Inspection Chamber		Treatment Facility (Public)
	Manhole (Standard / Custom)		Treatment Facility (Private)
	Inlet & Outlet Structure		Pump Station
	Inlet & Outlet (No Structure)		Planting
	Catchpit		Embankment
	Spillway		Viewing Platform
	Safety Benching		Bridge
	Culvert / Tunnel		Erosion & Flood Control (Other Structure)
	Subsoil Drain		Erosion & Flood Control (Wall Structure)
	Gravity Main		
	Rising Main		
	Connection		
	Fence		
	Channel		
	Watercourse		

Water

	Valve
	Hydrant
	Fitting
	Other Watercare Point Asset
	Other Watercare Linear Asset
	Local Pipe (Bulk)
	Local Pipe (In Service)
	Local Pipe (Abandoned)
	Transmission Pipe (In Service)
	Transmission Pipe (Out of Service)
	Transmission Pipe (Proposed)
	Pump Station
	Reservoir
	Other Structure (Local)
	Chamber (Transmission)
	Water Source (Transmission)
	Other Watercare Structures and Areas

Wastewater

	Fitting
	Fitting (Non Watercare)
	Manhole
	Pipe (Non Watercare)
	Local Pipe (Main / Service Line)
	Local Pipe (Abandoned)
	Local Pipe (Future)
	Transmission Pipe (In Service)
	Transmission Pipe (Out Of Service)
	Transmission Pipe (Proposed)
	Chamber
	Structure (Non Watercare)
	Pump Station
	Wastewater Catchment
Waitakere (WCC) only:	
	Septic Tank Hi-Tech
	Septic Tank Standard
	Caravan Dumping Point
	Chemical System
	Composting Toilet
	DEVONBLUE - Treatment Plant
	Recirculation Textile Filter
	Wastewater Disposal Bed or Field

Utilities

	Transpower Site
	Pylon (Transpower)
	220kv Line (Transpower)
	110kv Line (Transpower)
	33kv Line (Transpower) & Underground Line (Mercury)
	Transmission Line (Vector)
	Oil Services Pipeline [Wiri]
	Liquid Fuels Pipeline [Wiri to Marsden]
	High-Pressure Gas Pipeline (Vector & Orion)
	Medium-Pressure Gas Pipeline (Vector & Orion)
	Indicative Steel Mill Slurry Pipeline
	Indicative Steel Mill Water Pipeline
	Fibre Optic Cable (ARTA)



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Meters

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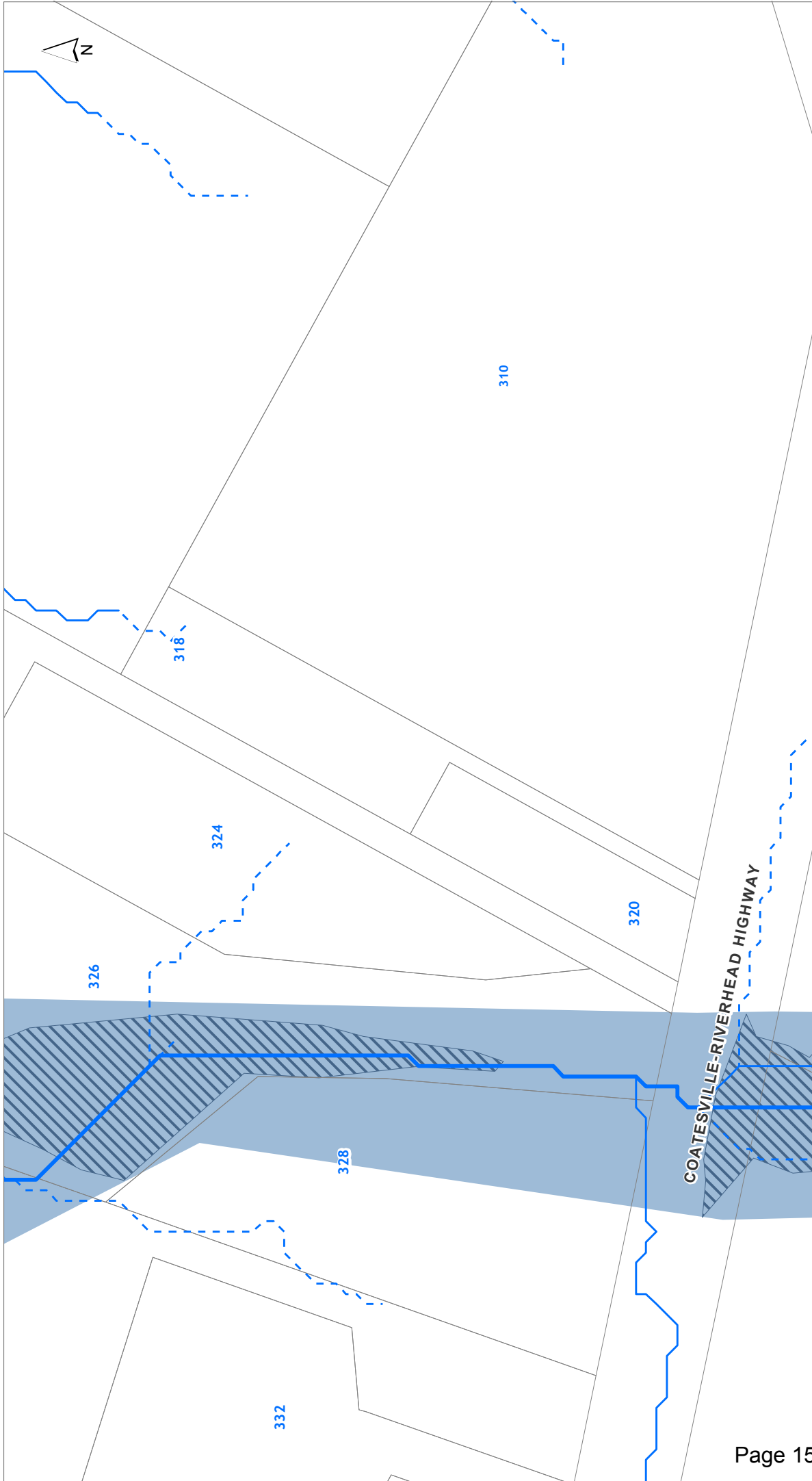
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1 - Hazards

318 Coatesville-Riverhead Highway Coatesville 0793

Lot 2 DP 100291

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Meters

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2 - Natural Hazards

318 Coatesville-Riverhead Highway Coatesville 0793

Lot 2 DP 100291

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2/02/2018

3 - Other

318 Coatesville-Riverhead Highway Coatesville 0793

Lot 2 DP 100291

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Hazards

	Soil Warning Area
	Fill (Franklin District only)
	Advisory (Franklin District only)
	Contamination (Franklin District only)
	Erosion (Franklin District only)
	Hazardous Activities & Industries List (HAIL) (Franklin District only)
	Inundation (Franklin District only)
	Rainfall Event (Franklin District only)
	Slippage (Franklin District only)
	Subsidence (Franklin District only)
	Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
	Uncertified Fill (Auckland City and Papakura District only)
	Organic Soil (Auckland City and Papakura District only)
	Filled / Weak Ground (Auckland City and Papakura District only)
	Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
	Unstable / Suspected Ground (Auckland City and Papakura District only)
	Allochthon Waitemata (Rodney District only)
	Motatau Complex (Rodney District only)
	Puriri Mudstone (Rodney District only)
	Mahurangi Limestone (Rodney District only)
	Mangakahia Complex (Rodney District only)
	Hukerenui Mudstone (Rodney District only)
	Whangai Formation (Rodney District only)
	Tangihua Complex (Rodney District only)
	within 150m of Northland Allochthon (Rodney District only)

Hazards

	Soil Warning Area continued
	Soil D (Rodney District only)
	within 150m of Soil D (Rodney District only)
	Soil C (Rodney District only)
	within 150m of Soil C (Rodney District only)
	Soil B (Rodney District only)
	within 150m of Soil B (Rodney District only)
	Soil A (Rodney District only)
	Gas Main Pipeline
	Petroleum Pipeline
	Closed Landfill (Auckland Council owned)
	Closed Landfill (Privately owned)
	Air Discharge (Franklin District only)
	No Soakage (Franklin District only)
	Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
	Indicative Steel Mill Water Line 20m Buffer (Franklin District only)

Natural Hazards

	Overland Flow Path
	2000m ² to 4000m ²
	4000m ² to 3ha
	3ha and above
	Flood Plains
	Flood Prone Areas
	Flood Sensitive Areas
	Coastal Inundation
	Sea Spray
	Volcanic Cones

Other

	Cultural Heritage Index
	Archaeological Site
	Hayward and Diamond
	Historic Botanical Site
	Historic Structure
	Maori Heritage Area
	Maritime Site
	Reported Historic Site



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Built Environment

318 Coatesville-Riverhead Highway Coatesville 0793

Lot 2 DP 100291



Scale @ A4
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Date Printed:
2/02/2018



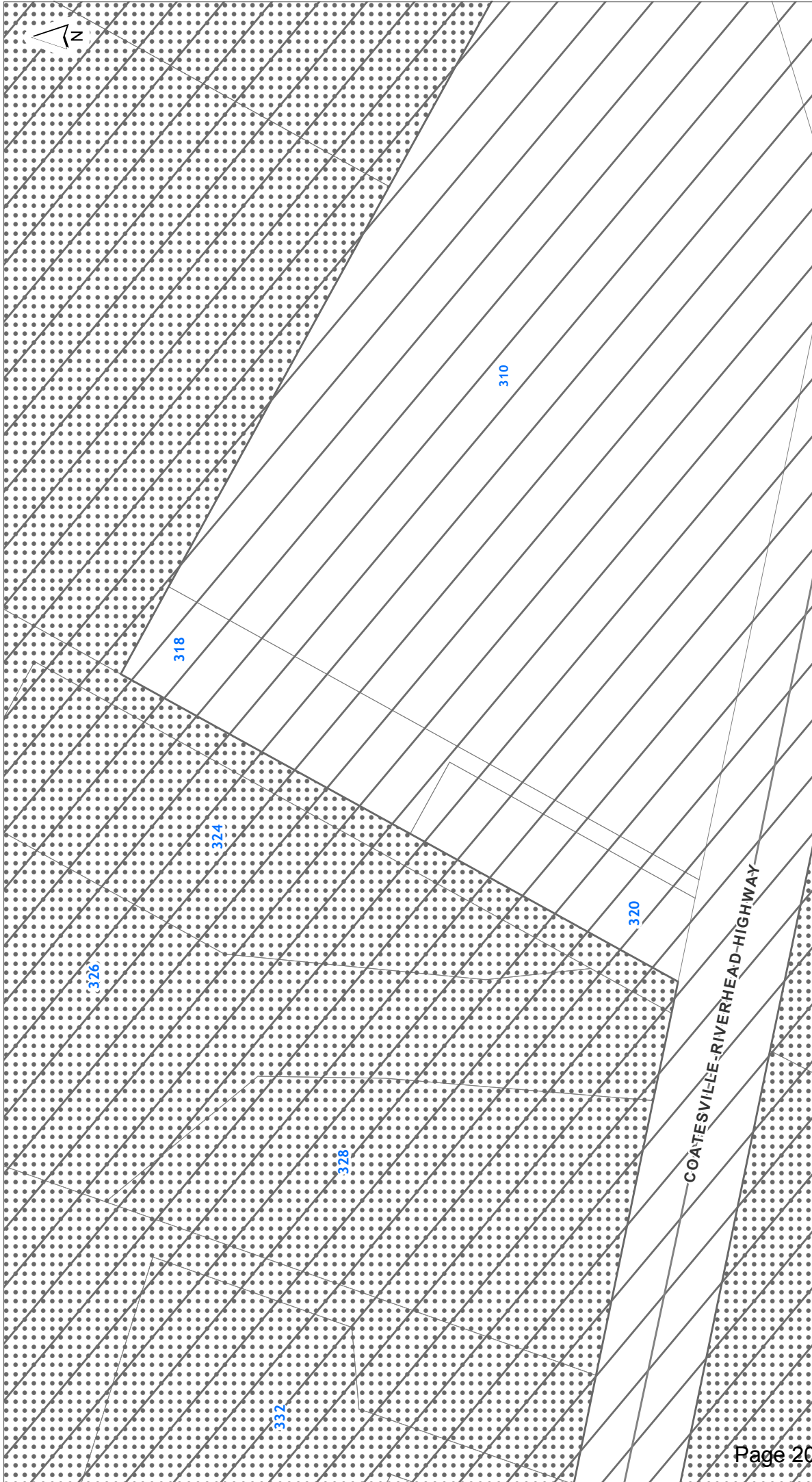
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Date Printed:
2/02/2018

