

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ruth Lois Minton

Organisation name:

Agent's full name: Ruth Minton

Email address: [struth\\_m@yahoo.co.nz](mailto:struth_m@yahoo.co.nz)

Contact phone number:

Postal address:  
173 Boshier Rd  
RD 4 Wellsford  
Auckland 0974

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Plan change 19 requiring non-complying activity to need resource consent

Property address: Boshier Road RD4 Wellsford

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

A wish to maintain rural character and amenity and avoid adverse cumulative effects on the rural environment; • The need for pre-planned management of topsoil overburden from rural residential development . Use of commercial activities in this area presently affect neighbouring properties and dwellers and are very hard on the current infrastructure ( roads, dust and noise nuisance ) and should not be allowed to be increased.

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

Submission date: 21 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Macauley Sei

Organisation name:

Agent's full name:

Email address: [m.seo@barfoot.co.nz](mailto:m.seo@barfoot.co.nz)

Contact phone number: 021 528 234

Postal address:  
1781 State Highway16 rd2  
Helensville  
Auckland 0875

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
if there is any subdivision potential?

Property address: 1781 State Highway16 RD2

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:  
change zone for land is great i would know to more about it

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

Submission date: 21 March 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? Yes

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ravendra Chetty

Organisation name: Glenbrook Rest Home

Agent's full name: Ravendra Chetty

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

Contact phone number:

Postal address:  
5 Alexander St. Otahuhu  
Auckland  
Auckland 1062

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Care centre requires consent for more than 10 residents on site.

Property address: 131 Wymer Road, Glenbrook

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
The resthome is currently compliant for 23 residents.

3.1

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

Details of amendments: A consent is required for care centres having more than 25 residents

Submission date: 22 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Kenneth Alfred Boler

Organisation name:

Agent's full name: Ken Boler

Email address: [kboler@goodwood.org.nz](mailto:kboler@goodwood.org.nz)

Contact phone number:

Postal address:  
P O Box 389 Kumeu 0841  
Kumeu  
Auckland 0892

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

The rule that states that any activity not provided for in the Auckland Unitary Plan requires a resource consent as a non-complying activity.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This will add yet another layer of cost and time delays to an already slow and costly process.

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

Submission date: 22 March 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.



The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Eddy Zhang

Organisation name: Delfilord Investment Limited

Agent's full name: Eddy Zhang

Email address: [eddye0618@gmail.com](mailto:eddye0618@gmail.com)

Contact phone number:

Postal address:  
31 McMillan Place  
Mellons Bay  
Howick  
Auckland 2014

### **Submission details**

#### **This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### **My submission relates to**

Rule or rules:  
Plan Change 20

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
not fare

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

Submission date: 22 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Grant David Ford

Organisation name:

Agent's full name:

Email address: [grant@busxarchitects.com](mailto:grant@busxarchitects.com)

Contact phone number:

Postal address:  
39 Matheson Way  
Waiau Pa  
Auckland 2679

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Property address: 39 Matheson Way. Waiau Pa

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The proposed amendments seek to make it easier for the council to say a blanket "no" to things that deserve individual consideration. Some of these new uses could be the very stuff of our future and the means by which our rural production can increase.

Reviewing some of the ideas of those of us that live in the zones that are now designated mixed rural may be as vital to our urbanisation goals as oxygen is going to be to people in the intensified cities we would prefer not to live in. The changes appear to create further economic and legal barriers to the very innovation the currently highly unproductive and uneconomic mixed rural production units need.

The Unitary Plan is already a broad brush blunt instrument in unlocking the production potential of mixed rural use zones and why more discretion not less is required. (I use my own location as an example) Surely the purpose of the unitary plan is to act as a guideline to facilitate a conversation on

how best to meet the objectives of the larger community when discussing an individual site. Key to that is discussing the individual site. The RMA and AUP are ever-evolving documents that do not supersede existing covenants and past history of council decisions on the land. They have conspired to make lifestyle blocks uneconomic life sentence blocks; without hope of parole.

They have also locked up land in non-productive pasture supporting an outdated farming practice. Ten flatulent cows on 4 hectares of grass are not even carbon neutral. No cows and 10,000 trees per block could be the lungs of an expanding city. The intent of the RMA and Unitary Plan for this zone would be greatly served by abandoning historical views of what rural living and use is about and allowing it to be reimagined for the 21st century (in the same way that NZ has come very late to an understanding of urbanisation and its infrastructure, transport and liveability needs.)

Our Lifestyle Block Example: For 14 Years we have lived on a lifestyle block developing it for our family, raising three children. It was bought as a family home in a catchment that had a Cambridge curriculum school nearby. The original owner of the 4.3 hectare block, a builder, made hay up to the front door of the house. The owner before us fenced the land and ran horses on it. We arrived pre GFC and put a barn on it, with an aviary for endangered parrots and used the fields for refugee Llamas. The GFC saw my consultancy business all but fail in NZ and we spent eighteen months away doing contract work in Canada to make ends meet. When we returned to a rundown property we brought it back to life, even though it was now worth less than what we paid for it. We ran some cattle but witnessing the home kill in our neighbours paddock saw us abandon that farming practice and investigate Avocado Orchards. This too failed due to being ask to indemnify the entire industry should we lose a twig of a tree that subsequently turned up grafted to a plant in China.

