

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

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

8 APR 2019
HENDERSON



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

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

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

ABDUL HAFEEZ

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

Address for service of Submitter

105 PARRS CROSS ROAD GLEN EDEN
Auckland

Telephone:

09 818 38 38

Fax/Email:

JASIRHAFEEZK@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 20

Plan Change/Variation Name

Rural Activity Status

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

105-107 PARRS CROSS ROAD GLEN EDEN

Or

Map

Or

Other (specify)

Submission

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

I **support** the specific provisions identified above ☐

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

I wish to have the provisions identified above amended

Yes ☒

No ☐

The reasons for my views are: Properties which are on the RUB or facing urban areas can serve the urban areas by providing the related services without going through harder approval procedures which are related to non-complying activities.
(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation ☐

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

Decline the proposed plan change / variation ☐

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

201.2 Exclude the properties which are facing the urban areas or are at the Rural Urban Boundary (RUB) and are classified in the District Plan Zones as 'L'.

I wish to be heard in support of my submission ☒

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

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

Adul Hafeez
Signature of Submitter

(or person authorised to sign on behalf of submitter)

Date

18.4.2019

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: ken gordon

Organisation name:

Agent's full name:

Email address: kennithb@xtra.co.nz

Contact phone number:

Postal address:
700 pakiri block road wellsford
tomarata
wellsford 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:
all modifications

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:
the proposals are a dictationary and are unnessesary, every thing seems to be going ok and who is deciding these changes?

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

Submission date: 18 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: Alice Grayson

Organisation name:

Agent's full name:

Email address: adignam@gmail.com

Contact phone number:

Postal address:
23 Glenelg Road
Red Beach
Auckland 0932

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:
PC 20: Rural Activity Status

Property address: Lot 2 DP 477739, Hungry Creek Road, Puhoi

Map or maps:

Other provisions:
PC 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? Yes

The reason for my or our views are:
Automatically classifying activities that Council hasn't "thought of" as non-complying isn't very progressive, forward-focused or future-proof. It's unnecessarily strict and problematic. Don't do it. "Discretionary" would be a better classification.

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

Submission date: 18 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: THE ASKEW PARTNERSHIP

Organisation name:

Agent's full name: JULIAN DAWSON

Email address: JULIAN@RMALAWYER.CO.NZ

Contact phone number: 0274200223

Postal address:
PO BOX 531

WHANGAREI 0140

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 entirety of the plan change

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:
as attached

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

Details of amendments: as attached

Submission date: 18 April 2019

Supporting documents
Submission PC20 (final)) Askew.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

To: AUCKLAND COUNCIL

Name of submitter: THE ASKEW PARTNERSHIP

This is a submission on: PROPOSED PLAN CHANGE 20 (RURAL ACTIVITY STATUS) TO THE AUCKLAND UNITARY PLAN (“ **PC20**”):

1. I could NOT gain an advantage in trade competition through this submission.
2. **The specific provisions of the proposal that my submission relates to are** the entirety of PC20.
3. **My submission is that I OPPOSE PC20:**
4. **The reasons for my submission are:**
 - 4.1 Collectively, we own approximately 38ha of land at Patumahoe.
 - 4.2 That land is currently zoned as Rural Production. However, land to the north and west is zoned as Residential Single House and Open Space – Sport and Active Recreation.
 - 4.3 PC20 places an unnecessary and inappropriate restriction on non-rural activities and residential development within the Rural Zones of the Unitary Plan.
 - 4.4 A non-complying status for activities not specifically provided for, imposes a gateway to consent (under s104D of the Act) that is not necessary to manage and protect the rural resource.
 - 4.5 Removal of reference to “residential activities” and instead to “dwellings” fails to recognise that there a range of residential related activities and buildings, that are complimentary, and ancillary to dwellings, which should be provided for within the Rural Zones. However, PC20 introduces a significant limitation in providing that only dwellings should be recognised, and provided for. That ignores appropriate residential infrastructure.
 - 4.6 Recognition, and protection, of elite soils and prime soils that are important to rural production activities will be achieved by the current objectives and policies of the rural zones (for example H19.2.1(2), (3) and (4); H19.2.2(1),(2),(3),(4),(5),(7); H19.2.4(1),(2); H19.2.5; H19.3.2(2))such that a non-complying status is not necessary

or justified. At the same time, recognition that development within some rural locations to accommodate growth pressures, may be appropriate, and the best use of the resource needs is needed. The current provisions of the Unitary Plan achieve that. PC20 seeks to impose a higher hurdle than necessary.