Built Heritage and Character

318 Coatesville-Riverhead Highway Coatesville 0793

Lot 2 DP 100291

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Date Printed:
2/02/2018

Controls

318 Coatesville-Riverhead Highway Coatesville 0793

Lot 2 DP 100291

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Designations

318 Coatesville-Riverhead Highway Coatesville 0793

Lot 2 DP 100291

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Infrastructure

318 Coatesville-Riverhead Highway Coatesville 0793

Lot 2 DP 100291

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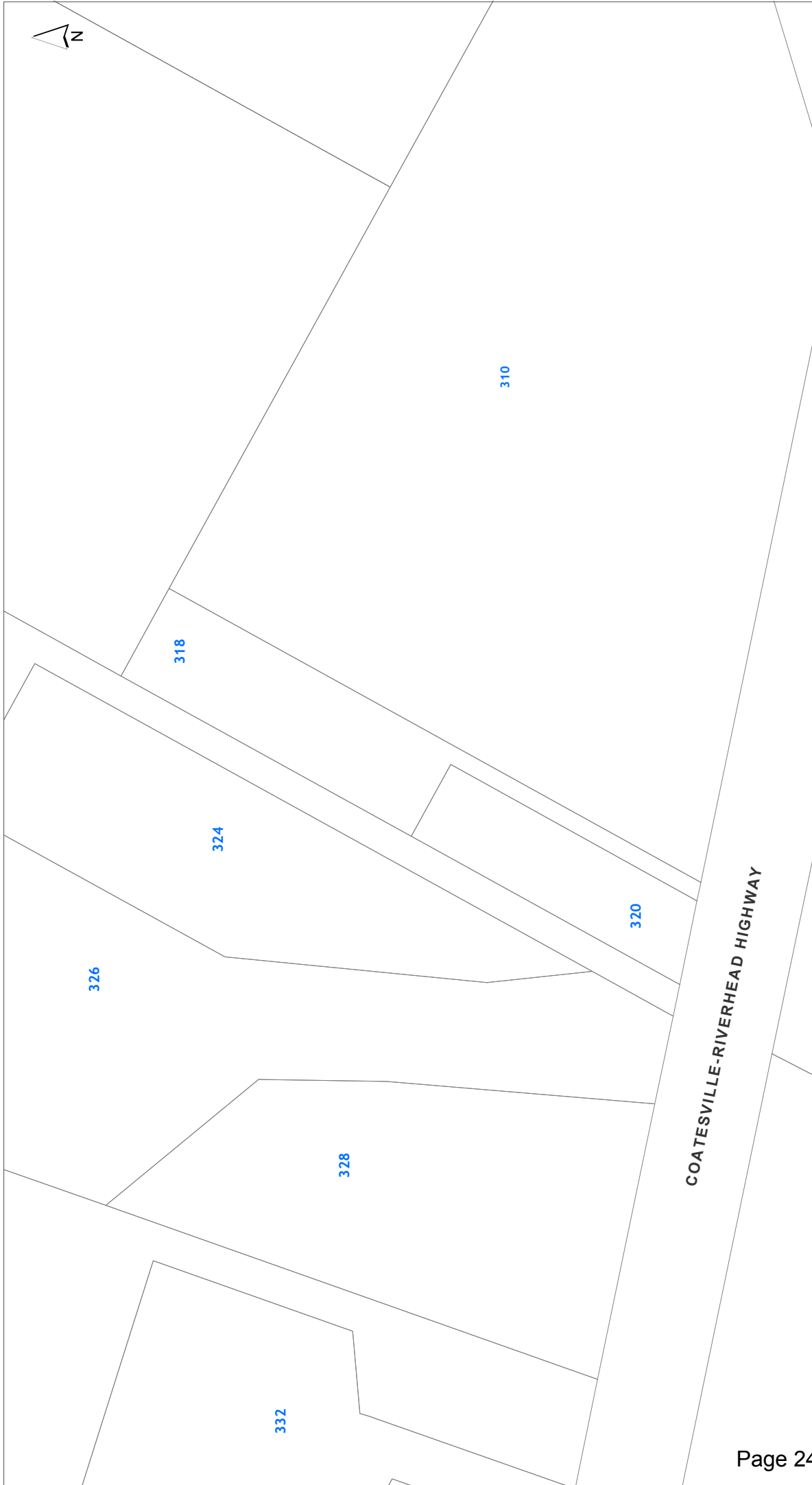
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Date Printed:
2/02/2018

Mana Whenua
318 Coatesville-Riverhead Highway Coatesville 0793
Lot 2 DP 100291

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Natural Heritage

318 Coatesville-Riverhead Highway Coatesville 0793

Lot 2 DP 100291

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Natural Resources

318 Coatesville-Riverhead Highway Coatesville 0793

Lot 2 DP 100291

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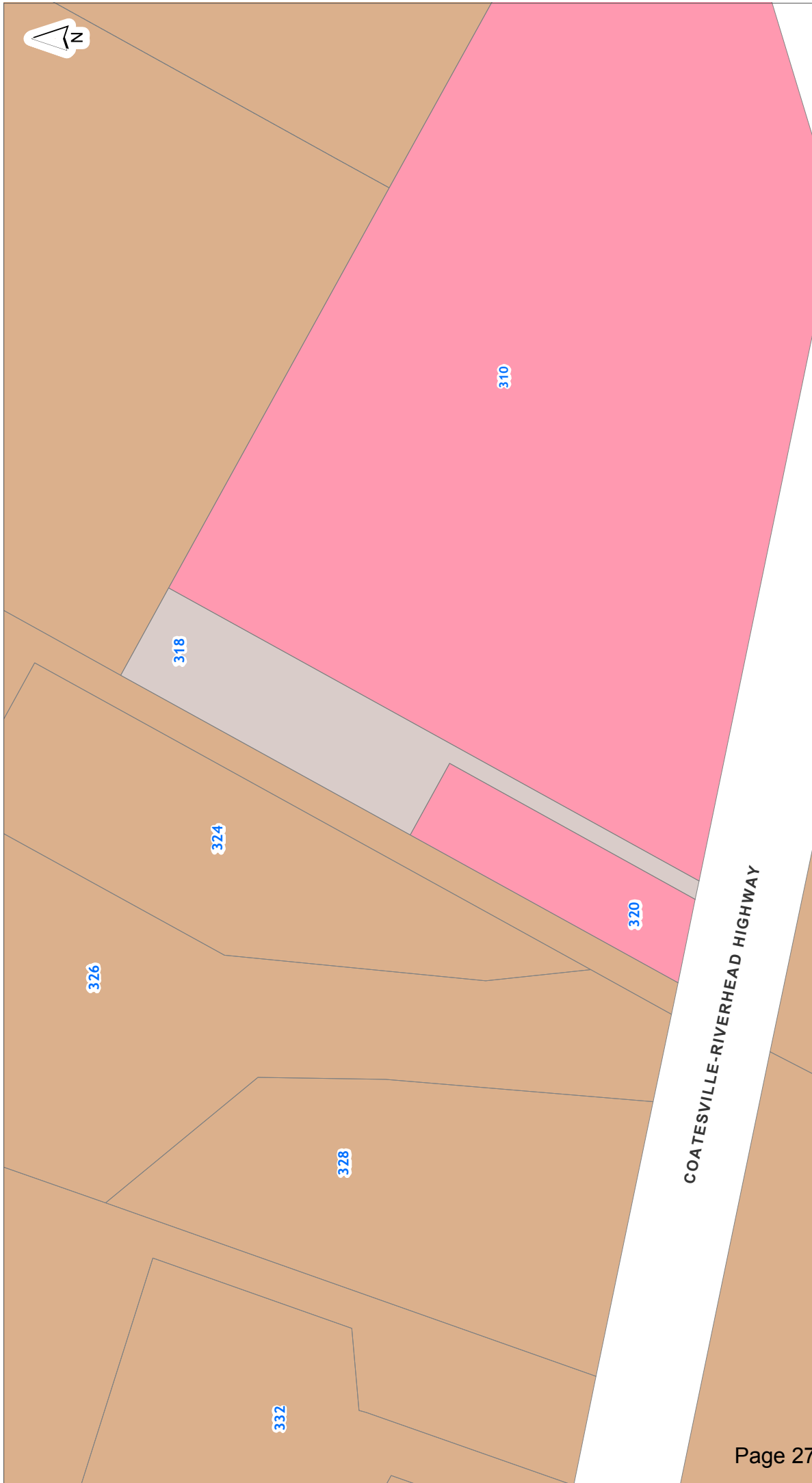
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Date Printed:
2/02/2018

Precincts

318 Coatesville-Riverhead Highway Coatesville 0793

Lot 2 DP 100291

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Date Printed:
2/02/2018

Zones and Rural Urban Boundary

318 Coatesville-Riverhead Highway Coatesville 0793

Lot 2 DP 100291

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Auckland Unitary Plan Operative in part 15th November 2016 - LEGEND

Appeals

- Properties affected by Appeals seeking change to zones or management layers
- Properties affected by Appeals seeking reinstatement of management layers

#06 Modifications

- Notice of Requirements
- Plan Changes

	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 - 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 - Conservation Zone
	Open Space - Informal Recreation Zone
	Open Space - Sport and Active Recreation Zone
	Open Space - Civic Spaces Zone
	Open Space - Community Zone

DESIGNATIONS

- Designations
- Airspace Restriction Designations

	Terrestrial [rp/dp]	Significant Ecological Areas Overlay
	Marine 1 [rcp]	
	Marine 2 [rcp]	
	Natural	Lake Management Areas Overlay (Natural Lake and Urban Lake)
	Urban	
	Water Supply Management Areas Overlay [rp]	
	Natural Stream Management Areas Overlay [rp]	
	High-Use Stream Management Areas Overlay [rp]	
	High-Use Aquifer Management Areas Overlay [rp]	
	Quality-Sensitive Aquifer Management Areas Overlay [rp]	
	Wetland Management Areas Overlay [rp]	
	Airport Approach Surface Overlay	Infrastructure
	Aircraft Noise Overlay	
	City Centre Port Noise Overlay [rcp / dp]	
	Quarry Buffer Area Overlay	
	National Grid Subdivision Corridor	National Grid Corridor Overlay
	National Grid Substation Corridor	
	National Grid Yard Compromised	
	National Grid Yard Uncompromised	
	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]	Mana Whenua

	Key Retail Frontage	Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	Vehicle Access Restriction Control
	General	
	Motorway Interchange Control	
	Coastal Inundation 1 per cent AEP Plus 1m Control	
	Business Park Zone Office Control	
	Cable Protection Areas Control [rcp]	
	Centre Fringe Office Control	
	Height Variation Control	
	Arterial Roads	

	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 Zone
	Green Infrastructure Corridor (Operative in some Special Housing Areas)
	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
	Special Purpose Zone - Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Maori Purpose, Major Recreation Facility, School
	Strategic Transport Corridor Zone
	Water [i]

Tagging of Provisions:

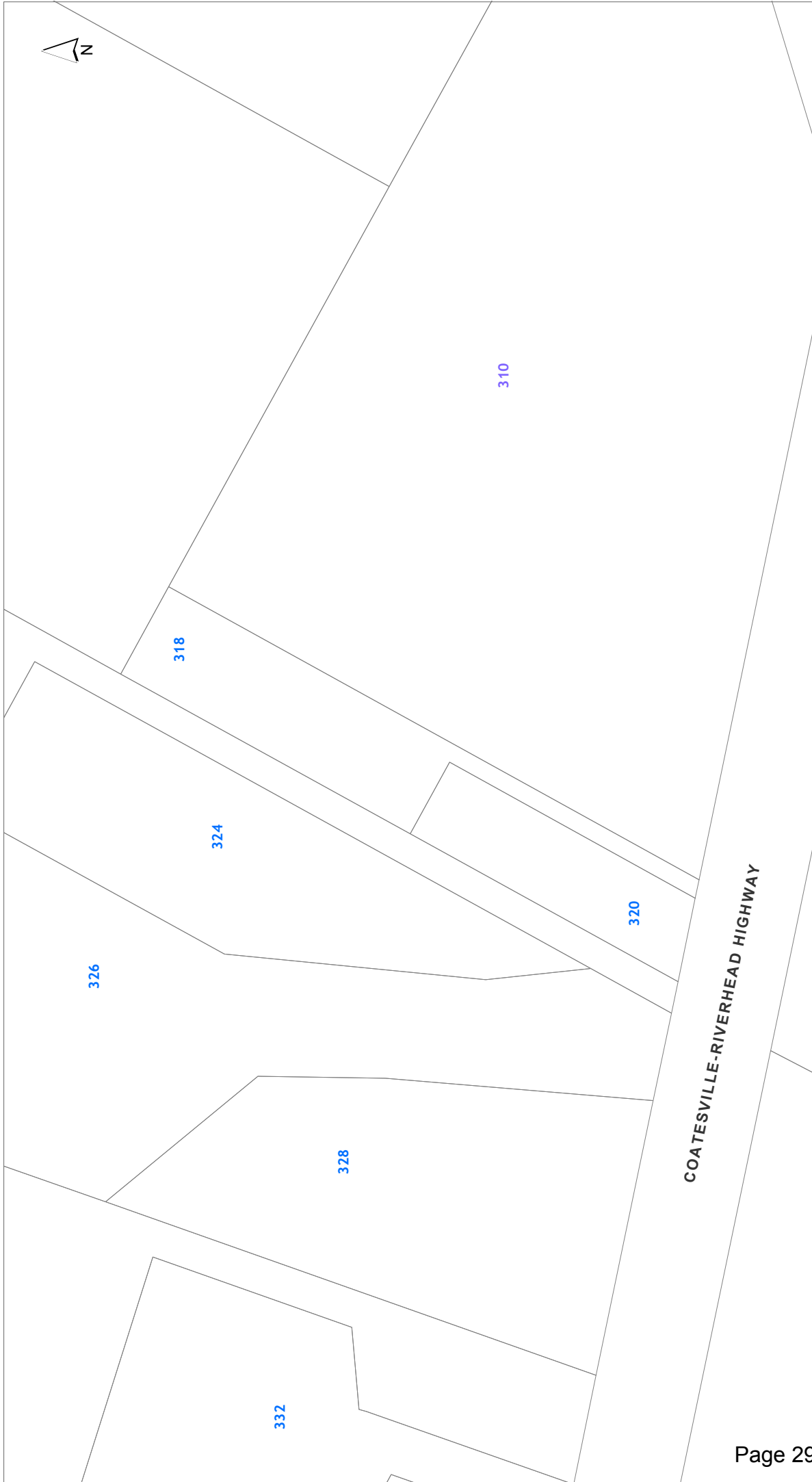
- [i] = Information only
- [rp] = Regional Plan
- [rcp] = Regional Coastal Plan
- [rps] = Regional Policy Statement
- [dp] = District Plan (only noted when dual provisions apply)