To add to just the general difficulty of making 4.3 hectares/ 10 Acres work in any way to pay its way. We pay rates at pretty high levels yet:

- We supply all our own waste/wastewater system at our own cost
- We co-funded a communal water bore in our street costing us many tens of thousands of dollars, have its maintenance and power costs and pay the council an annual charge for the water coming out of the aquifer under our property, from the bore and pump we paid for
- We live down a private road that the council deemed it did not wish to own from the developer; meaning that we all pay for the upkeep of a road outside our door directly as well as giving contribution to everyone else's street in Auckland.
- We have restrictions on our water supply that means we cannot use too much and that limits our ability to develop our blocks into mixed rural production units.
- We have original covenants on the land that says we cannot erect very much in the way of structures for plants better grown up inside.
- We are bordering and neighbored by dairy farms but we are a residential street
- The residences in our street are surrounded by grass that some of us have the obligatory cattle chewing, whilst some of us make hay for the surrounding horse and cattle community
- Despite little incentive to do so, just more cost, we have made it beautiful with ponds and 100's if not thousands of trees.
- We have developed some hobby business activities but our primary sources of income come from outside of the land use and pay for the land upkeep.
- Currently, the list of what we can't do to pay our mortgage and perhaps have something for our retirement is extensive and all based around keeping everything the same as it is now.; uneconomic, and environmentally suboptimal.

- Two of the blocks in our street (one with dwelling/ one without) are owned by foreign interests in Asia basically waiting the AUP out until such time that they can subdivide.
- Similarly, the 130acre farm on our back border has been recently sold to Asian land bankers who allow the previous owner to keep farming there....

In the meantime. I have seen the developments that have been allowed under the unitary plan; many of them too intensive for surrounding infrastructure, turning roads into parking lots and one-way streets lined with cars. I would dearly love to develop this street and surrounds as a truly useful rural property development that would be both a wonderful place to live and a huge greenhouse gas mitigation for Auckland.

To do that would entail making one and two-acre blocks with a mandatory 50% native trees and bush on it.

- It would allow the pony paddock or football practice lawn for four times as many homes that would satisfy the intent of the mixed rural category 10 times as much.
- It would enhance and transform this rural misfit into a rural paradise. There would be walking and horse treks around 100s of thousands of trees with a phenomenal carbon credit boon to the city.
- The units themselves would be residential/ home business/ boutique horticulture with self-sufficiency for fruit and vegetables and economic because the unused tracts of worthless grass, that actually take carbon to mow and maintain, would be a protected long term asset as oxygenators of our city.

Currently, though this mixed rural utopia can't happen because it doesn't meet the current flatulent cow definition of rural and it is just large enough to require a capital investment in equipment to fit that definition that will never be returned if we did. So I am sorry – anything that requires council to evaluate an individual case against the intent of the zone category and not some cookie-cutter checklist for disregarding, is better than what you propose.

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

Submission date: 22 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Erica Hawkett

Organisation name:

Agent's full name:

Email address: [erica.hawkett@outlook.co.nz](mailto:erica.hawkett@outlook.co.nz)

Contact phone number:

Postal address:  
58 Trig Road  
RD1 Helensville  
South Head  
South Head  
Auckland 0874

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Add to the rural zone activity tables a rule that states that any activity not provided for in the auckland unitary plan requires a resource consent as a non-complying activity and amend references in the Rural Chapter to residential buildings to read dwellings

Property address: 58 Trig Road, RD1 Helensville South Head

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I don't see any reason for the change and I don't see what value it adds.

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

Submission date: 22 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Julia Puka

Organisation name:

Agent's full name: Julia Puka

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

Contact phone number:

Postal address:

0772

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Rural activity status

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:  
Costly exercise and not necessary. Private owners should be left alone

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

Submission date: 22 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Rosemary Wilkinson and Raymond Allen

Organisation name:

Agent's full name:

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

Contact phone number:

Postal address:  
PO BOX 35  
LEIGH  
0947  
LEIGH  
AUCKLAND 0947

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

The objective of the proposed plan change is to limit residential and industrial activities in rural areas so that rural zones are predominantly used for rural purposes. It will ensure that unintended uses like urban industrial activities and retirement villages cannot be established in rural zones unless a rigorous assessment process (via a resource consent application) is undertaken. This will reduce the potential for creating adverse effects such as the loss of rural character and amenity, and unnecessary development on elite and prime soils.

Property address:

Map or maps:

Other provisions:

The proposed plan change does two things: It amends the activity table for the rural zones so that any activity not specifically listed in the table becomes a non-complying activity. It also amends the reference to "residential activities" in specific rural policies and zone descriptions to "dwellings". The reason for the second amendment is that the term "residential activities" can include a wide range of activities such as retirement villages and other residential development types. This was never intended in the rural zones

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

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

The reason for my or our views are:

We reside in the Leigh/Pakiri area which is a quiet coastal village which is a popular tourist destination for both Aucklanders and international visitors. There are no hotels or motels in our area but there are a number of small B&Bs run by local residents, mostly retirees. In peak season these are all booked out because the demand exceeds supply and there are many further benefits to the community as a whole as hospitality and events, etc are attended by this influx of guests. Recently Council imposed a bed tax on short term stay accommodation, resulting in the closure of some of this much needed accommodation. This was because the small income received was not worth the price of the tax paid, not to mention being hounded by the Council and the insinuation in the media that such providers were tax cheats. We believe that if Council imposes a further requirement that all B& B accommodation providers register with Council, (and no doubt pay a further tax for this) that Leigh area will lose even more providers, and therefore guests and tourists to this area. Is this what was intended by the proposed modification? The short term stays are largely in picturesque pockets and the effects are all positive, not adverse.