- 4.7 Recognition of rural character, including cumulative adverse effects, and non-residential activities are properly and appropriately recognised by the current objectives and policies of the rural zones (for example, H19.2.2(1),(5),(6); H19.2.4(1),(2); H19.2.5(2)).
- 4.8 The section 32 assessment references specific concerns from resource consent outcomes (Section 2 -Clause 3) such as additional dwellings, minor household units, minor dwellings and aged care facilities at Kumeu and Riverhead. Other specific examples are given. It is not clear, why if these examples were consented on their merits, an Auckland Wide non-complying status for all activities not specifically provided for in the rural zones, together with limiting residential activities to only “dwellings” is now justified. That appears, to be an over reach.
- 4.9 The section 32 assessment does not consider the option of dealing more specifically with activities, that may have a residential flavour (such as retirement villages), but which are more commercial in nature. That would be an appropriate consideration which has been omitted.
- 4.10 The resource consent outcomes cited are specific examples. With a refined and careful consideration, the provisions of the Unitary Plan could be tweaked to provide a clearer policy direction. However, reverting to a non-complying status is an over-reaction. Limiting residential activity to only dwellings, unreasonably, and inappropriately curtails elements and facilities that are routinely considered necessary and integral to a dwelling.

5. I seek the following decision from the local authority:

5.1 Plan Change 20 be declined in its entirety; or alternatively

5.2 that it be amended to address only the specific resource consent outcomes of concern relied on in the section 32 assessment at Section 2, Clause 3 (Resource

Consent Outcomes).

6. I wish to be heard in support of my submission.

A handwritten signature in blue ink, appearing to read 'J.C. Dawson'.

For and on behalf of The Askew Partnership

J.C Dawson – Barrister

Dated: 18th April 2019

Electronic address for service of submitter:

The Askew Partnership

c/ Mr Julian Dawson - Barrister

Telephone: (0274) 200 223

Postal address: PO Box 531

Whangarei 0140

Email: julian@rmalawyer.co.nz

205.1 | Formal Objection to Proposed Plan Change 20-Rural Activity Status.

To whom it may concern,

On the 18th of March 2019 I received a letter from Auckland City Council on the proposed plan change 20 -rule activity status.

The letter says this may affect me ...without being open, but uses "flowery" language without outright getting down to the point of what this is all about.. As I understand, we are really talking about shipping containers... and further adding that resource consent will soon be required for a non-complying activity, I take it that this plan change has to do with trying to revenue collect from people on rural properties who own a shipping container, forgive me if I have misunderstood.

Shipping containers are cheap and easily transported and moved around the farm when fitted to skids... they also make a great shelter for farm animals and are a very safe place to keep food stocks safe from vermin.. rats, field mice, possums and the like which of late has become a real problem.

We have had a long dry summer, come winter time the barn and sheds are going to be full of such creatures.. it seems everything of value in the shed gets chewed or contaminated, it is part of the reason why I own a couple of shipping containers. Some of the damage I have suffered because of rats and mice is a lot.

But probably the most desirable feature of a shipping container is to keep safe and dry valuable Farm Equipment which today many rural properties are finding is the only solution to keeping what they own out of reach of the burglar.

Crime in the rural sector has exploded and it seems not a week goes by that somebody in the area has had some valuable stolen, the regular barn or shed is not secure enough these days against burglaries. I keep my licence firearm in a safe lock-box that is secured inside a shipping container for real safety.. the short long of it... if a firearm lock-box is kept inside the house and the house is burgled it's a common thing to see that the firearms go missing.

Why would someone in a rural environment need to seek resource consent to have a shipping container on a rural property if it's used for this type of activity?... what's next resource consent to have a caravan on a rural property?

I find this planed proposal change yet another invasion by ACC under the disguise of putting in place another cash cow and further expanding the bureaucracy and income stream for the council.

Shipping containers have very much become part of the rural way of life storing farm equipment and storing of feed and in extreme cases when ones house has been washed away or some other natural disaster..a shipping container can also be possibly the only roof over ones head that's still intact.. have you not seen some of the massive hailstone storms happening overseas or the incredible Hurricanes that are taking place or the massive earthquakes which rock houses off their foundations... you wish to take from people who have lost in this manner they're emergency usage of a shipping container not that I ever propose to ever willing use my shipping container for any kind of accomodation but its something to think about... an extreme safety net if it came to that as I do not own a caravan... last year I nearly lost my house with the severe storm that we had but interestingly my shipping containers were fine, they didn't move an inch and the items that I have stored in them stayed safe and dry which is not what I could say about some things in my house.