- Precincts
- Indicative Coastline [i]
- Rural Urban Boundary

	Notable Trees Overlay	Natural Heritage
	Outstanding Natural Features Overlay [rcp/dp]	
	Outstanding Natural Landscapes Overlay [rcp/dp]	
	Outstanding Natural Character Overlay [rcp/dp]	
	High Natural Character Overlay [rcp/dp]	
	Local Public Views Overlay [rcp/dp]	
	Viewshafts	Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
	Height Sensitive Areas	
	Regionally Significant Volcanic Viewshafts Overlay Contours [i]	
	Locally Significant Volcanic Viewshafts Overlay [rcp/dp]	
	Locally Significant Volcanic Viewshafts Overlay Contours [i]	
	Extent of Overlay	Waitakere Ranges Heritage Area Overlay
	Subdivision Schedule	
	Modified	Ridgeline Protection Overlay
	Natural	

	Historic Heritage Overlay Place [rcp/dp]	Built Heritage & Character
	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 [rcp/dp]	
	Dilworth Terrace Houses Viewshaft Overlay	
	Dilworth Terrace Houses Viewshaft Overlay Contours	
	Identified Growth Corridor Overlay	Built Environment

	Hazardous Facilities	Emergency Management Area Control
	Infrastructure	
	Flow 1 [rp]	Stormwater Management Area Control
	Flow 2 [rp]	
	Level Crossings With Sightlines Control	
	Macroinvertebrate Community Index	
	Parking Variation Control	
	Subdivision Variation Control	
	Surf Breaks [rcp]	

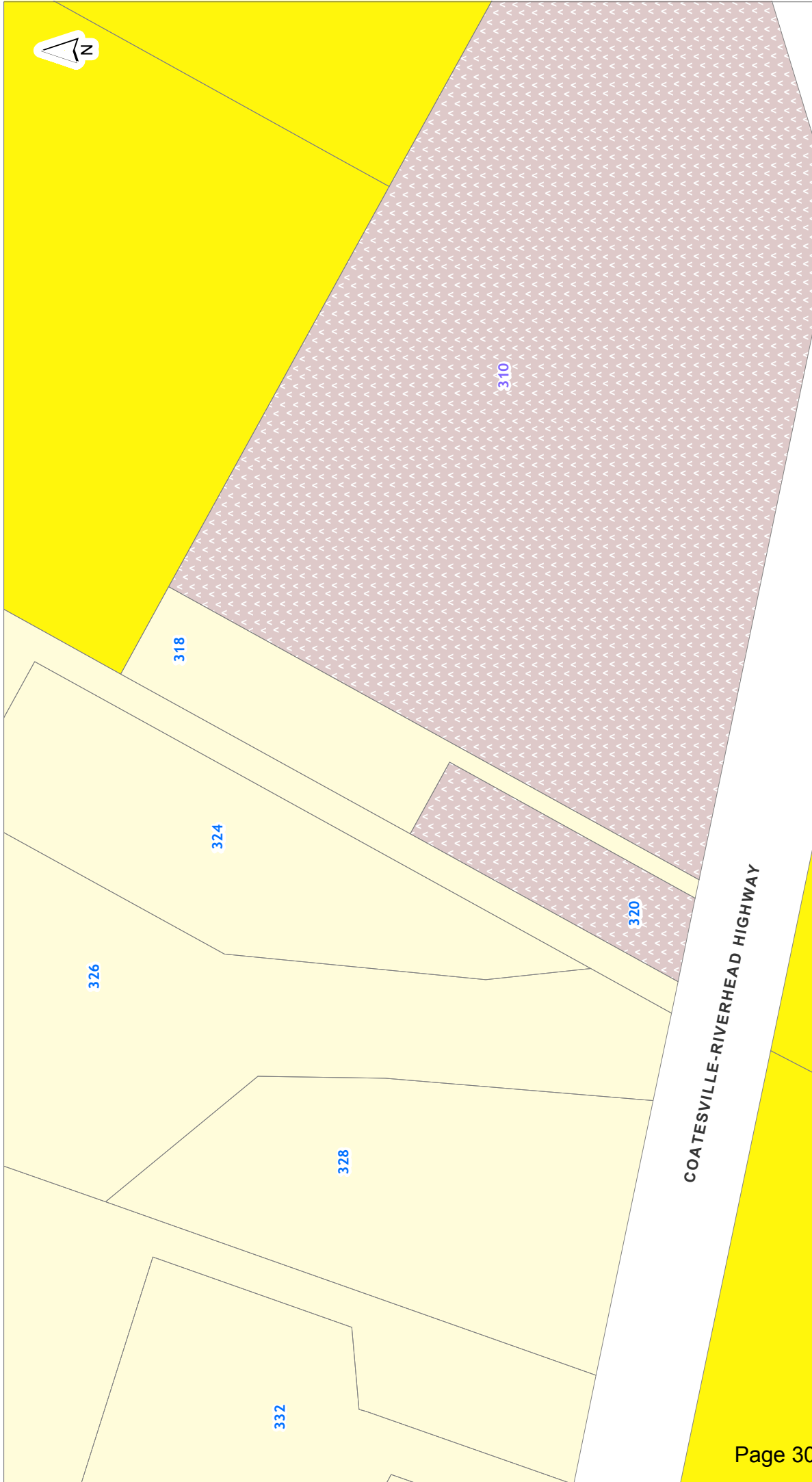


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318 Coatesville-Riverhead Highway Coatesville 0793

Lot 2 DP 100291

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0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
2/02/2018

318 Coatesville-Riverhead Highway Coatesville 0793

Lot 2 DP 100291

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Zones

	Countryside Living Rural		Open Space 3
	Countryside Living Town		Open Space 4
	Dune Lakes		Open Space 5
	East Coast Rural		Orewa Beach Front Residential
	Future Business		Residential Eastern Peninsula
	Future Urban		Residential High Intensity
	General Rural		Residential Landscape Protection
	Industrial		Residential Low Intensity
	Inland Water General		Residential Medium Intensity
	Inland Water Protection		Residential Intensity Area
	Islands General		Residential Medium Intensity (Township Policy Area)
	Kawau Bush Policy Area		Residential Physical Limitations
	Kawau Settlement Policy Area		Retail Service
	Landscape Protection Rural		Sea
	Mixed Business		Special Zone
	Open Space 1		
	Open Space 2		

Notified notable tree
 other notable tree

Notable Trees are from Auckland City's Notable Trees Register. 'Notified notable trees' are those from the register that are also included as Protected Items in the Proposed District Plan 2000.

Notations (areas)

	Designation (see Appendix 15A)
	Indicative Reserves (see Rules 16.1.1 and 23.8.13)
	Okura Policy Area
	Protected Item (see Appendix 17A-17D, 18A to Rules)
	Indicative Road Alignment not to be varied
	Quarry effects management area (see Rules 7.12.18, 7.13.1 (m), 7.14.3.2.8 (d), 7.14.6.2 (c), 7.14.7.3 (e), 7.14.8.4 (b) and 7.15.2 (h))
	Road to be Widened or Stopped (see plans at back of Maps)
	Scheduled or Restricted Activity (see Rules 14.8.2 and 14.8.3)
	Significant limestone / mineral extraction resource
	Sites within areas defined comprise the Puhoi Historic Precinct
	Special development provisions apply. See Rule 7.9.3 (Multiple Household Units)
	Structure Plan Areas (see Appendix 6 to Maps)
	West Coast Rural Policy Area (see Rules 7.9.2, 7.9.4.1.9.3, 7.9.4.1.9.4, 7.10.1 and 7.10.8)

Significant Natural Area

	Outstanding
	High
	Moderate-High
	Moderate

From the Rodney District Plan (Auckland Council District Plan - Operative Rodney Section 2011), they define the best of the areas of native vegetation and habitats of native animals that are central to the natural environment of Rodney District. Within 'best of district' they are further categorised as outstanding, high, moderate high, or of moderate value.

This property may be affected by designations not shown on this map due to scaling or represented on this Legend. Please refer to the Auckland Council District Plan (Rodney Section).

Notations (lines)

	Boundary between Special Zones
	Boundary of Wharf/Mooring Area
	Centreline of Take Off Fan
	Coastline is affected by the 200 metre shoreline yard see Rule 7.10.3.1
	Future Esplanade Reserve or Strip (see Appendix 23A to Rules)
	HP Gas Pipelines (see note in front of Maps)
	HV Transmission Lines (see Rule 23.8.17 and note in front of Maps)
	Indicative Roads and Accessways (see Rules 16.1.1 and 23.8.13)
	Road to be Widened or Stopped (see plans at back of Maps)
	See Appendix 23B
	Sites with frontages marked are subject to Rule 9.10.7.1
	Sites with frontages marked comprise the Helensville Historic Residential Precinct and are subject to Rules 8.10.1.2, 8.10.5.3, 8.12.1.2 and 8.12.1.7
	Sites with frontages marked see Appendix 9D and 9.9.2 Table 2

Legend updated: 10/12/2014



Notations (Points)

Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

Address

318 Coatesville-Riverhead Highway Coatesville 0793

Legal Description

Lot 2 DP 100291

Appeals

Modifications

Zones

Rural - Rural Production Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Rural

Overlays

Designations



29 November 2018

Johanna Sara Emeney and Emeney Trustee Company Limited
Emeney Trust
Auckland 0793

Dear Sir or Madam

Limited Notification for Proposed Plan Change 17 – Improving consistency of provisions in the Viewer of the Auckland Unitary Plan (Operative in part)

Affected Property: 318 Coatesville-Riverhead Highway

You are receiving this letter as someone the council believes may be affected by this plan change.

The plan change aims to address mapping anomalies that relate to zones, overlays and precincts within the Unitary Plan viewer in respect of 212 sites. There are also associated consequential amendments to precinct diagrams included in Chapter 1 precincts.

Auckland Council invites you to make a submission on the plan change should you want to by filling in the online submission form or emailing your submission to unitaryplan@aucklandcouncil.govt.nz.

The online submission form and further explanation of the plan change can be found on our web site www.aucklandcouncil.govt.nz/unitaryplan from 29 November 2018, under "Auckland Unitary Plan modifications>Proposed plan changes" or visit any library or council office for online viewing.

Please note that the closing date for submissions is **31 January 2019**.

If you have any questions or want more information, please phone 09 301 0101 or send an email with your contact details to unitaryplan@aucklandcouncil.govt.nz.

Yours faithfully,

Sophia Coulter

Planning Technician
Auckland-wide Planning Unit

0503



Boundary lines are indicative only

Contact details

Full name of submitter: Chunqin Zhang

Organisation name: Zhang Family Investment Ltd

Agent's full name: Dingle Yang

Email address: info@dya.co.nz

Contact phone number: 02102216416

Postal address:
5 Brickworks Bay Road
Hobsonville
Auckland 0618

Submission details

This is a submission to:

Plan modification number: Plan change 17

Plan modification name: Improving consistency of provisions for the GIS Viewer

My submission relates to

Rule or rules:

Rezone the properties that are directly along the coast (identified in map 13) to Residential – Single House in their entirety.

Property address: 32 Tai Crescent

Map or maps: 13

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:

Proposed rezone will affect the land value of the current split-zone properties, in addition it will create an inconsistent street edge and density to the approved/built dwellings in the surrounding community.

7.1 | I or we seek the following decision by council: Accept the plan modification with amendments

7.2 | Details of amendments: Rezone the properties with split zones (identified in map 13) to Residential – Mixed Housing Suburban in their entirety.

Submission date: 22 January 2019

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

Contact details

Full name of submitter: MR Logan Billing and MRS Suzanne Billing

Organisation name:

Agent's full name:

Email address: hotdog1@slingshot.co.nz

Contact phone number:

Postal address:

4 TURUA Rise

Karaka

Auckland 2113

Submission details

This is a submission to:

Plan modification number: Plan change 17

Plan modification name: Improving consistency of provisions for the GIS Viewer

My submission relates to

Rule or rules:

Proposed Plan Change 17

Property address: 107 Maraetai School Road

Map or maps:

Other provisions:

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

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

8.2 | The reason for my or our views are:
Please keep Maraetai land size to 700sq m and above. This will ensure that Maraetai remains in a more family orientated area , and not over crowded.

8.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 23 January 2019

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: Jean and Rachel van Polanen Petel

Organisation name:

Agent's full name:

Email address: jean@vanpolanenpetel.net

Contact phone number: 0210708599

Postal address:

Oratia
Auckland 0604

Submission details

This is a submission to:

Plan modification number: Plan change 17

Plan modification name: Improving consistency of provisions for the GIS Viewer

My submission relates to

Rule or rules:

Property address: 134 Shaw Rd, Oratia

Map or maps: Blue striped pattern over Lot 8 DP330946

Other provisions:

9.1 | Our submission requests that the area marked with a blue striped pattern is removed and the area of Lot 8 remains outside of the SEA overlay.