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

Submission date: 23 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Jacques Imbeau

Organisation name:

Agent's full name:

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

Contact phone number:

Postal address:  
51 Crows Road  
Swanson  
Auckland 0614

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Clause 6 of First Schedule, Resource Management Act 1991 Proposed Plan Change 20 - Rural Activity Status

Property address: 51 Crows Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The proposed changes means that any future activity that is not currently listed in the AUP would automatically require resource consent, regardless of the nature of the activity. This is a blanket change that is not necessary and will further increase regulatory costs and hurdles which are too cumbersome already. WE NEED LESS REGULATIONS - NOT MORE. WE NEED A REDUCTION IN RED TAPE AND RELATED COST INCREASES. Furthermore the Council already uses a mechanism called an "overlay" to add additional restrictions over an above what is allowed by the AUP, as the Council sees fit, regardless of the ratepayers views. In my opinion the use of such "overlays" is already a mechanism that lacks transparency and not necessarily the result of proper consultation but rather bureaucratic processes. It lacks oversight. The Council now seeks to enshrine in the AUP a permanent control over "any" future activity not currently listed in the AUP for the Rural Activity Status, regardless of what that activity would be. This is not acceptable. Finally may I suggest that before

seeking more control over ratepayers properties, the Council should seek to improve its efficiency and ability to process consents in a timely manner. The way Council operates should be significantly changed so that it provides more assistance in the consent process so as to achieve an optimal outcome rather than the current "adversarial" system that is cumbersome, expensive. inefficient and, in some (many ?? ) cases, counterproductive. Many of my fellow ratepayers share my views and I know that the Council is aware of this.... Will the change have to come from outside ?!!

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

Submission date: 23 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Bryce catchpole

Organisation name:

Agent's full name:

Email address: [bryce@theshedco.co.nz](mailto:bryce@theshedco.co.nz)

Contact phone number:

Postal address:  
855a Whangaparaoa road  
Manly  
Auckland 0930

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Plan change 19 Plan change 20

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
I dont think the council has the right to decide this.

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

Submission date: 23 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ningning Li

Organisation name:

Agent's full name:

Email address: [slee\\_777@hotmail.com](mailto:slee_777@hotmail.com)

Contact phone number: 0272821123

Postal address:

Albany Heights  
Auckland 0632

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Option 1

Property address: 122 Albany Heights Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
I can't really see any points of changing the current Residential types to Dwelling only.

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

Submission date: 23 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Gi-Jun Oh

Organisation name:

Agent's full name:

Email address: [ohgijun@hanmail.net](mailto:ohgijun@hanmail.net)

Contact phone number:

Postal address:  
540 Dairy Flat Highway,

Auckland 0792

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Proposed Plan Change 20 - Rural Activity Status.

Property address: 540 Dairy Flat Highway

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:  
I support the unitary plan changes because the location is close to the city and it is easy to access from CBD.

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

Submission date: 23 March 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? Yes

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Josephine Gray

Organisation name:

Agent's full name:

Email address: [jo.gray890@gmail.com](mailto:jo.gray890@gmail.com)

Contact phone number:

Postal address:  
37 Taupaki Road  
Auckland 0782  
Taupaki  
Auckland 0782

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Proposed plan change 19 Rural "Add to the rural zone activity tables a rule that states that any activity not provided for in the Auckland Unitary Plan requires a resource consent as a non-complying activity"

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

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

The reason for my or our views are:

The use of "activity" is very vague wording. The resource consent process is challenging enough to navigate as it is. If you are wanting other "activities" to jump through the hoops of resource consent (for non-complying or otherwise), these need to be defined and not alluded to in a catch-all, vague statement.

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

Submission date: 24 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Barry Potter

Organisation name:

Agent's full name:

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

Contact phone number:

Postal address:  
214 Scenic Drive  
Titirangi  
Auckland 0604

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Proposed Plan Change 20 - Rural Activity Status

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
It protects the rural nature of the Waitakere Ranges

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

Submission date: 24 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Raewyn Norton

Organisation name:

Agent's full name:

Email address: [raemar@vivid.net.nz](mailto:raemar@vivid.net.nz)

Contact phone number:

Postal address:  
47 township road  
Waitakere village  
Auckland 0816

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Plan change 20 rural activity status

Property address: 47 township road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
Our choices are already restricted

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

Submission date: 24 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ben Wolmarans

Organisation name: Private

Agent's full name:

Email address: [benwol66@gmail.com](mailto:benwol66@gmail.com)

Contact phone number:

Postal address:  
711 Ridge Road  
RD3  
Albany  
0793  
Riverhead  
Auckland 0793

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

"add to the rural zone activity tables a rule that states any activity not provided for in the Auckland UP requires a resource consent..."

Property address: all properties affected

Map or maps: all rural zones

Other provisions:

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

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

The reason for my or our views are:

This rule introduces arbitrary and open-ended reasons for Council officials to decline or interfere with private property rights. Where an activity is not explicitly listed for a consent category, it should be permitted. Council should by now have a full grasp of activities practiced in these zones and be specific in their recommendations.

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

Submission date: 25 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Carl Bigley

Organisation name:

Agent's full name:

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

Contact phone number:

Postal address:  
585 Whitford road  
Howick RD1  
Manukau 2571

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

Change 20. . You propose to add to the rural zone activity tables a rule that states that any activity not provided for in the Auckland unitary Plan requires a resource consent as a non-complying activity. Many of us in the rural Whitford area bought lifestyle blocks (some time back) so we could run businesses/work from home (which generally is not possible in residential areas). As such we fall under discretionary activities which, if these proposals go ahead will potentially force us to cease trading/working and have to apply for resource consent to carry on doing what some of us have done for a decade or more. We would like things to be left as they are. There is no need of a change. We also understand the proposal to change references from 'residential buildings' to 'dwellings' is to enable the application of resource consent to farm barns, sheds and other outbuildings. Again we seem no reason to change. Our fear is to bring in these changes means we need to apply for resource consent to use any of our outbuildings for any of our discretionary activities. At present one is used to store props and equipment for a local ballet school for which there is no unitary plan classification and, under these rules may require resource consent. Bringing in these changes could force us to have to relocate our business and give up our lifestyle

Property address: 585 whitford road, howick rd1

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

as above, to bring in these modifications could force us out of our property, which will mean relocation out of Auckland. There is no clarity on exactly what these modifications will be used for but these proposed changes present a potential threat to anyone working from home in a lifestyle property in Auckland

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

Submission date: 25 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Warren John Brown and Jill Pauline Brown

Organisation name:

Agent's full name:

Email address: [warrenbnz@yahoo.co.nz](mailto:warrenbnz@yahoo.co.nz)

Contact phone number:

Postal address:  
118 Awa Road  
Kumeu  
Auckland 0891

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
additional restrictions on rural zone activities.