Please let me know if my objection will be read in hearing or just terminated to the trash can.

I will forward this email also to FairGo with a copy of the letter ACC sent me as a reliable record.

Please, may common sense prevail and may ACC look at other avenues to increase income... on a lighter note :- Staff and salary cuts sound good.!

kind regards
Anthony van Osenbruggen
25 Crosland Rd.,
Helensville.
Auckland 0874
0221 813 014
09 420 2987

18 March 2019

Anthony Alfred Van Osenbruggen and Tafaoata Van Osenbruggen
25 Crosland Road
RD 1
Helensville 0874

Dear Sir or Madam

Proposed Plan Change 20 – Rural Activity Status

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

The plan change aims 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; and
- amend references in the Rural Chapter to “residential buildings” to read “dwellings”.

Please find on reverse a copy of the public notice inviting submissions; a summarised version of this public notice will appear in the New Zealand Herald on 21 March 2019.

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

The online submission form and further explanation of the plan change can be found on our web site www.aucklandcouncil.govt.nz/unitaryplanmodifications from 21 March 2019, under “Modifications open for submission” or visit any library or council office for online viewing.

Please note that the closing date for submissions is **18 April 2019**.

If you have any questions or would like more detailed information on the plan change, please contact Barry Mosley at barry.mosley@aucklandcouncil.govt.nz or on 301 0101.

Yours faithfully



Bronnie Styles
Planning Technician
Auckland-wide Planning Unit
Auckland Unitary Plan

Proposed Plan Change 20 – Rural Activity Status

Auckland Council has prepared the following proposed plan change to the Auckland Unitary Plan (Operative in Part) under Schedule 1 to the Resource Management Act 1991 (RMA) (**proposal**).

Proposed Plan Change 19 Rural is a proposal that seeks 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; and
- amend references in the Rural Chapter to “residential buildings” to read “dwellings”.

The proposal may be inspected at www.aucklandcouncil.govt.nz/unitaryplanmodifications. If you have any questions about the application, please contact: Barry Mosley on 09 301 0101.

The following persons may make a submission on the proposal:

- The local authority in its own area may make a submission; and
- Any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that –
 - adversely affects the environment; and
 - does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written or electronic submission to Auckland Council at:

- Auckland Council, Unitary Plan Private Bag 92300, Auckland 1142, Attention: Planning Technician, or
- By using the electronic form on the Auckland Council website at www.aucklandcouncil.govt.nz/unitaryplanmodifications, or
- By email to: unitaryplan@aucklandcouncil.govt.nz ;or
- Lodging your submission in person at Auckland Council, Libraries or offices

The submission must be in form 5 and must state whether or not you wish to be heard in relation to your submission. Copies of this form are available to download at www.aucklandcouncil.govt.nz/unitaryplan or can be collected from any Library or Council office.

Submissions close on 18 April 2019

The process for public participation in the consideration of the proposal under the RMA is as follows.

- after the closing date for submission, Auckland Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
 - any person representing a relevant aspect of the public interest;
 - any person who has an interest in the proposal greater than the general public has;
 - the local authority itself; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Auckland Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and
- any person who has made a submission has the right to appeal the decision on the proposed plan modification to the Environment Court if-
 - in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
 - in the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

John Duguid
Manager – Plans & Places

Notification date: 21 March 2019

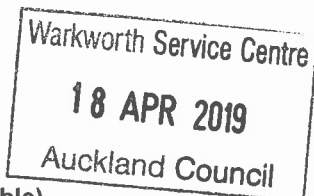
Submission on a notified proposal for policy statement or plan change or variation

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



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

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



For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Alex Schenz

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

Address for service of Submitter

180 Monarch Downs, AKL 0982

Telephone:

422 7211

Fax/Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 20

Plan Change/Variation Name

Rural Activity Status

The specific provisions that my submission relates to are:

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

Plan provision(s)

PC-20 / see attachment

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above ☐

I oppose the specific provisions identified above ☒

I wish to have the provisions identified above amended

Yes ☒

No ☐

The reasons for my views are:

please see attachment

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the ~~proposed~~ plan change / variation ☐

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

206.1 Decline the proposed plan change / variation ☒

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

please see attachment

I wish to be heard in support of my submission ☒

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

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

Signature of Submitter

(or person authorised to sign on behalf of submitter)

16th of April 2019

Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

To Auckland Council
Att Planning Technician

16-Apr-2019

PC 20 / Rural Activity Status

I oppose the provisions in PC-20.