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 submission is from Jean & Rachel van Polanen Petel, who were notified of proposed plan change 17 via a letter dated 29 Nov 2018 which we received in the first week of Dec 2018. We have looked at Council's geomap tool to try to understand what overlays are involved in this proposed change with regard to our property. From the Property Summary it states under Appeals that (quote): "Seeking reinstatement of management layers, CIV-2016-404002343, Significant Ecological Areas Overlay" Given this, our initial understanding is that that PC17 relates to Council wanting to reinstate the SEA overlay onto Lot 8 DP 330946. This is a shared driveway Lot comprising a substantial concrete driveway and retaining wall as well as a bridge and grassed areas. This Lot 8 is shared by three other households (136, 138, 140 Shaw Road), who were not notified. An initial email inquiry to council to confirm the above, resulted in the attached response from Cosette Saville (Planner, Planning North/West & Islands, Plans and Places). (Please refer Attachment named "RE AUP-PPC17 ") Our subsequent understanding after Cosette's response is that neither the SEA overlay nor the Natural Stream Management Overlay are affected by Plan Change 17 as per the following

paragraph quoted from her response: "134 Shaw was notified of PC 17 as it shares the northern boundary corner with the southern corner of the property at 47 Autumn Ave and PC17 seeks to change the zoning from Countryside Living zone to Waitakere Foothills zone on the Autumn Avenue shared access way. The reason only property 134 Shaw Road was notified was because only the directly affected properties (41, 43, 45 and 47 Autumn Avenue, Glen Eden) and adjacent properties are considered affected by the proposed change." Cosette explained that the blue striped pattern denoting the SEA Overlay under Appeal on Lot 8 DP 330946 has been settled in full by a decision of the High Court and Council is currently in the process of removing this layer from the AUP maps. She wrote that the SEA Overlay is NOT being reapplied to Lot 8. If the above is correct, can you please confirm the blue striped pattern on Lot 8 DP 330946 for 134, 136, 138 & 140 Shaw Road will be removed from the AUP map in due course (Please refer Attachment named "134 Shaw Rd_PC17_SEA reinstatement removal Lot 8 DP330946") and that neither the SEA overlay nor the Natural Stream Management Overlay are affected by Plan Change 17. If confirmed then please disregard the below submission. However, if the above is incorrect, please consider the below our submission: Given the period of notification and submission has been over the Christmas break, we have not had the opportunity to fully assess the impact of the proposed plan change on our property and relevant professional advice such as planning or legal advice has not been available. We do however note that as part of the unitary plan process we made extensive submissions on the SEA overlay that impacted on us and were subsequently accepted by Council. We submit that the matters raised in the unitary plan submissions by us remain relevant for this proposed plan change 17 pertaining to the shared driveway Lot 8 DP 330946 for 134, 136, 138 & 140 Shaw Road. In summary those issues were and remain: - This is a shared driveway lot comprising a substantial concrete driveway and retaining wall as well as a bridge and grassed areas - Large areas of non native vegetation surrounding the driveway, such as, Black Wattles, Eucalypts, Pines, African Club Moss, Wandering Jew, Ginger and others. We wish to be heard on our submission and request an opportunity for further submissions to be made to enable us to obtain expert input from planning and /or legal and /or other experts to assist us to respond to the proposed plan change. We consider an opportunity for further submissions would allow us to exercise our rights to natural justice, given the consultation phase was over the Christmas break and not many professionals were available to assist us. Yours faithfully J&R van Polanen Petel

9.2 | I or we seek the following decision by council: Decline the plan modification

Submission date: 28 January 2019

Supporting documents

134 Shaw Rd_PC17_SEA reinstatement removal Lot 8 DP330946.pdf
RE AUP - PPC17.pdf

Attend a hearing

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

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

Declaration

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

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

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

No

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

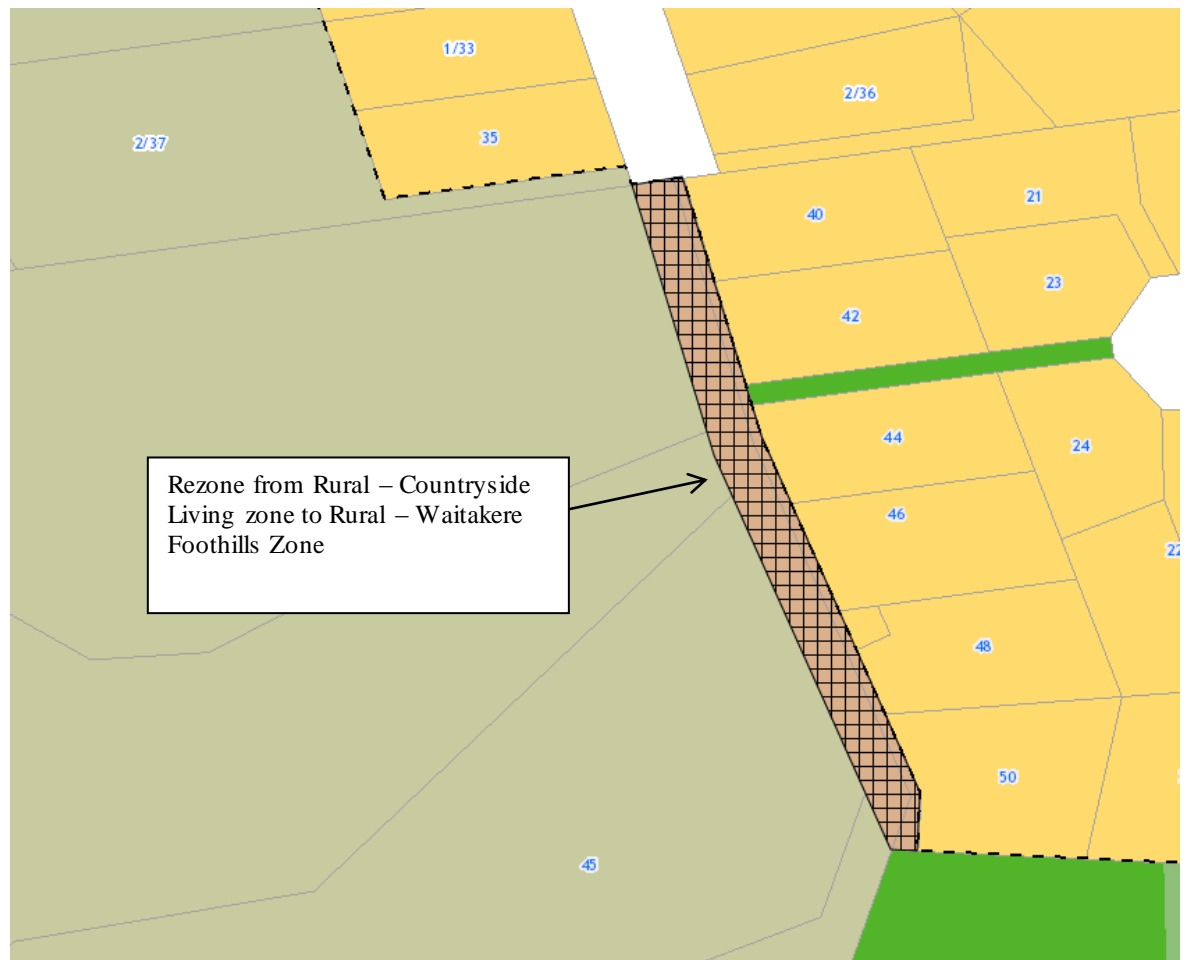
Please confirm reinstatement of SEA will be removed from this Lot as per CIV-2016-404002343

From: Cosette Saville <cosette.saville@aucklandcouncil.govt.nz>
Sent: Monday, 21 January 2019 10:30 a.m.
To: cgabarnett@gmail.com
Cc: Sophia Coulter; Eryn Shields
Subject: RE: AUP - PPC17

Good morning Catherine,

Thank you for your enquiry with regard to PC 17.

Plan Change 17 introduces changes to the Auckland Unitary Plan Viewer to correct errors. The particular error which your neighbour at 134 Shaw Road, Oratia has been notified about is a spot zone/split zone anomaly at Autumn Avenue, Glen Eden. The shared access off Autumn Avenue is incorrectly zoned Rural – Countryside Living zone and is outside the Rural Urban Boundary and is subject to the Waitakere Ranges Heritage Area overlay, similar to the properties to the west zoned Waitakere Ranges zone. The incorrectly zoned driveway provides access to 41, 43, 45 and 47 Autumn Avenue, Glen Eden, and Council proposed to correct the split-zone anomaly by rezoning the area in black hatching in the diagram below from Rural – Countryside Living zone to Rural – Waitakere Foothills zone, consistent with the zone applied to the properties mentioned above.



The reason only property 134 Shaw Road was notified was because only the directly affected properties (41, 43, 45 and 47 Autumn Avenue, Glen Eden) and adjacent properties are considered affected by the proposed change. In this case, 134 Shaw Road shares the northern boundary corner with the southern corner of the property at 47 Autumn Avenue.

I can confirm that there are no management layers affected by the proposed change, the only change to the area proposed in PC 17 is from Countryside Living zone to Waitakere Foothills zone on the Autumn Avenue shared access way.

I can confirm that neither the SEA overlay nor the Natural Stream Management Overlay are affected by Plan Change 17.

With regard to the appeal alert layer (shown in your screenshot below), this relates to an appeal to the Auckland Unitary Plan that was lodged by an external party, and not to a plan change proposed by Council.

The appeal in question; (ref: CIV-2016-404-002343) was lodged by Royal Forest and Bird Protection Society of NZ Inc (RFB). Subsequent to lodging their appeal, RFB 'dropped' a number of sites from their appeal – the land shown below at 134 Shaw Road was one such site, and was no longer subject to the appeal.

As the appeal has now been settled in full by a decision of the High Court, Council is currently in the process of removing this layer from the AUP maps.

There has been no change to the plan as a result of this appeal to the properties at 134, and 138 Shaw Road.

I hope that this answers your questions. You can review the decision of the court at this page on the Council's website: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-appeals/Pages/appeals-filed-high-court-against-auckland-councils-decisions-proposed-plans.aspx>

If you have any further questions, please don't hesitate to contact me, I am also available via phone on 021 805 043.

Kind regards,
Cosette

Cosette Saville | Planner
Planning North/West & Islands | Plans and Places
M | 021 805 043
Auckland Council, Level 23, 135 Albert Street, Auckland Central
Visit our website: www.aucklandcouncil.govt.nz

From: Sophia Coulter
Sent: Friday, 18 January 2019 1:34 p.m.
To: Cosette Saville
Subject: FW: AUP - PPC17

From: Catherine Barnett [<mailto:cgabarnett@gmail.com>]
Sent: Friday, 18 January 2019 12:16 p.m.
To: Sophia Coulter
Cc: JvPSquared
Subject: AUP - PPC17

Hi Sophia,

I left you a phone message earlier today regarding PC17.

I live at 138 Shaw Road in Oratia. My neighbour (Jean Van Polanen) at 134 Shaw Road received the attached letter regarding the proposed plan change. (I have cc'd Jean into this email).

We live down a right of way that services 4 houses (134, 136, 138 & 140); all of which part own Lot 8 DP 330946 which seems to be affected by this proposed change, however only 134 was notified of the change.

I have a few questions which I hope you are able to answer please.

I have looked at the Council's geomap tool to try to understand what overlays are involved in this proposed change.

From the Property Summary it states under Appeals that:

- Seeking reinstatement of management layers, CIV-2016-404002343, Significant Ecological Areas Overlay

Are you able to confirm for me exactly which management layers the council wants to reinstate and why please?

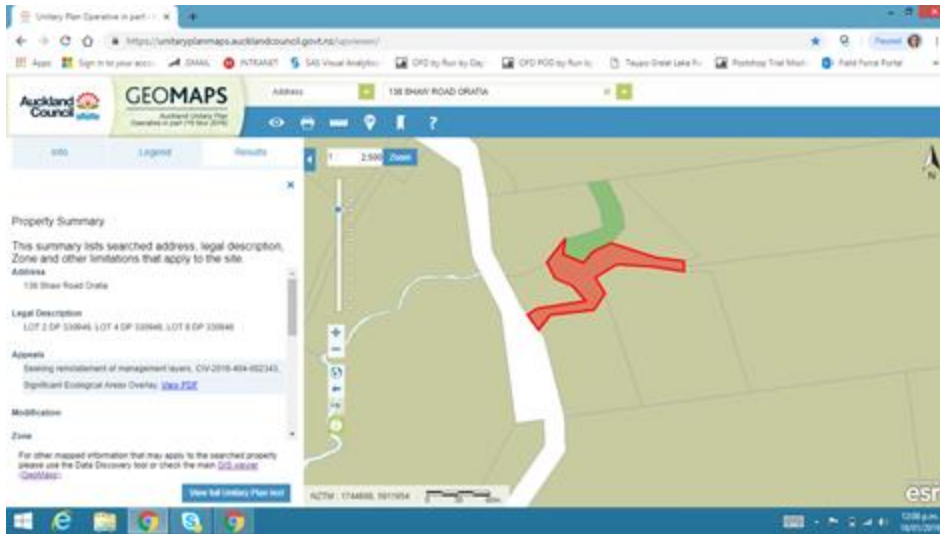
Is it the SEA or Natural Stream Mgt overlay?

Can you also please confirm what CIV-2016-404002343 refers to?

I've included a print screen below of the geomap I was looking at.

Regards
Catherine Barnett
138 Shaw Road, Oratia

A/H 09 8188344
MOB: 0277037015



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.

Dr Ray Meldrum
2 Rewa Rewa Lane
Orewa
Auckland 0931

28 January 2019

Unitary Plan

Auckland-wide Planning Unit

Auckland Council

To whom it may concern

PROPOSED PLAN CHANGES TO OREWA 1

On 29 November last year I received from the Auckland-wide Planning Unit notification about proposed changes to the Unitary Plan.

The letter is headed Proposed Plan Change **17** but the information later provided by Council staff identifies the change as number **16**. Regardless, the changes I am writing about relate to the 1529 Orewa 1 precinct.

There are three segments where, it is argued, 'the sub-precinct boundaries do not align with property boundaries.'

The stated criterion for the proposed changes is, therefore: 'To realign sub-precinct boundaries with the property boundaries'.

Evidence supports the proposed changes at the north end of Kensington Park. These relate to properties at Eaves Bush Parade and Landmark Terrace.

10.1 | However, the change in sub-precinct B which relates to Rewa Rewa Lane and adjacencies cannot be technically justified on the basis of the stated criterion for change.