Property address: 118 Awa Road, Kumeu

Map or maps:

Other provisions:  
Further restrictions to already restrictive rural zone activities.

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:  
That the rural zone is already overly restricted in what is allowable to be carried out and the proposed zone changes are far to broad and encompassing.

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

Submission date: 26 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Alistair Watts

Organisation name:

Agent's full name: Alistair Watts

Email address: [aliwatts@me.com](mailto:aliwatts@me.com)

Contact phone number:

Postal address:  
98 Shelly Beach Road  
South Head  
Helensville 0874

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Property address:

Map or maps:

Other provisions:

I strongly support the changes. If we are to have a rural designation we should adhere to it rather than allowing a creeping change by exception.

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:

I WANT the changes made i.e. that "dwellings" is used to replace "residential buildings" as above. We want to retain the rural countryside otherwise the whole Auckland Region will become a hotch-potch of residential dwellings, suburbs, small blocks and industrial areas. When buying land there should have some certainty about the designated land use.

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

Submission date: 26 March 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.

Dear Sir or Madam

**Re Proposed Plan Change 20- Rural Activity Status**

Adding another avenue for having to apply for Resource Consent for 'non complying activities' runs the risk of putting more pressure on a system that seems to be already burdened with Consent Applications, when I thought the whole process of Consents was suppose to be getting easier and quicker.

21.1 | I also propose that the immediate area around where we reside be re-zoned to Lifestyle/Rural with the ability to have a minimum of 2 acre lots. This area is within a 3-4 kilometre distance to the new Stevensons Commercial Development that will provide employment for a lot of people. There will be residential Housing in the Drury area to accommodate these personnel but there is also a demand/option from these families to live in a Lifestyle type residential property within a close commuting distance.

The Land in question right now is zoned Rural but this Land is non-productive and lends heavily towards Lifestyle Blocks that will bring a lot of rates to the Council.

Environmental Impact- There will be little impact on the environment as these Properties will be self supporting with their own Water supply, storm water and sewage systems as per Lifestyle Block regulations.

I look forward to hearing from you and are willing to attend any meetings on this matter.

Regards,

John Colebourne  
189 Pratts Rd  
Drury

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Yankai Chen

Organisation name:

Agent's full name:

Email address: [jason.chen@nzkw.com](mailto:jason.chen@nzkw.com)

Contact phone number: 021328002

Postal address:  
43A Greenmount Drive  
East Tamaki  
Auckland 2013

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Proposed Plan Change 20 - Rural Activity Status

Property address: 844D Paerata Road, Paerata Road, Pukekohe

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:  
3 of our neighbours land and part of our land are zoned in future urban, there will be residential activities happening in the near future, if this change is made, part of our land can be used for residential and the rest are predominantly used for rural purposes, we will be stuck right in the middle.

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

Submission date: 26 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: John Andrew Germain

Organisation name:

Agent's full name:

Email address: [johng@ge.net.nz](mailto:johng@ge.net.nz)

Contact phone number:

Postal address:  
314 Rapson Road  
Wainui  
auckland 0871

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Plan change 20

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

It would appear by making the change " Add "Activities not provided for" as Non-complying activities to the Rural Activity Table " the council is essentially making land owners apply for any sort of activity (excluding the sparse items they have already pre approved) as a resource consent. Hence adding more red tape to an already expensive process of doing things on our lands!. The status quo should stand. You will find that the majority of people have had enough of applying for expensive and useless consents from the council. This will only add more hassle / costs for using our lands as we want without "permission" from the council.

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

Submission date: 26 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Stephen and Julie Waddell

Organisation name:

Agent's full name:

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

Contact phone number:

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
Rural Activity Status

Property address: 100 Old North Rd, Kumeu

Map or maps:

Other provisions:

We object to the plan change (proposed plan change 20 - Rural Activity Status). We should be able to do, within reason, what ever we want on our land.

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 stated above, we should be able to do what we want on our own land, within reason, and not have to apply for a consent for every little thing. This is just a money gathering revenue for the Auckland council.

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

Submission date: 27 March 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.



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Janet Phuah

Organisation name:

Agent's full name:

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

Contact phone number: 094129792

Postal address:

PO Box 623

Kumeu

Auckland 0841

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Non-specific

Property address: 59 Foster Road, RD1 Kumeu 0891

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Insufficient information provided as at this point in time to make a real proper submission. The proposed changes are too generic, as Council processes can change / modify the Unitary Plan such that any activity suddenly becomes non-compliant without further advice or notice to interested parties such as myself. While there are no specific modifications for submission at this time, I wish to remain as an interested party for any proposed changes to Rural Activity Status

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

Submission date: 27 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ben Jones

Organisation name:

Agent's full name:

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

Contact phone number:

Postal address:

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

Whitford

Auckland 2571

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

H19.2.4(1b) - Policies – rural character, amenity and biodiversity values

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I disagree with "residential dwellings" being amended to read "dwellings" in H19.2.4(1b) so as to specifically restrict aged care/retirement development in the Rural zones. Aged care / retirement is generally compatible with rural residential outcomes provided development height is consistent with surrounding rural residential improvements and is appropriately treated in terms of urban design and landscaping (typical features of aged care/retirement facilities) The current rural zone rules and Resource Consent requirements are already sufficiently onerous in terms of any aged care/retirement application, with applicants needing to demonstrate an optimal development outcome and that any effects are less than minor. Given that any aged care/retirement application in the Rural zones is highly likely to already be subject to a notified Resource Consent process, the current rules provide sufficient opportunity for any parties to lobby for/against any proposed application

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

Submission date: 27 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Jody Leigh Stewart

Organisation name:

Agent's full name: Jody Foster

Email address: [jody@jodyfoster.co.nz](mailto:jody@jodyfoster.co.nz)

Contact phone number:

Postal address:

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

iv) H19.7.Rural – Countryside Living H19.7.1 Zone Description .... This zone incorporates a range of rural lifestyle developments, characterised as low-density rural lifestyle dwellings on rural land. These rural lifestyle sites include scattered rural dwelling sites, farmlets and horticultural sites, residential bush dwelling sites and papakāinga...

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:

While I understand the general intention in changing 'residential' and 'residential activity' to dwelling when applied to this rule it is repetitious and unnecessary. There is simply no need to change the word 'development' to 'rural lifestyle dwellings'. 'Low-density development' is well understood - is 'low-density rule lifestyle dwellings' is simply cumbersome.

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

27.2 | Details of amendments: Do not change 'development' to 'rural lifestyle dwellings'

Submission date: 27 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Christopher Richard Welch

Organisation name:

Agent's full name:

Email address: [crw218@gmail.com](mailto:crw218@gmail.com)

Contact phone number:

Postal address:  
52 Woodhill Park Rd  
Waimauku  
Rodney 0883

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

The proposal to change the Rural Chapter from residential buildings to dwellings.

Property address: to all areas covered by the change.

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This is just further restricting the areas development and adding another layer of cost and bureaucracy to any development. At a time when building costs have massively escalated Council should be working to assist, not further hinder. There are sufficient controls in place already for Council to effectively influence development outcomes.

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

Submission date: 28 March 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.



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Richard Brown

Organisation name:

Agent's full name:

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

Contact phone number:

Postal address:  
29a Pukehana Ave  
Epsom  
Auckland 1023

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

Opposed to any changes to rural property use. Current regulations with exceptions are fine. No need to change anything.

Property address:

Map or maps:

Other provisions:

I oppose any changes to further restrict rural land usage by making activities currently accepted as 'non-complying' going forward. This is a breach of trust as rural properties were no doubt purchased with existing rules and regulations in mind.

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

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

The reason for my or our views are:

This is a breach of trust as rural properties were no doubt purchased with existing rules and regulations in mind and owners rightfully had plans for use. Will there be compensation offered to landowners if the activities currently allowed become non compliant?

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

Submission date: 28 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Jennifer Shanks

Organisation name:

Agent's full name: Jennifer Shanks

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

Contact phone number: 0211347673

Postal address:

R.D. Bombay  
R.D. Bombay 2675

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

Chapter H: Rural Zones: activity tables & substitution of "residential buildings" with "dwellings".

Property address: 47 Kanuka Rd and 30 Sawyer Rd, R.D. Bombay

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The home occupation definition for the rural zone needs to be much more tightly defined to exclude inappropriate activities operating under this guise. We currently have a car mechanics/ panel-beating and fabrication business operating at our front gate. This is not an appropriate home occupation in the rural zone yet the council has shown little appetite to deal with the compliance issues. As part of Plan change 20, please tighten up these loopholes in the definition as it is currently far too loose. Similarly another neighbour on our southern boundary has been allowed to relocate his pattern and mould making business from the industrial zone in Otahuhu to his 4ha lifestyle block amongst other small lifestyle blocks. Despite our early and vociferous protests this business was permitted to relocate to the Rural Production Zone as a "Home Occupation" although it has no connection whatsoever to rural activities.

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

30.2 | Details of amendments: Tighten the definition of a Home Occupation as it pertains to the Rural Zones. It should specifically exclude inappropriate activities such as car mechanics and purely industrial businesses.

Submission date: 28 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Linda Isbister

Organisation name:

Agent's full name: Linda Isbister

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

Contact phone number:

Postal address:

[maclinda@xtra.co.nz](mailto:maclinda@xtra.co.nz)

KUMEU

KUMEU 0891

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Property address:

Map or maps:

Other provisions:

Change 20 rural activity status

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

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

The reason for my or our views are:

I am not at all clear what you are getting at. It just sounds like a whole lot more red tape. It needs to be stated in much simpler language for the average person to understand.

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

Submission date: 28 March 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Robert Grahame de Clive-Lowe

Organisation name:

Agent's full name:

Email address: [robert.declivelowe@rbnz.govt.nz](mailto:robert.declivelowe@rbnz.govt.nz)

Contact phone number: 8328155

Postal address:  
55 Coulter Road  
Swanson  
Auckland 0614

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
PPC20

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:

The reasoning behind the change is overarching; possibly it is relevant to other parts of Auckland (although I do not believe so) but it is not at all relevant to the Waitakere Heritage Area (of which I am part). In this area the resource/building consent process is already extremely restrictive, and this change appears to be nothing less than an attempt to ban any and all development that is not explicitly stated in the plan. I feel that claiming certain discretionary developments would now be banned infers that they were incorrectly approved in the first place, however, as noted, they were discretionary; ie the relevant council department, at their discretion, approved them. Thus this change smacks of a small grouping seeking to ban developments that they disapprove of, that would otherwise be approved by the wider community, as they were, and are, unable to oppose these specific developments on their own merits. This whole change is at loggerheads with the council and government claims to want to allow development, increase housing stock, reduce costs etc. Adding yet more burdensome regulations is a retrograde step. Then there is the specious claim that said

changes (and thus reduced development) will benefit the wider environment and preserve the character of the area. One of the biggest problems in the Waitakere Heritage area is actually the lack of development; the council wishes to set the minimum rural property size to approx. 4 Hectares. In a fertile part of Auckland such as Clevedon this is possibly a sustainable area that can be economically farmed, but in the Waitakere Heritage area, where the soils are marginal, and the vast majority of such properties are at least partially bush clad, the properties are not economically viable. Even if a 4 H property were entirely in pasture it would not be able to support a high enough stocking ratio to be self-supporting. As a result it is not possible to maintain the properties without an external income to fund the maintenance, but the full time job this income requires precludes having the time to actually do the required maintenance. Thus the invasive weeds (of which there are many) are able to thrive and multiply. On the other hand smaller blocks would have a lower income to maintenance ratio and a higher time to maintenance ratio. I have never met an owner of a rural property who willingly degrades the property, but with the current constraints this is happening. Actually allowing a development would thus improve the environment not degrade it. It is well known that there is a small, but very vocal and influential, grouping who wish to ban any and all development within the area, (and I believe would roll back any current development if they could). Their ethos seems to be Urban high density; Rural no density, whereas a common sense approach would be a graduated one. The changes to the plan do not in my opinion constitute this common sense approach, and appear squarely aimed at a ban. I strongly disagree with the proposed change.

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

Submission date: 29 March 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.

No

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



The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Gary Running

Organisation name:

Agent's full name: Atlas Building Removals

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

Contact phone number:

Postal address:

PO Box 178

Drury

Papakura 2247

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

add to the rural zone activity tables a rule that states that any activity not provided for in the Auckland Unitary Plan requires a resource consent as a non complying activity.

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:

There are properties that already have well established existing use rights. In my view, the proposed change and the current table do not adequately cater for the many mixed and varied rural based activities which are currently in operation, and potentially new activities which could benefit the local rural area and economy by providing local employment etc. I currently own properties that are used for the storage and refurbishment of relocatable houses and associated equipment / materials. These properties have been used for this purpose for between 30 - 50 years. Many of the staff and contractors associated with this business and these sites are based locally, and they enjoy avoiding the Auckland traffic congestion by being able to take rural country roads on their commute to work. Requiring any activity not provided for in the Auckland Unitary Plan to apply for a resource consent, in my view is prohibitive to existing / potential new businesses which may fall just outside the parameters set out in the table to set up in a rural zone. The cost and unknowns of applying for a

Resource Consent would be daunting to an existing business, let alone a fledgling business trying to start up.

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

Submission date: 1 April 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Tony fraser Mansell

Organisation name:

Agent's full name: Tony

Email address: [tony@response-eng.net](mailto:tony@response-eng.net)

Contact phone number:

Postal address:

177 muir rd  
RD.1  
Papakura  
papakura 2580

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

- amend references in the Rural Chapter to “residential buildings” to read “dwellings”

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

-this will lead to non permanent residence living at the dwellings . -the occupants are temporary and would be most probably be foreign who could be exploited . -a similar example where this happened where the land owner turned the use of the land into a holiday park!

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

Submission date: 2 April 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.

35.1 | I am Against these plan changes. I do not want council to have powers to clip the ticket on everything that anyone wants to do. Anything like these changes makes me extremely suspicious because council never does anything in our interest. My suspicious mind makes me think the dwelling changes will turn into taxes on every building on a property SO NO TO THIS PLAN CHANGES Stick to your core business thanks Bryan Greenwood

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: YN Chang

Organisation name:

Agent's full name:

Email address: [cynsandy@icloud.com](mailto:cynsandy@icloud.com)

Contact phone number:

Postal address:

PO Box 39518

Howick 2145

Howick

Auckland 2145

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

add to the rural zone activity tables a rule that states that any activity not provided for in the Auckland Unitary Plan requires a resource consent as a non-complying activity

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
this limit is not necessary

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

Submission date: 3 April 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Lanzhong Zhao

Organisation name:

Agent's full name:

Email address: [957275868@qq.com](mailto:957275868@qq.com)

Contact phone number:

Postal address:  
36 Longbow Terrace, Flagstaff  
Rototuna  
Hamilton 3210

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

We want to build a resort, so the surrounding environment can be conducive to the development of the resort.

Property address: 240 Monowai Rd, Wainiu

Map or maps:

Other provisions:

A good transportation system is needed to ensure the safety of residents.

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:

I support this provisions.

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

37.2 | Details of amendments: A good transportation system is needed to ensure the safety of residents.

Submission date: 3 April 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Philip Malcom Granger

Organisation name: Sherbrook Farm

Agent's full name:

Email address: [phil@sherbrookfarm.com](mailto:phil@sherbrookfarm.com)

Contact phone number: 0274791646

Postal address:  
87a Whitford-Maraetai Road  
Whitford  
Auckland 2571

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

Table H19.8.1 Use AA1, Activities not provided for: Rural Conservation Zone NC; Countryside Living Zone NC; Rural Coastal Zone NC; Mixed Rural Zone NC; Rural Production Zone NC. Rule 19.2.4 Policies, 19.6 Rural H19.6.1; H19.6.2; H19.6.3; H19.7 Rural Countryside Living H19.7.1.

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:  
See attached submission.

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

38.2 | Details of amendments: Option 3 as identified in the Section 32 report

Submission date: 3 April 2019

Supporting documents  
Submission - PMGranger PPC20 April 2019.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.