Reasons are:

- Protection of elite soil
The plan change is justified by the intention to 'protect elite soil' resp prime soil' for the purpose to maintain primary production.

Actually without specifying what determines these classification of soil, the intended PC-20 is not precise enough and just creates a 'grey zone' of additional uncertainty. As such the present definition therefore is not suitable and requires amendment.

The Council therefore should focus on the actual suitability of locations for primary production; eg a high-quality soil on a steep bank is not as valuable as an average soil in a flat area. Same time flat topography does not determine suitability, as plains could be waterlogged swamps whereas sloped territory provides better water levels. This already demonstrates that the present proposal is not suitable, as it contributes to confusion and uncertainty.

The way forward here should be to professionally assess the suitability of areas for primary production and then determine to what extent they require 'rural protection'.

- Categorically exclude any activity in rural zoned areas
The present proposal suggests a simple black/white solution only, by categorically rating "any activity" as non-compliant. This approach again is too superficial and static.

In reality and looking forward, Auckland Council needs to acknowledge, that within the 'super-city' additional employment opportunities need to be created, not just in urban/industrial zoned areas, but in rural zones alike. Any employment opportunity 'in the region' reduces daily commuter load on the present infra-structure, which is not keeping up with demand already.

Hence de-centralization is one key aspect to alleviate the pressing issues. And rural employment opportunities are one significant component to achieve this, unless it is 'blocked' by categorically down-grading any of these initiatives by rating them 'non-compliant'.

There are plenty examples, where commercial activities actually can enhance rural zoned areas: eg home-stay, hospitality, tourism, self-employed activities and many more.

A regulation that is too narrowly limited on 'primary / farming activities' bears the risk that any activity 'down-stream' from the original farming will be excluded:

While NZ and its rural sector is predominantly dependent on export markets, limiting rural activities will be counterproductive. Without easy access to eg. establish processing/ marketing / export businesses in rural zoned areas, NZ will miss out on opportunities to add value.

Instead rural businesses will be limited to export commodities and in revenue.

Lastly also the Council will miss out, due to lower rates and reduced commercial activity.

- Residential buildings / dwellings

For the same reason I object to the intended change in wording as well.

In summary: The present proposal is simply not differentiated enough, and too static, while it should provide a dynamic and future proof regulation for the development of rural zones around Auckland.

If the proposed plan change is not declined, I request it to be amended as follows:

- 206.2 • Activity table [H 19.8.1.]
No differentiation between AA1 and Papakainga, as there is no reason given, why non-iwi land should be treated differently, without jeopardizing aspects of natural justice.
- 206.3 • Therefore I request an Activity rating as follows:
 - Activities = NC in Rural Conservation Zone (as proposed in PC-20)
 - Activities = DA in all other 4 zones (= maintaining the status-quo).
- 206.4 • Amend the wording to
" ... rural and residential activities, including related dwellings ... "

16-Apr-2019

A Schenz

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Federated Farmers of New Zealand

Organisation name: Federated Farmers of New Zealand

Agent's full name: Richard Gardner

Email address: rgardner@fedffarm.org.nz

Contact phone number: 09 3790057

Postal address:
Private Bag 92-066
Auckland 1142

1142

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 whole of the Proposed Plan Change

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:

As Federated Farmers understands it, Proposed Plan Change 20 has two aims: • Add to the activity tables for the rural zones, a rule that states that any activity not provided for in the Unitary Plan is a non-complying activity • Amend references to “residential buildings” in Chapter H19 (Rural Zones) to “dwellings”. Federated Farmers supports both aspects of the Proposed Plan change. It is understood that what the Proposed Plan Change is seeking to address are some particular circumstances where it would seem that some people have been applying for consent to carry out activities in the rural zones that are not related to rural production, and which the Auckland Spatial Plan directs to Auckland’s urban zones. In some cases these proposals have been multi-unit residential in nature. Federated Farmers understands that the changes proposed aim to make the hurdle that these sorts of applications need to get over to obtain consent in rural areas a little higher. Federated Farmers worked closely with the Council during the development of the Unitary Plan to ensure that normal

farming activities, including farm houses, are permitted, or at most require a low-level consent, and it is understood that Proposed Plan Change 20 is not intended to affect this. Federated Farmers' approach throughout the Unitary Plan process has been to support Auckland's rural areas being primarily for rural production, and that remains the case. However, Federated Farmers wishes the Council, before it approves the Plan Change, to make doubly sure that normal farming activities are indeed permitted, or at most require a low-level consent. Federated Farmers has been alerted to a situation where the land use activity itself is indeed permitted, but buildings ancillary to that activity, and which are normal to and associated with that activity, require a discretionary consent. Federated Farmers would be concerned if, in these sorts of situations, ancillary activities to normal farming activities were, as an outcome of Proposed Plan Change 20, to come to require non-complying activity status. It is submitted that the Council should recheck the rules in the Unitary Plan to ensure that production land activities which are considered normal, and activities ancillary to normal production land activities, are indeed permitted, or at most require a low-level consent. It is submitted that the Proposed Plan Change be adopted as notified.