10.2 | I therefore oppose this change.

Yours faithfully

Ray Meldrum

Signed copy posted

Dear Sir Madam

11.1 | Please note our objection to the proposed plan change covering our property at 58 Tasman View Rd, Bethells Beach.

Whilst we have no intention or plans for subdivision there are a number of changes that affect our property including provisions for a minor dwelling.

We would like to be informed and heard regarding our concerns at the earliest opportunity prior to the proposed Plan Change 17.

Your sincerely

Virgil Roberts
021-883-193
virgil@virgilnow.co.nz
For the Lomalagi Te Henga Trust

Contact details

Full name of submitter: Emma Howie

Organisation name: Auckland Airport

Agent's full name:

Email address: emma.howie@aucklandairport.co.nz

Contact phone number: 0275722220

Postal address:
PO Box 70320
Auckland Airport
Manukau 2150

Submission details

This is a submission to:

Plan modification number: Plan change 17

Plan modification name: Improving consistency of provisions for the GIS Viewer

My submission relates to

Rule or rules:
Map Change 15 - Refer to attached Submission.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Refer to attached Submission.

12.1 | I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: Refer to attached Submission.

Submission date: 31 January 2019

Supporting documents
Auckland Airport PC17 Submission (Final).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.

SUBMISSION ON LIMITED NOTIFIED PROPOSED PLAN CHANGE 17 UNDER CLAUSE 6 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991

To: Auckland Council ("**Auckland Council**")

Submission on: Proposed Plan Change 17 ("**PC17**") to the Auckland Unitary Plan: Operative in Part ("**Unitary Plan**")

Name: Auckland International Airport Limited ("**Auckland Airport**")

Introduction

1. Auckland Airport is the owner and operator of Auckland International Airport ("**Airport**") New Zealand's largest and busiest airport and the third largest airport for international passengers in Australasia. As the main gateway to New Zealand, the Airport is an integral part of the New Zealand and international air transport system and is a strategic infrastructure asset of regional and national importance.
2. Auckland Airport prepared a comprehensive submission and further submission on the Proposed Auckland Unitary Plan ("**PAUP**"). A key concern for Auckland Airport throughout the PAUP hearings process was to ensure that the development of Activities Sensitive to Aircraft Noise ("**ASAN**") is appropriately managed through land use and density controls; that the Airport is protected against potential reverse sensitivity effects; and that adverse effects in ASAN are avoided, remedied or mitigated.
3. Auckland Airport was limited notified of PC17 on the 29 November 2018. Auckland Airport will not gain an advantage in trade competition through this submission.

Nature and scope of submission

4. This submission relates to that part of PC17 that proposes to amend the zoning and sub-precincts that apply to over 22 split-zoned lots within the Flat Bush Precinct, as identified in Map Change 15 ("**Affected Lots**").
5. PC17 proposes to re-zone the entirety of the Affected Lots to Residential – Terrace Housing and Apartment Buildings ("**THAB**") and to extend the boundary of Flat Bush Precinct, sub-Precinct D to apply to the Lots. The Affected Lots are located within the Moderate Aircraft Noise Area ("**MANA**") under the Unitary Plan's Aircraft Noise Overlay. This means that activities on the Lots will (either now or in the future) be exposed to aircraft noise levels of between 60 – 65 dBA L_{dn} as a result of the Airport's operations.
6. Auckland Airport opposes this part of PC17.

Reasons for this submission

7. Auckland Airport opposes the proposed amendments set out in Map Change 15 because the amendments:
- a) will not promote the sustainable management of resources, and will not achieve the purpose and principles of the Resource Management Act 1991 (“RMA”);
 - b) are not consistent with Part 2 and other provisions of the RMA, including as particularised by the objectives and policies of the Unitary Plan;
 - c) will not meet the reasonably foreseeable needs of future generations;
 - d) will not enable social, economic and cultural wellbeing;
 - e) will not avoid, remedy or mitigate adverse effects on the environment; and
 - f) do not represent the most appropriate way to achieve the objectives of the Unitary Plan, in terms of section 32 of the RMA.
8. Without limiting the generality of the above, Auckland Airport opposes the proposed amendments to the zoning and sub-precinct boundaries identified in Map Change 15 for the reasons set out below:
- a) The Council's section 32 report on PC17 does not have appropriate regard to the application of the Aircraft Noise Overlay, despite the Affected Lots identified in Map Change 15 being located within the MANA. Due to the levels of aircraft noise experienced or anticipated within the MANA, the establishment of ASAN, including residential dwellings, within this area has the very real potential to give rise to reverse sensitivity effects on Auckland Airport’s lawfully established activities (which could inhibit the Airport’s current operations and future development). Further, activities that establish within this area will be exposed to the adverse effects of aircraft noise (not all of which can be mitigated or internalised). For these reasons, it is critical that the development of ASAN in the MANA is avoided, where practicable, and otherwise appropriately managed in order to mitigate potential adverse effects.
 - b) The Affected Lots were created under a subdivision consent approved by Auckland Council in August 2014 (Council reference 48504). The Lots range in size from 411m² to 460m². The Flat Bush Precinct, sub-Precinct A, provides for a maximum permitted density of 1 dwelling per 400m² for sites within the sub-Precinct that are also subject to the MANA.¹ In the event that the Affected Lots were rezoned to THAB and included within Flat Bush sub-Precincts D and F, as proposed through PC17, the maximum allowable density of the Affected Lots would increase to one dwelling per 150m² in sub-Precinct D and one dwelling per 300m² in sub-Precinct F.² This will allow for far greater intensification of the Lots than is currently provided for under the Unitary Plan.

¹ Table I412.6.1.1.1

² Table I412.6.1.1.1

- c) Increasing the intensity of development in the MANA will increase the potential for reverse sensitivity effects on the Airport's operations, and will subject larger numbers of people to the effects of aircraft noise. The amendments proposed in Map Change 15 are inconsistent with the objectives and policies of the Aircraft Noise Overlay³ and the Flat Bush Precinct,⁴ which seek to protect the Airport from reverse sensitivity effects and to avoid, remedy or mitigate adverse effects of aircraft noise on residential activities.
- d) The Council's section 32 report provides no justification for the proposed up-zoning of the Affected Lots, nor for the expansion of the boundaries of sub-Precincts D and F (and consequential retraction of the sub-Precinct A boundary). The "identified anomalies relating to property boundaries and sub-precinct boundaries"⁵ should rather be resolved by expanding the boundary of sub-Precinct A to apply to the entirety of the Affected Lots and rezoning those parts currently zoned THAB to Mixed Housing Suburban. This is a more appropriate way to achieve the objectives and policies of the Unitary Plan, which seek to avoid reverse sensitivity and other adverse effects associated with aircraft noise within the MANA.

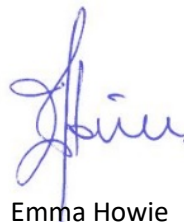
Decision Sought

9. Auckland Airport seeks that:

- 12.2 | a) the Affected Lots are rezoned to Residential – Mixed Housing Suburban and the boundary of sub-precinct A consequently extended (as shown in **Appendix 1**); and
- 12.3 | b) such alternative or consequential relief as may be necessary to address Auckland Airport's concerns.

10. Auckland Airport wishes to be heard in support of this submission.

Signature:



Emma Howie
Manager Statutory Planning

Date:

31 January 2019

Address for Service:

PO Box 73020
Auckland Airport
Manukau
2150

Telephone:

+64 27 572 2220

³ Objectives D24.2(1) and (2); Policies D24.3(3)(a) and (5)

⁴ Objective I412.2.1(8) and Policy I412.3.1(8)

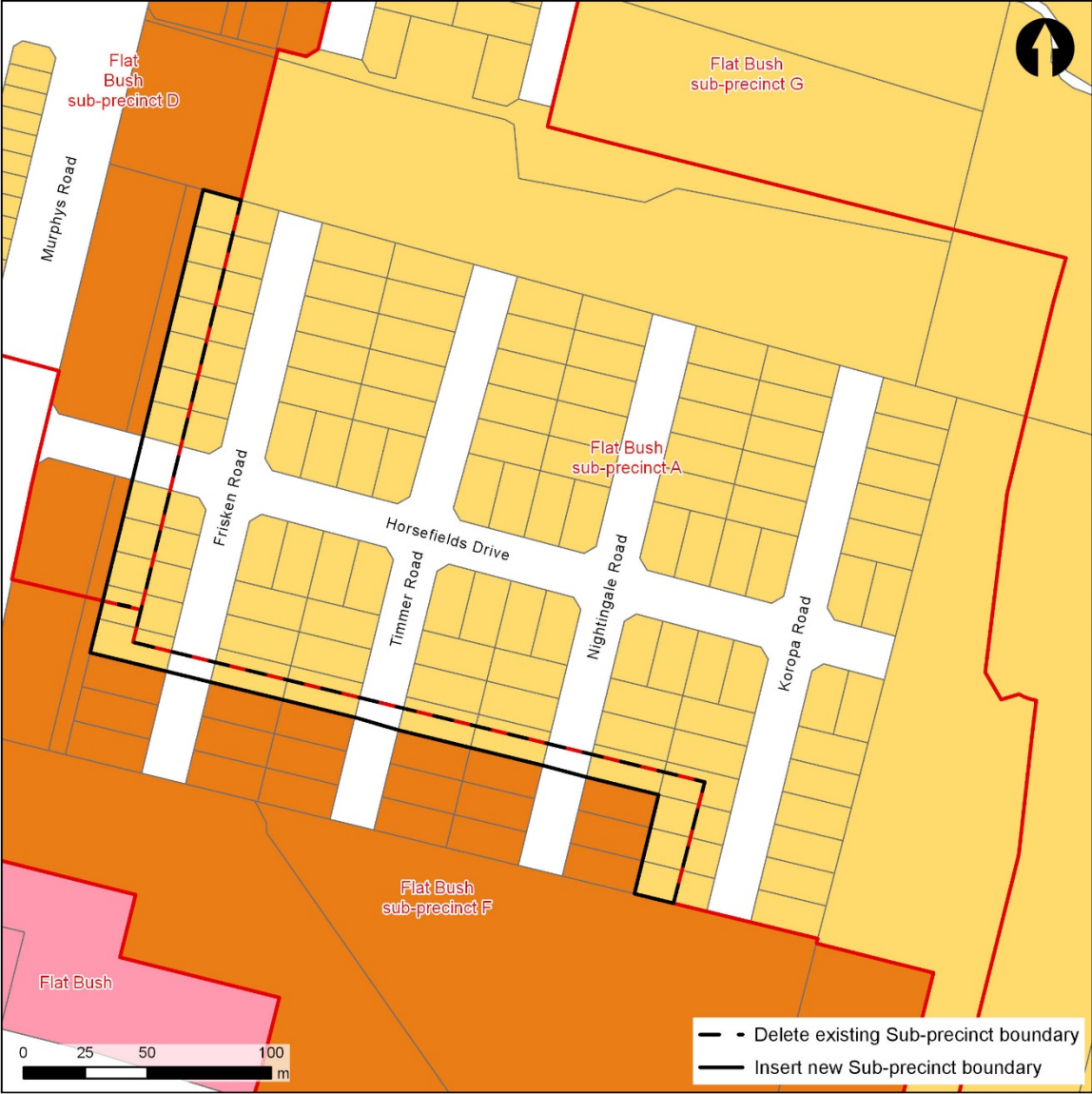
⁵ Plan Change 17 – AUP Viewer Section 32 Evaluation Report at pages 59-60.

APPENDIX 1

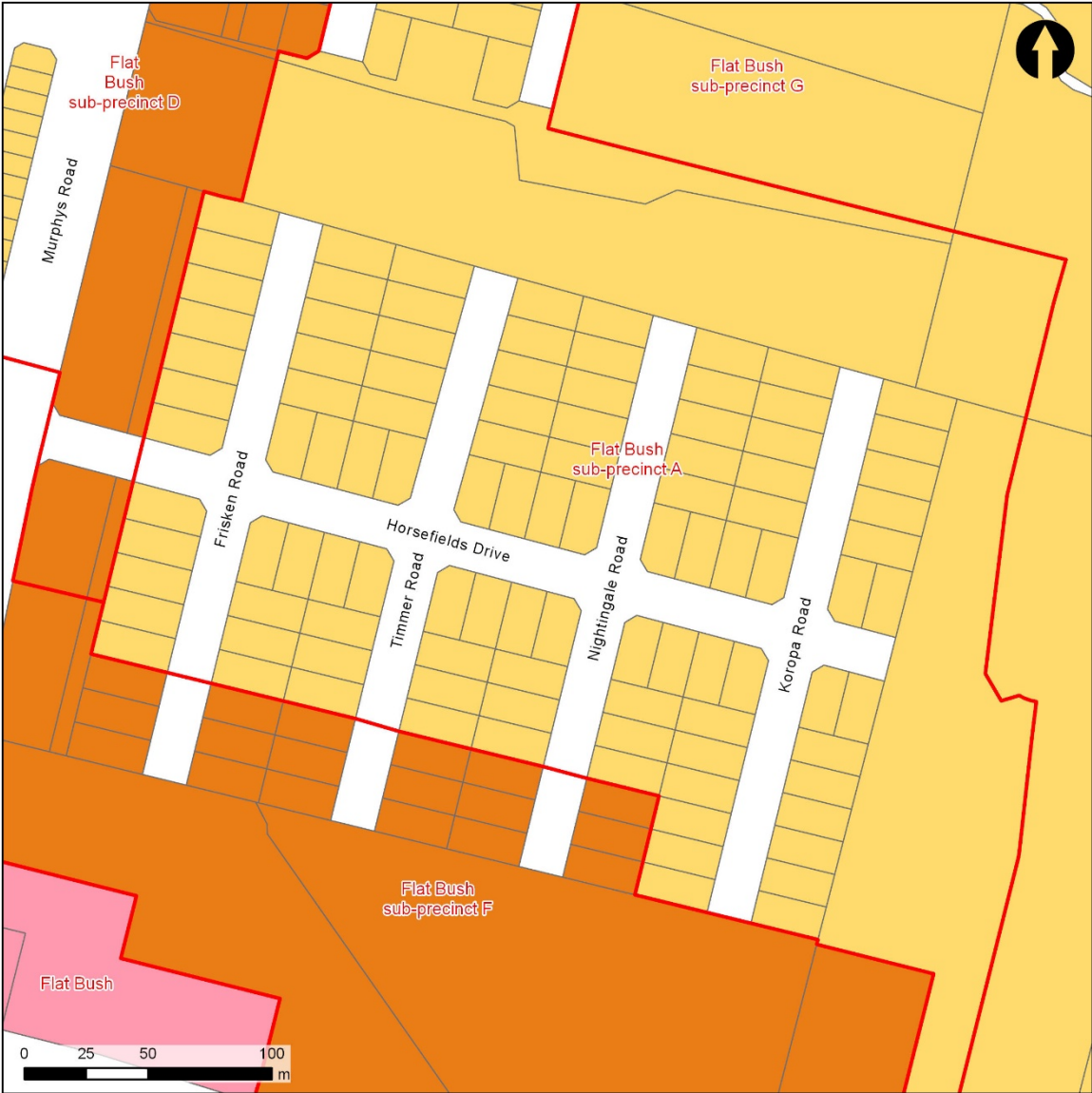
Map 1- Proposed Rezoning from Residential- Terrace Housing and Apartment Building to Residential- Mixed Housing Suburban sought by Auckland Airport.