## To Auckland Council

Name of submitter: Philip Malcom Granger

This is a submission to a change proposed to the Auckland Unitary Plan (the **proposal**):

### Proposed Plan Change 20 Rural Activity Status

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

I am not directly affected by an effect of the subject matter of the submission.

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

- a) Additions to the Rural Activity Table H19.8.1
- b) Amend references to “residential” in various parts of the Unitary Plan to “dwellings”.

My submission is:

- I do not support the proposal.
- *My reasons are:*
  1. There are ample safeguards in the various specific rules that currently apply within the OUP(In-Part) to prevent “unexpected residential development” in rural zones.
  2. The proposal fails to reflect an understanding of how new development within Auckland's rural fringe could occur within the current policy framework.
  3. The proposal negates all other options available to the Council by seizing upon the single avenue of “non-compliance”.
  4. Similarly the proposal may increase compliance costs for applicants.
  5. The proposal applies to all rural zones without taking into account the policies and objectives of each zone and precincts.
  6. The proposal is two-dimensional in that it assumes that the only concerning characterization of rural areas is one of residential dwellings and structures aligned to farming.
  7. Section 32 Report

The proposal references Environment Court Decision 2018-27, which allowed a consent for a retirement home near Kumeu. The proposal infers that this decision was somehow injurious to the intent of the unitary plan in that a consent was granted when

it might otherwise not have succeeded. It also references a Hearing Commissioner Decision LUC 60066560 11 Sept 2017 and Draft National Planning Standards. Decision LUC 6006650 could not be located via Council's online services.

8. Section 32 Attachment A2 Section 32 Analysis

The statements in this table appear in part not to be objective and slew the narrative in favour of the proposal. For example; Option 2 (The Proposal) states that costs would be neutral as opposed to Option 1 (The Status Quo) yet in the Benefits Column a clear distinction is made between easier (Option 1) and harder (Option 2) for land owners. Further more in the Employment/Growth columns, Option 1 says "more jobs are likely" and with Option 2 "more applications would be declined", with a rider that "it is unlikely that this will result in reduced economic growth as start-up facilities will find land in more appropriate zones." This is a very bold statement. It is therefore difficult to agree these options are cost neutral or growth functional.

9. The proposal is an attempt to secure a form of overarching "planning purity" without the expense of having to re-evaluate the rural policies within the AUP.

10. The jump to NC from Discretionary is I believe a major change to policy intent and has implications for many parts of the plan. As anyone with RC experience will attest, any non-complying application has a much higher degree of uncertainty, and thus carries a much higher risk of financial loss for the applicant.

I seek the following decision from the local authority:

- 1) Abandon the Plan Change completely (Options 1 and 5); or
- 2) Consider Option 3

I wish to be heard in support of my submission.

Philip M Granger

April 4<sup>th</sup>, 2019

Email: phil@sherbrookfarm.com  
Telephone: 0274791646  
Postal address: 87a Whitford-Maraetai Road, Auckland 2571

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: David Clark

Organisation name: S.Clark Nurseries Ltd

Agent's full name:

Email address: [apium@ps.gen.nz](mailto:apium@ps.gen.nz)

Contact phone number:

Postal address:  
14 Eden Road  
Pukekohe  
Auckland 2120

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
H19.8.1 (AA1)

Property address: 14 Eden Road Pukekohe, 35 Eden Road Pukekohe.

Map or maps:

Other provisions:  
Protection of Elite and Prime soils in the Pukekohe rural production zone.

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 protect elite and prime soils from non complying land use activities.

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

39.2 | Details of amendments: I would like plan change 20 to include the rule AA1 to read: "Activities not provided for and activites not based on or related to rural production on elite and prime soils".

Submission date: 3 April 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: DI SUN

Organisation name:

Agent's full name: Amber

Email address: [449651953@qq.com](mailto:449651953@qq.com)

Contact phone number:

Postal address:

[449651953@qq.com](mailto:449651953@qq.com)

Coatesville

Coatesville 0793

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

proposed plan change 20

Property address: 583 Ridge road,coatesville

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The rural area should have equal right which the owner can make decision of the usage of the lands.

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

Submission date: 23 March 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.

The following customer has submitted a Unitary Plan online submission.

### **Contact details**

Full name of submitter: Chan Hon

Organisation name:

Agent's full name:

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

Contact phone number:

Postal address:

### **Submission details**

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Property address: 87 Brookby Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The reason I accept the plan modification is that by building a community here with more facilities with more school, supermarket and shopping mall will be more convenient for Brookbys' resident.

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

Submission date: 6 April 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Katrina Marie Stuart

Organisation name:

Agent's full name:

Email address: [katie.stuart130@gmail.com](mailto:katie.stuart130@gmail.com)

Contact phone number:

Postal address:  
130 lone kauri rd  
Karekare rd2  
Auckland 0772

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
The proposal

Property address: 130 lone kauri rd, karekare and the surrounds.

Map or maps:

Other provisions:  
Changes from negative to positive property rights and compliance.

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

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

The reason for my or our views are:  
The unitary plan was an extensive process and there is no need for wholesale changes. This is a breach of due process and a abuse of the RMA rules and safeguards.

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

Submission date: 6 April 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: peter merton

Organisation name:

Agent's full name: peter merton

Email address: [pmmerton@outlook.com](mailto:pmmerton@outlook.com)

Contact phone number:

Postal address:

[pmmerton@outlook.com](mailto:pmmerton@outlook.com)

4 Hamana St

Devonport 0622

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

PLan Change 20

Property address: 1132 Old North Road Waimauku

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 say any activity not included in "rural activities" needs resource consent means that any future farming activity that may become the norm, or more efficient etc could be prevented by needing to be notified and needing a resource consent.....a process and cost beyond most individual farmers. If you want to stop retirement villages, say that is what you want to stop in the legislation. You should also define productive soil, because not all agricultural soil is productive and it is quite possible that it is better not used as farmland.