Map 2- Proposed changes to Sub-Precinct Boundaries sought by Auckland Airport.



Map 3- Proposed Zoning and Sub-Precinct Boundaries sought by Auckland Airport.



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

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



This plan change has limited notification under clause 5A(4)(b) of First Schedule, Resource Management Act 1991, making submissions under this clause limited to those given written notice of this plan change.

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) Vaughan Smith

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

Geoffrey's Trust and JH Smale Trust, Attn: David Smale

Address for service of Submitter

Vaughan Smith Planning Limited, PO Box 3426, Shortland Street, Auckland 1140

Attention: Vaughan Smith

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: The proposed amendments to the boundaries of Smales 2 Precinct, Sub-precinct B, and the proposed rezoning, reflect changes to property ownership with recent site boundary adjustments.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- 13.1 Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

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

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

30 January 2019
Date

Notes to person making submission:

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

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

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

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

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

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

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

Contact details

Full name of submitter: Padlie-Hall Family Trust et al

Organisation name:

Agent's full name: Emma Bayly

Email address: emma@civilplan.co.nz

Contact phone number: 0274 612 313

Postal address:
PO Box 92300

Manukau City 2241

Submission details

This is a submission to:

Plan modification number: Plan change 17

Plan modification name: Improving consistency of provisions for the GIS Viewer

My submission relates to

Rule or rules:
Refer to attached submission

Property address: Refer to attached submission

Map or maps: Refer to attached submission

Other provisions:
Refer to attached submission

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:
Refer to attached submission

14.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 31 January 2019

Supporting documents
Sub001v2-elb.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

Submission on Plan Change 17 to the Auckland Unitary Plan – Improving consistency of provisions in the Viewer of the Auckland Unitary Plan (Operative in Part)

To: Auckland Council
Private Bag 92300
Auckland 1142

Attn: Planning Technician

Name of Submitter:	Padlie-Hall family trust	58 and 58a Carlton Crescent
	Mark and Pascaline Cook	52 Carlton Crescent
	Rod and Nicola Ter Weijdens	60c Carlton Crescent
	Dan Howe and Jaclyn Horlick	60a Carlton Crescent
	Owen and Melissa Jones	48 Carlton Crescent
	Tony and Vivienne Darby	54 Carlton Crescent
	Clive and Nikki Craig	56 Carlton Crescent

Address for Service: PO Box 97796
Manukau City
Auckland 2241

Attn: Emma Bayly

Telephone: (09) 222 2445 / 0274 612 313

Email: emma@civilplan.co.nz

This is a submission on:

- Proposed Plan Change 17 to the Auckland Unitary Plan – Improving consistency of provisions in the Viewer of the Auckland Unitary Plan (Operative in Part)

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

The specific provisions that this submission relates to are:

- The application of the Subdivision Variation Control Overlay to 1 Maraetai Coast Road, Clevedon.

The submission is:

1. The submitter supports the application of the Subdivision Variation Control Overlay to the above property, which will increase the minimum lot size for future subdivision to 700m², as opposed to the minimum lot size of 600m² otherwise applicable in the Single House zone.

2. The reasons that the application of the Subdivision Variation Control is supported are as follows:
- a) The Subdivision Variation Control is applicable to the balance of the Single House zoned land in Maraetai and has established a low density of development and residential character unique to Maraetai that should be maintained and protected;
 - b) The subject land has steep topography (generally with slopes of 1:3 or greater), which will require substantial earthworks to develop suitable access, building foundations and useable outdoor areas. Increasing the minimum lot size will assist to reduce the extent of such earthworks likely to be required and associated adverse effects on the residential and landscape character of the area;
 - c) Due to the steep topography of the site and the unformed road reserve connection to Carlton Crescent (Lot 2 DP 19097), it is anticipated that any future subdivision or development on this land would seek to establish road access from Carlton Crescent. Assuming 60% developable area and a lot size of 600m² approximately 170 dwellings could potentially be established, which would have substantial traffic effects on Carlton Crescent including on the health and safety and residential amenity of local residents (potentially 1,700 vehicle movements per day based on 10 vehicle movements per dwelling). Increasing the minimum lot size will assist to reduce the potential extent of adverse traffic effects on this local road, albeit the submitters remain concerned that traffic effects associated with development of this land are sufficiently considered and managed at the time of future subdivision, even with the increased minimum lot size proposed.
 - d) The land has a steep topography that extends over 40m above the contour of the adjacent residential lots along Carlton Crescent. As such, any future development on this land could result in adverse visual, shading and dominance effects on the existing residential lots adjacent to the site. Increasing the minimum lot size will assist to reduce the potential adverse visual, dominance and shading effects of future development on existing residential properties.
 - e) Overall, maintaining 600m² minimum lot sizes would not be consistent with the purpose and principles of the Resource Management Act 1991, as:
 - i) It would not provide for the sustainable management of natural and physical resources in a manner that provides for the health and wellbeing of the existing residents of Carlton Crescent;
 - ii) It would not avoid or mitigate adverse effects on the environment, including potential adverse effects outlined above;
 - iii) It would not provide for the maintenance and enhancement of amenity values or the quality of the environment.

3. The following relief is sought:

- 14.2 | a) Apply the Subdivision Variation Control Overlay (minimum 700m² lot size) to the land with a Single House zoning at 1 Maraetai Coast Road, Clevedon; or,
- 14.3 | b) Any additional or alternative relief to satisfy the concerns of the submitter, including further increasing the minimum lot size for development on this land if within scope.

The submitter wishes to be heard in support of this submission.

If others are making a similar submission, the submitter will consider presenting a joint case with them at a hearing.

Signature: 

Emma Bayly Senior Planner, CivilPlan Consultants Ltd

Date: 31 January 2019

s:\jobs\1868 - padlie-hall family trust\correspondence\submissions\sub001v2-elb.docx

Contact details

Full name of submitter: Viaduct Harbour Holdings Limited

Organisation name: Viaduct Harbour Holdings Limited

Agent's full name: Craig McGarr

Email address: cmcgarr@bentley.co.nz

Contact phone number: 021741418

Postal address:
PO Box 4492
Shortland Street
Auckland CBD
Auckland 1140

Submission details

This is a submission to:

Plan modification number: Plan change 17

Plan modification name: Improving consistency of provisions for the GIS Viewer

My submission relates to

Rule or rules:

Property address: 32 Market Place, Auckland Central

Map or maps:

Other provisions:

The mapping of Sub-precinct A and Sub-precinct C of I211 Viaduct Harbour Precinct, as it relates to 32 Market Place, Auckland Central

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 attached submission document

15.1 | I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: That the boundaries of Sub-precinct A and Sub-precinct C of the Viaduct Harbour Precinct be amended such that the entirety of the property at 32 Market Place, Auckland CBD is included in Sub-precinct A, as shown in Annexure 2 of the attached submission

Submission date: 31 January 2019

Supporting documents
VHHL - Submission on Plan Change 17.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

**SUBMISSION ON PLAN CHANGE 17 TO THE AUCKLAND UNITARY
PLAN – IMPROVING CONSISTENCY OF PROVISIONS FOR THE GIS
VIEWER
UNDER CLAUSE 6 OF THE FIRST SCHEDULE,
RESOURCE MANAGEMENT ACT 1991**

To: Auckland Council
Private Bag 92300
Victoria Street West
Auckland 1142

Submission on: Plan Change 17 Improving Consistency of Provisions for the
GIS Viewer

Name: Viaduct Harbour Holdings Limited (VHHL)

Address: Level 5
16 Viaduct Harbour Ave
Viaduct Harbour 1010

1. Introduction

- 1.1. Viaduct Harbour Holdings Limited (“**VHHL**”) is the owner of the fee simple interest in approximately 14 hectares of land located in the southern parts of the Viaduct Harbour and Wynyard Precincts, immediately to the north of Fanshawe Street. This land is occupied by extensive commercial office, food and beverage and residential activities, together with brownfields land that is prime for redevelopment of a similar nature (“**the VHHL Land**”). The VHHL Land is identified by blue shading on the plan attached as **Annexure 1**.
- 1.2. As a substantial land owner in the Viaduct and Wynyard precincts, VHHL has been involved in the master planning of both precincts to create a high amenity mix of commercial office, residential and hospitality uses with high quality public spaces and a focus on the unique connection to the Auckland waterfront. VHHL has actively participated in plan change processes, and more recently the Auckland Unitary Plan, over the last 20 years to ensure a co-ordinated approach to the development of this part of the City’s waterfront.
- 1.3. VHHL is concerned with any proposed changes to the provisions of the Auckland Unitary Plan (AUP) which could adversely affect development opportunities within the VHHL Land.
- 1.4. The VHHL land includes a number of properties in the Viaduct Harbour of Auckland’s CBD, including the property at 32 Market Place (“**the site**”).
- 1.5. The site comprises a parcel of land (legally described as Lot 4 DP 317103), which is occupied by a 5-storey building with basement parking levels. The building is occupied by commercial (office) tenancies located to the front of the site, and a storage and parking area within a building to the rear of the site. The site also includes a portion of a common landscaped area to the rear, which forms part of the landscaped

courtyard associated with the balance of the development (The Parc) of the block contained by Market Place, Customs Street West and Pakenham Street East. The landscaped area (and pool) is accessible to the tenants of the commercial building on the site, and forms part of the amenities of the site.

- 1.6. The site is zoned ‘Business – City Centre’ under the Auckland Unitary Plan (Operative in part) (“AUP”). The site is subject to the ‘Viaduct Harbour Precinct – Sub-precinct C’ (“Sub-precinct C”).
- 1.7. Auckland Council proposes to introduce a change to the AUP, by way of changes to the ‘AUP viewer’ to amend the spatial mapping of zones, controls, overlays and precincts.
- 1.8. This proposed change seeks to amend the boundaries of Sub-precinct C and Sub-precinct A of the Viaduct Harbour Precinct, as they relate to the site. The changes proposed do not correspond to the property boundary, or the nature of activity approved and occurring from the site.

2. Scope of Submission

- 2.1. VHHL’s submission relates to:
 - a. the site at 32 Market Place, Auckland CBD, the land of which is owned by VHHL; and
 - b. the mapping of Sub-precinct C of the Viaduct Harbour Precinct as it affects the site.
- 2.2. VHHL, as the owner of the land at 32 Market Place, was served notice of PC17.

3. Submission

- 3.1. The Council’s section 32 report (“s32 Report”) defines the purpose of the plan change, as follows (emphasis added in underline to highlight the purpose of PC17 in relation to precincts):¹

The scope of PC 17 is limited to addressing the mapping anomalies over 212 sites (outlined in section 6 of this report) that are compromising the ability of plan users to efficiently interpret the AUP. PC 17 is limited to amending technical mapping issues to ensure the subject provisions give effect to the objectives and policies of the AUP. In relation to the AUP Viewer, the following matters are included within the scope of PC 17:

- *ensure the zoning of the site is consistent with surrounding sites;*
- *ensure the spatial application of zones and/or overlays has been applied correctly to the site, either wholly or partially;*
- *ensure that zone and precinct boundaries follow road or property boundaries;*
- *resolve identified inconsistencies in the mapping of controls and overlays; and*

¹ ‘Proposed Plan Change 17 (PC17) Improving consistency of provisions in the Viewer of the Auckland Unitary Plan (Operative in Part) Section 32 Evaluation Report’, Auckland Council, Section 2.2, page 14.

- *resolve identified inconsistencies in the mapping of zones, overlays or precincts on certain sites within the Waitakere Ranges.*

PC 17 does not seek to alter the current policy direction of the plan. It will not alter the outcomes of the objectives and policies nor will it seek to add new objectives and policies.

- 3.2. PC17 seeks to amend the boundaries of Sub-precinct C and Sub-precinct A of the Viaduct Harbour Precinct, as they relate to the site. In summary, Sub-precinct A provides for a range and mix of activities. Sub-precinct C, conversely, seeks to maintain residential character and amenity and has been applied to landholdings which are predominantly occupied by residential activities, while enabling some commercial and commercial service activities.
- 3.3. Overall, the Viaduct Harbour Precinct provides for a range of activities, including residential and commercial activities. In sub-precinct A, the precinct largely relies on the provisions of the underlying Business – City Centre zone, which provides for residential and commercial (and other) activities as permitted activities. In Sub-precinct C, the precinct provisions provide for dairies, restaurants and cafes, hairdressers, dry-cleaning agents, retail and healthcare facilities on the ground floor of an existing building within Area A of Sub-precinct C, and require discretionary activity consent for office activities.
- 3.4. In respect of the site, the mapping of the sub-precincts is such that the site is included in Sub-precinct C, with the land to the north being within sub-precinct A, as shown in Figure 1.
- 3.5. The s32 Report states that the boundaries of the sub-precincts (as they now exist) were based on incorrect planning evidence presented during the Proposed Auckland Unitary Plan hearings process on behalf of a submitter (the owner of the building on the site), and that the evidence incorrectly included the site in Sub-precinct C. As the s32 Report (for PC17) correctly identifies, the subject site is occupied by commercial activity, and no residential activity occurs within the site. In this respect, the ongoing use and development of the site is not properly provided for by the Viaduct Harbour Precinct.
- 3.6. The s32 Report identifies the anomalous position of the sub-precinct boundary. In this respect, the s32 Report identifies two options to correct the error:²
- *The first option is to remove the entire site from sub-precinct C and include it in sub-precinct A. This enables the site boundary and the sub-precinct boundary to align with each other. However, part of the site forms part of the grounds for The Parc residential apartments and therefore should remain within sub-precinct C.*
 - *The second option is to include only that part of the site which is used for commercial activities in sub-precinct A, leaving the remaining part of the site within sub-precinct C. This will create a misalignment between the site boundary and sub-precinct boundary. However, this is considered appropriate because it reflects the split land use of the site. It is noted that AIPL indicated in their correspondence in 2016 and 2017 that they are happy for the sub-precinct boundary to follow*

² ‘Proposed Plan Change 17 (PC17) Improving consistency of provisions in the Viewer of the Auckland Unitary Plan (Operative in Part) Section 32 Evaluation Report’, Auckland Council, page 68.

the land use, i.e. only the commercial building is removed from sub-precinct C.

- 3.7. The preferred option contained in the s32 Report in respect of adjusting the sub-precinct boundaries is to include the front portion of the site within Sub-precinct A and to leave the balance of the site as Sub-precinct C, as shown in Figure 2 below.
- 3.8. Such an approach is inconsistent with the stated objective of PC17, being to “ensure that zone and precinct boundaries follow road or property boundaries”.

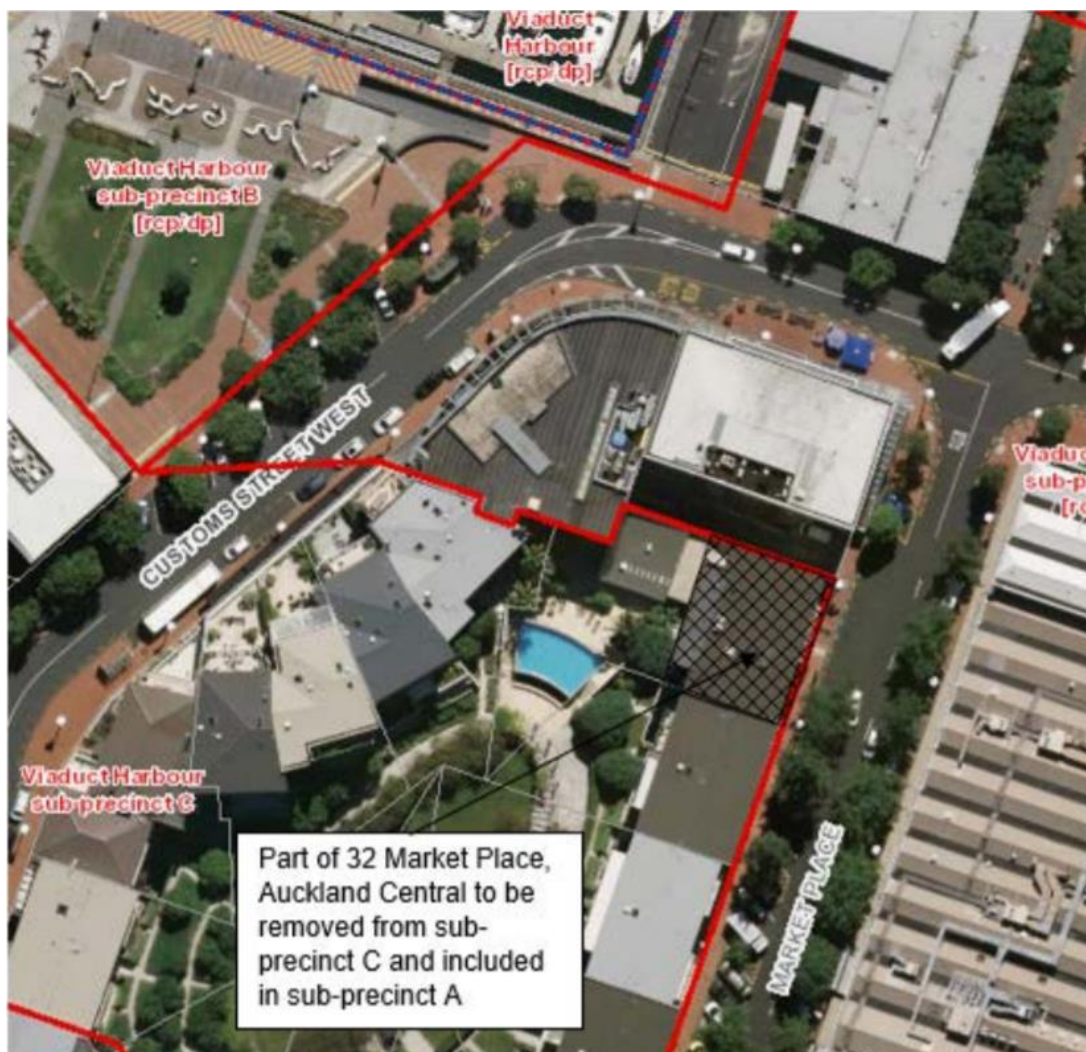


Figure 1. Proposed adjustment to Sub-precinct A and Sub-precinct C (Source: s32 Report, page 66).

- 3.9. The s32 Report incorrectly identifies the front portion of the site as being used for commercial activity only. The rear portion of the site/building is also utilised for parking and storage area, ancillary to the commercial office activities within that part of the building at the front of the site. That part of the site which is occupied by landscaping and pool is used by tenants of the building on the subject site, as well as being used in common with various tenants of other buildings within the wider ‘Parc’ complex.
- 3.10. With respect to the above, it is more appropriate to adjust sub precinct A to reflect the boundary of the site, on which the primary activity is offices, to enable and continue

to provide for activities approved and established, and those enabled consistent with those provided for by Sub-precinct A. Such an approach is preferred and more pragmatic and practical, than attempting to draw an arbitrary line across the property to distinguish which parts of the building/site can be used in association with activities provided for in Sub-precinct A, including the extent of basement carparking/loading.

4. Relief sought

4.1. VHHL seeks the following relief:

- 15.2 | a. That the boundaries of Sub-precinct A and Sub-precinct C be amended such that the entirety of the property at 32 Market Place, Auckland CBD is included in Sub-precinct A, as shown in Annexure 2;
- 15.3 | b. Any other consequential amendments required to give effect to the relief sought.

5. Conclusion

5.1. VHHL wishes to be heard in support of this submission.

5.2. If others make a similar submission, consideration would be given to presenting a joint case with them at any hearing.

Viaduct Harbour Holdings Limited

Signature

by its planning and resource management consultants and authorised agents Bentley & Co. Ltd



Craig McGarr

Address for Service

Viaduct Harbour Holdings Limited
C/- Craig McGarr
Bentley & Co.
PO Box 4492
Shortland Street
Auckland 1140

Telephone:

(09) 309 5367

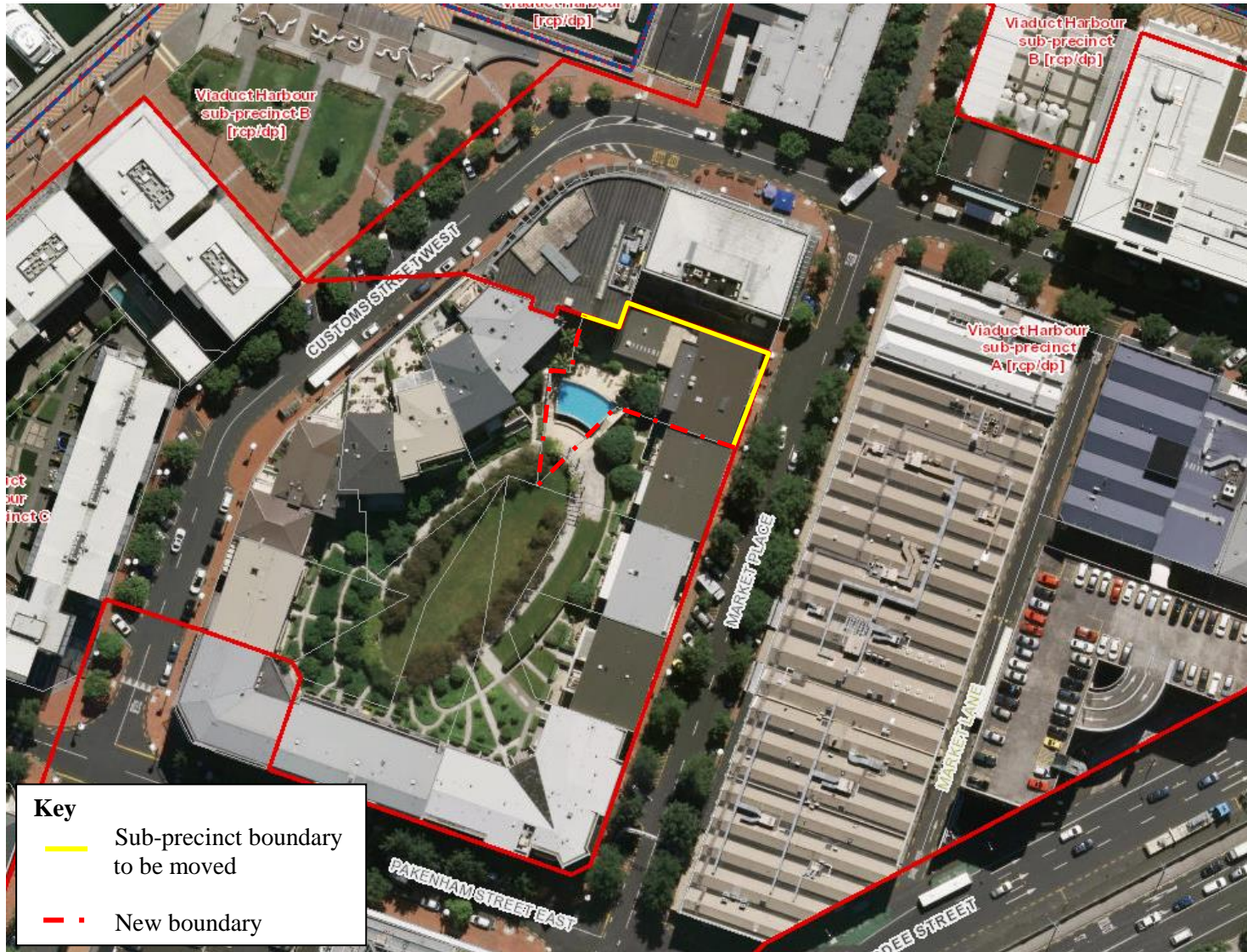
Email:

cmcgarr@bentley.co.nz

ANNEXURE 1 – VHLH Land Holdings



ANNEXURE 2 – Relief Sought by Viaduct Harbour Holdings Limited



Contact details

Full name of submitter: Susan Andrews

Organisation name: Heritage New Zealand Pouhere Taonga

Agent's full name:

Email address: sandrews@heritage.org.nz

Contact phone number: 027 202 3935

Postal address:
PO Box 105 291
Auckland City
Auckland 1143

Submission details

This is a submission to:

Plan modification number: Plan change 17

Plan modification name: Improving consistency of provisions for the GIS Viewer

My submission relates to

Rule or rules:
Please see attached submission.

Property address:

Map or maps: Please see attached submission.

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 submission.

16.1 | I or we seek the following decision by council: Accept the plan modification with amendments

Details of amendments: Please see attached submission.

Submission date: 31 January 2019

Supporting documents
HNZPT Submission PC17 GIS Viewer.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.



31st January 2019

File ref: LBY 309

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

Dear Sir or Madam

SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA

PROPOSED PLAN CHANGE 17: IMPROVING CONSISTENCY OF PROVISIONS FOR THE GIS VIEWER

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):

Proposed Plan Change 17: Improving consistency of provisions in the Viewer of the Auckland Unitary Plan (Operative in Part).

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

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

The amended scheduling extent of the Site and Places of Significance to Mana Whenua number 37 Wiri North Stonefields at 151 Wiri Station Road, Manurewa.

4. Heritage New Zealand's submission is:

- Heritage New Zealand is an autonomous Crown Entity with statutory responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.
- Heritage New Zealand supports Auckland Council's continuing efforts to ensure that the mapped extents of scheduled items are accurate and reflective of the values being protected.
- While we are supportive of the intent of the change to reflect the values scheduled by reflecting the conservation covenant registered on the title, Sites and Places of Significance to Mana Whenua are scheduled for their cultural values and connections so it is important to be assured that iwi support this amendment.
- No cultural assessment has been provided with the section 32 report to the plan change. The conservation covenant is held by the Minister of Conservation and is limited in its content relating to cultural values.