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

43.2 Details of amendments: Amend the wording so that it is specified exactly what is not allowed, and therefore becomes silent on what is not defined as a rural activity. ie non defined activities do not necessarily need resource consent.

Submission date: 7 April 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Lanzhong ZHAO

Organisation name:

Agent's full name:

Email address: [louislu2010@hotmail.com](mailto:louislu2010@hotmail.com)

Contact phone number: 0220239900

Postal address:  
36 Longbow Terrace  
Flagstaff  
Hamilton 3210

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
n/a

Property address: n/a

Map or maps: n/a

Other provisions:  
n/a

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

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

The reason for my or our views are:

Due to the increasing of population, the traffic and living environment has been dramatically affected. We think we have the responsibility to get the human living resources more widely, so we welcome more and more people moving their family and home towards into the rural zone.

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

Submission date: 8 April 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? Yes

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Rachelle Audrey Millar

Organisation name: N/A

Agent's full name: N/A

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

Contact phone number: 0276584552

Postal address:  
238 Te Arai Point Road  
RD5 Wellsford  
Auckland 0975

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

add to the rural zone activity tables a rule that states that any activity not provided for in the Auckland Unitary Plan requires a resource consent as a non-complying activity;

Property address: 238 Te Arai Point Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Whilst I agree that it is important to keep the rural landscape as such, it is important to be more specific rather than just stating that anything not in the rural activity table requires resource consent. retirement homing and industrial zones are not correct for the rural activity and this can easily be amended by ensuring that this is not in the rural activity table or making a rule that would specify that they are not. This rule though would change a number of things that have gone on in rural areas for over 100 years. For example; hunting with horses. This happens on occasion on different farms and has been in place for many years. This activity is at the discretion of the farmer and is a controlled activity. There are other events that happen informally at present that if you put a rule that said any activity not provided for in the rural activity table requires a resource consent you would reduce community activities and innovation of activities that are for the community. Currently the table does allow for 3 days of informal camping. - this is a helpful rule that ensures that dwellings are not allowed

to be erected for more than 3 days. I wonder if an activity that is longer than 3 consecutive nights is not in the rural activity table would require resource consent then you may have a better hold on keeping the rural landscape etc as it is and soils etc. I just think that the rule needs to be less all inclusive as it is not helpful to current landowners and their current activities.

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

45.2 | Details of amendments: As described earlier - that any activity not in the rural activity that is longer than 3 consecutive days/nights is subject to resource consent.

Submission date: 8 April 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.

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Dougal Garland Harding

Organisation name:

Agent's full name:

Email address: [dougal@myredpostbox.com](mailto:dougal@myredpostbox.com)

Contact phone number: 021574447

Postal address:  
147b Portsmouth Rd  
Bombay  
Auckland 2675

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:  
PC20

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:

PC20 specifically the proposal to amend the activities table to consider any activities not specifically listed in the table as non-complying activities. This will create a precedent in planning law by preventing activities unless specifically allowed instead of allowing activities unless specifically restricted. If there are specific activities the council wants to restrict these should be named rather than bringing in a rule that effectively removes most property rights that an owner has and restricts owners to just that which the council deems acceptable. I support protection of special rural character but not at the expense of basic property rights. This rule change is a gross overreach of council responsibilities and the negative effects of this rule change on property rights outweigh any positive effects of protecting rural character. The council has an obligation to reduce minimise or eliminate the adverse effects of council activities. This proposed plan change has significant adverse effects on the social and cultural sustainability of rural communities by excessive restriction of property rights.

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

Submission date: 9 April 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ace Jie Lin

Organisation name:

Agent's full name:

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

Contact phone number: 0211191857

Postal address:  
9 para close  
Fairview heights  
auckland 0632

### Submission details

#### This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

#### My submission relates to

Rule or rules:

Property address: 9 kitenga road flat bush

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:  
im ok with the plan change

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

Submission date: 9 April 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? Yes

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Ian John Smith

Organisation name:

Agent's full name:

Email address: [ijdf6565@gmail.com](mailto:ijdf6565@gmail.com)

Contact phone number:

Postal address:  
1 Sydney Owen Rd  
Pukekohe  
Auckland 2679

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Proposed Plan Change 20 - Rural Activity Status

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
In discussion with my family living in the house we want to congratulate the Auckland City Planners in proposing this change and fully support the council in making this plan modification.

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

Submission date: 9 April 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.

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: zhenxiao wang

Organisation name: Jason W & Maggie W Trustee Limited

Agent's full name:

Email address: [jason\\_wzx@hotmail.com](mailto:jason_wzx@hotmail.com)

Contact phone number:

Postal address:

po box 40296

glenfield

Auckland 0747

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:

Proposed Plan Change 20 ---Rural Activity Status

Property address: 126 richards road, Dairy Flat

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:

Big city development need more residential buildings.

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

Submission date: 10 April 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? Yes

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Daniel Lord

Organisation name:

Agent's full name:

Email address: [zero\\_impact@hotmail.com](mailto:zero_impact@hotmail.com)

Contact phone number:

Postal address:  
515 Old Woodcocks Road  
Kaipara Flats  
Warkworth 0981

### Submission details

**This is a submission to:**

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

**My submission relates to**

Rule or rules:  
Plan Change 20

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
Family owned farming businesses and the rural character are being compromised by non-farming property developments. Once these benefits are lost, they can never be regained.

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

Submission date: 10 April 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.