- The section 32 report states that only Ngāti Whātua Ōrakei have responded to Auckland Council's consultation, so it is possible that other iwi such as Ngāti Te Ata Waiohua who have previously provided cultural feedback on archaeological investigations in the area, may have a view to the appropriateness of the mapped extent of the site.

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

16.2

That the specific provisions of the proposed plan change that Heritage New Zealand's submission relates to be adopted only after receiving confirmation of the support of the relevant iwi for the amended extent.

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

Contact details

Full name of submitter: Onehunga Future Investment Limited

Organisation name:

Agent's full name: Clare Covington

Email address: c.covington@harrisingrierson.com

Contact phone number:

Postal address:
PO Box 5760
Wellesley Street
Auckland 1141

Submission details

This is a submission to:

Plan modification number: Plan change 17

Plan modification name: Improving consistency of provisions for the GIS Viewer

My submission relates to

Rule or rules:
Map 7 Proposed Rezoning to THAB

Property address: 63-65 Victoria Street, Onehunga

Map or maps: Map 7 in Proposed Plan Change 17

Other provisions:

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

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

The reason for my or our views are:

The site currently has a split zoning which restricts development potential and does not relate to the recent redevelopment of the site on the opposite side of Victoria Street with a large apartment development. The site is no longer used for industrial purposes and contains two residential dwellings. The proposed THAB zoning is the most appropriate given the site's location and existing development.

17.1 | I or we seek the following decision by council: Accept the plan modification

Submission date: 31 January 2019

Attend a hearing

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

Declaration

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

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

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

No

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

Submission on Proposed Plan Change 17 Auckland Unitary Plan

Clause 6 of First Schedule, Resource Management Act 1991

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

Submitter: New Zealand Defence Force
Contact Person: Rebecca Davies, Senior Environmental Officer

Address for Service: New Zealand Defence Force
C/- Tonkin + Taylor
PO Box 5271
Auckland 1141
Attn: Sara McMillan

Phone: +64 21 445 482
Email: rebecca.davies@nzdf.mil.nz

Scope of submission

This is a submission on Proposed Plan Change 17: Improving consistency of provisions in the Viewer of the Auckland Unitary Plan (Operative in Part) (PPC17).

This submission relates to those parts of the plan change relating to properties to which Designation 4311 – Whenuapai Approach and Departure Path Protection applies:

- 116 Mill Flat Road (Map 3);
- 1229 Coatesville-Riverhead Highway (Map 8);
- 2D Northcote Road and 8 and 10 Rangatira Avenue, Takapuna (Map 12);
- Scott Point, Hobsonville (Map 13);
- 621-625 Te Atatu Road (Map 20);
- 3 McEntee Rd, Waitakere (Map 29).

Submission

NZDF is **neutral** on the proposed changes and **does not seek any amendments** to PPC17 but it wishes to highlight the importance of Designation 4311 and to ensure that the designation and NZDF's activities are not compromised by any amendments made through PPC17.

The New Zealand Defence Force (NZDF) operates RNZAF Base Auckland at Whenuapai. It is a nationally significant Defence facility of strategic regional, national and international

importance. The Minister of Defence is the requiring authority for Designation 4311 which applies to the airspace in the vicinity of RNZAF Base Auckland and protects the approach and departure paths. The designation provides for an obstacle limitation surface (OLS) which places height restrictions on buildings more than 9 m above natural ground level and the requirement for NZDF’s written approval for any temporary or permanent infringement.

Proposed Plan Change 17 (PPC17) proposes to rezone several properties that are located within Designation 4311. NZDF notes that the changes are relatively small in scale and are for the purposes of consistency with the immediately adjacent zoning.

18.1 | Although the proposed changes do not appear to affect Designation 4311, NZDF would like to note the application of Designation 4311 to these properties. NZDF would also like to note that bird strike is a critical concern to NZDF in proximity to the RNZAF Base Auckland and NZDF has responsibilities under the Civil Aviation Act 1990 for managing bird strike risk. Activities that alter the local bird habitat, including flat roofs, the provision of new landscaping areas, ecological and/or wetland areas, and any open water features (including amenity ponds and / or stormwater retention ponds) can attract birds and accordingly increase the associated risk of bird strike. In addition, NZDF also notes that lighting and glare in the area around RNZAF Base Auckland have the potential to create safety risks. Lighting has the potential to mimic runway lighting and glare (e.g. from reflective surfaces) can cause a hazard to pilots.

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

NZDF **wishes to be heard** in support of this submission.

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



(on behalf of Rebecca Davies)

Date 31.01.2019

Person authorised to sign
on behalf of New Zealand Defence Force

Submission by Transpower New Zealand Ltd on Auckland Unitary Plan Proposed Changes 14, 15, 16 and 17

January 2019

Keeping the energy flowing



FORM 5
SUBMISSION BY TRANSPOWER NEW ZEALAND LIMITED
ON AUCKLAND UNITARY PLAN PROPOSED PLAN CHANGES 14, 15, 16 AND 17
UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO
THE RESOURCE MANAGEMENT ACT 1991

To: PLANNING TECHNICIAN

Auckland Council

By email: unitaryplan@aucklandcouncil.govt.nz

Name of Submitter:

Transpower New Zealand Ltd

Address for Service and Correspondence

Attn: Rebecca Eng

PO Box 17215

Greenlane, Auckland 1546

Email: environment.policy@transpower.co.nz

Ph: 04 901 4290

This is a submission to the Auckland Unitary Plan Proposed Changes 14, 15, 16 and 17

Transpower could not gain advantage in trade competition through this submission

The specific provisions of the proposed plan that the submission relates to are:

Refer attached submission which outlines the specific provisions, reasons and decisions sought

Transpower seeks the following decision from the local authority:

19.1

Approve Plan Changes 14, 15, 16 and 17 as detailed in the attached submission, including such further, alternative or consequential relief as may be necessary to fully give effect to this submission.

Transpower NZ Ltd wishes to be heard in support of its submission.



Signature of submitter

[or person authorised to sign on behalf of the submitter.]

Date: 31 January 2019

SUBMISSION BY TRANSPOWER NEW ZEALAND LIMITED ON THE AUCKLAND UNITARY PLAN PROPOSED PLAN CHANGES 14, 15, 16 AND 17

Overview

The following provides specific submission points from Transpower New Zealand Limited (“**Transpower**”) on the Auckland Unitary Plan Proposed Plan Changes 14, 15, 16 and 17.

Introduction to Transpower

Transpower is a State-Owned Enterprise that plans, builds, maintains and operates New Zealand’s National Grid, the high voltage transmission network for the country. The National Grid links generators directly to distribution companies and major industrial users, feeding electricity to the local networks that distribute electricity to homes and businesses. The National Grid comprises towers, poles, lines, cables, substations, a telecommunications network and other ancillary equipment stretching and connecting the length and breadth of the country from Kaikohe in the North Island down to Tiwai in the South Island, with two national control centres (in Hamilton and Wellington).

The National Grid includes approximately 12,000 km of transmission lines and substations, supported by a telecommunications network of some 300 telecommunication sites, which help link together the components that make up the National Grid.

Transpower’s role and function is determined by the State-Owned Enterprises Act 1986, the company’s Statement of Corporate Intent, and the regulatory framework within which it operates. Transpower does not generate electricity, nor does it have any retail functions.

Transpower’s Statement of Corporate Intent for July 2017 to July 2020, states that:

Transpower is central to the New Zealand electricity industry, connecting New Zealanders to their power system through safe, smart solutions for today and tomorrow. Our principal commercial activities are:

- As grid owner, to reliably and efficiently transport electricity from generators to distributors and large users.
- As system operator, to operate a competitive electricity market and deliver a secure power system

In line with these objectives, Transpower needs to efficiently maintain and develop the network to meet increasing demand, to connect new generation, and to seek security of supply, thereby contributing to New Zealand’s economic and social aspirations. It must be emphasised that the National Grid is an ever-developing system, responding to changing supply and demand patterns, growth, reliability and security needs. Transpower therefore has a significant interest in contributing to the process of developing an effective, workable and efficient Unitary Plan where it may affect the National Grid, including possible future changes.

Auckland Region Transmission Assets

Transpower has a number of overhead and underground transmission line, substation and telecommunications assets within the Auckland Region, all of which are mapped in the operative Auckland Unitary Plan overlays and enclosed as **Attachment 2**.

Statutory Framework

National Policy Statement on Electricity Transmission

The National Policy Statement on Electricity Transmission (NPSET) was gazetted on 13 March 2008. The NPSET confirms the national significance of the National Grid and establishes national policy direction to ensure decision-makers under the RMA duly recognise the benefits of transmission, manage the effects of the National Grid and appropriately manage the adverse effects of activities and development close to the Grid. The NPSET only applies to the National Grid – the assets used or operated by Transpower – and not to electricity generation or distribution networks.

The NPSET sets a clear directive to councils on how to provide for National Grid resources (including future activities) when drafting all their plans. Thus, district councils must work through how to make appropriate provision for nationally and regionally significant infrastructure in their district plans.

The one objective of the NPSET is as follows:

To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:

- a. *Managing the adverse environmental effects of the network; and*
- b. *Managing the adverse effects of other activities on the network.*

It is therefore a requirement that local policy reflects national direction and that the local policy is effective in helping support the integrated management of natural and physical resources within the district, as well as across the region as a whole. Transpower was a submitter on the Proposed Auckland Unitary Plan and participated in the Independent Hearings Panel process. The now Operative Auckland Unitary Plan gives effect to the NPSET. Transpower’s interest in Plan Changes 14-17 was (among other considerations) to ensure this remains the case.

Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009

The Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009 (“**NESETA**”) came into effect on 14 January 2010, providing a national framework of permissions and consent requirements for the operation, maintenance and upgrading of National Grid lines existing at 14 January 2010: it does not apply to substations or electricity distribution lines, and nor does it apply to the construction of new transmission lines (which are typically designated).

Activities covered by the NESETA are activities relating to the operation, maintenance, upgrading, relocation or removal of an existing transmission line, including:

- a construction activity
- use of land or occupation of the coastal marine area
- activities relating to an access track to an existing transmission line
- undergrounding an existing transmission line.

Under Section 44A of the RMA, local authorities are required to ensure there are no duplications or conflicts between the provisions of the NESETA and a proposed plan. The NESETA regulates how Transpower’s existing lines in the District are developed and maintained, rather than the District Plan Rules. Among other matters as referenced above, Transpower’s interest in Plan Changes 14, 15, 16 and 17 was to ensure that no new duplications or conflicts between the Unitary Plan and the NESETA were introduced.

Specific Submission Points

Transpower supports specific aspects of the Proposed Plan Changes for the reasons detailed in **Attachment 1**.

Attachment 1: Relief Sought

Specific Plan Provision	Support/ Oppose/ Amendment	Reasons for Submission	Relief Sought
Proposed Plan Change 14			
D26 National Grid Corridor Overlay D26.1 Overlay description D26.4. Activity table	Support	The revisions enable a more efficient and effective process to amend the AUP maps when a National Grid transmission line is moved or altered, while still giving effect to the National Policy Statement on Electricity Transmission 2008 and the relevant objectives and policies of the AUP.	That Chapter D26 be amended as notified
E26.2.2 Policies (7)	Support	The revised wording provides a clearer link to the corresponding RPS objective and policy.	That the policy be amended as notified
E26.3.3 Activity table Preamble text regarding meaning of “coastal areas” and “riparian areas”	Support	The amendment improves interpretation of the rule for plan users.	That the text be amended as notified
E26.3.5.2 Vegetation alteration or removal (7)	Support	The revisions improve interpretation for plan users while continuing to enable the vegetation alteration or removal activities required for the safe operation and maintenance of the National Grid.	That the rule be amended as notified
Proposed Plan Change 15			
Policy F2.10.3(3)(a)	Support	Removal of the word “significant” from the policy improves clarity for plan users.	That the policy be amended as notified
Policy F2.14.3(3)	Support	The amendments improve interpretation of the policy for plan users and clarify its scope.	That the policy be amended as notified
Rule F2.19.8 Use and Activities (A85)	Support	The amendments improve clarity for plan users.	That the rule be amended as notified
Proposed Plan Change 16			

Specific Plan Provision	Support/ Oppose/ Amendment	Reasons for Submission	Relief Sought
Definition of "building", specifically "In an Open Space zone"	Support in part	Transpower supports the addition of a height limit for buildings in open space zones that is a more realistic threshold than the operative plan.	That the policy be amended as notified
Proposed Plan Change 17			
19.2 Map 22 "remove the National Grid Substation Corridor Overlay from areas shown in purple in the map below Apply the National Grid Substation Corridor Overlay to the area marked in red in the map below, joining remaining corridor strips to close the loop."	Support	The amendment to the National Grid substation corridor reflects substation boundary change and gives effect to the National Policy Statement on Electricity Transmission 2008.	That the map be amended as notified



#19 Transpower Substations in Auckland Council Area	
ALB	Albany
BHL	Brownhill Road
BOB	Bombay
DRY	Drury
GLN	Glenbrook
HEN	Henderson
HEP	Hepburn Road
HOB	Hobson Street
HPI	Huapai
MNG	Mangere
OTA	Otahuhu
PAK	Pakuranga
PEN	Penrose
ROS	Mount Roskill
SVL	Silverdale
SWN	Southdown
TAK	Takanini
WEL	Wellsford
WIR	Wiri
WRD	Wairau Road

Legend

- Substations
- Town
- 110kV Transpower Transmission Line
- 220kV Transpower Transmission Line
- 400kV Transpower Transmission Line
- +— Railway
- 22 Highway
- Auckland Council Boundary
- Residential Area