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

Submission date: 18 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: Lisa Capes

Organisation name:

Agent's full name:

Email address: lisa.capes@outlook.co.nz

Contact phone number:

Postal address:

P O Box 673

Warkworth

Auckland 0941

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 and H19.8.1

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:

PPC is a catch all response to a specific problem and makes it more difficult for people living rurally to live and work in the same location. It comes from a theoretical basis that people on rural land are just there to provide a green belt for Auckland and must either be in farming or forestry and not have any broader needs for other activities to legitimately locate there. I agree with making large rest homes or large commercial aged care residential facilities non-complying but not things like visitor accommodation, minor household units etc. With the exception of these being located on prime versatile soils, there is no reason why a discretionary activity application can not result in an appropriately located activity that is not specifically associated with agriculture or forestry. Council has sat on its hands regarding valuable Pukekohe soils for far too long, allowing unforgivable encroachment, and now it is seeking to disadvantage all rural landowners by trying to crack a nut with a sledgehammer. If anything PC20 should be area specific and relate to prime soils, outstanding landscapes or rural conservation zoned lands with much stronger objectives and policies around

same. This would enable activities that are not strongly rural production related but still worthy to be better located. Rural people do need flexibility in lifestyle and many generally feel under siege from this Council which generally is very urban-centric in its understanding and outlook.

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

208.2 | Details of amendments: Remove General Rural and Mixed Rural zones from the plan change and include better objectives and policies around land containing prime soils, prime landscapes and strong conservation values

Submission date: 18 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.



SUBMISSION

13 April 2019

TO:

Auckland Council

ON:

Proposed Plan Change 20 to the Auckland Unitary Plan

BY:

Beef + Lamb New Zealand

Contact for service

Lauren Phillips | Environment Policy Manager

beef + lamb new zealand

PO Box 39085, Harwood, Christchurch 8545

mob +64 27 279 0117 | **email:** lauren.phillips@beeflambnz.com



0800 BEEFLAMB (0800 233 352) | WWW.BEEFLAMBNZ.COM | BY FARMERS. FOR FARMERS

Submission

A.Introduction

1. Beef + Lamb New Zealand Ltd (B+LNZ) welcomes the opportunity to provide feedback on proposed Plan Change 20 to the Auckland Unitary Plan. B+LNZ appreciates that the Auckland Council ('the Council') is trying to balance a number of very different and sometimes competing needs and demands on resources within the region, and that a great deal of energy is being put into trying to achieve a fair and equitable outcome for those living in the region while still meeting the Council's statutory obligations to manage both natural and man-made resources sustainably.
2. B+LNZ is an industry-good body funded under the Commodity Levies Act through a levy paid by producers on all cattle and sheep slaughtered in New Zealand. Its mission is to deliver innovative tools and services to support informed decision making and continuous improvement in market access, product positioning, and farming systems.
3. An outstanding feature of the sheep and beef sector, in comparison with other agricultural land uses, is the high degree of spatial and temporal variation in both landscape structure and in system processes.
4. Agriculture is inextricably linked to the natural environment, and how we farm today affects what we have tomorrow. B+LNZ is seeking policy solutions that connect farm practices with the underlying natural resources, thus enabling land use optimisation. Farming within environmental limits, and with the natural rhythms of the land is paramount to delivering on our farmers' vision of success "*World leading stewards of the natural environment and sustainable communities.*"
5. Similarly, our farmers form part of the communities that rely on the man-made resources, services, and infrastructure throughout the Auckland region. As members of those communities, they contribute towards the fabric of their society and help to shape the way in which resources, services, and infrastructure are used. These manmade resources are vital to the success of their businesses, to the social and economic wellbeing of their communities, and to the New Zealand economy.

6. B+LNZ looks forward to continuing to build a positive and enduring relationship with the Council, and to work proactively on initiatives of mutual interest and benefit for the people of the Auckland region and for farmers.

B. Feedback

Activities not provided for in the Rural Activity Tables

7. One of the two proposes changed to proposed Plan Change 20 ('PC20') is that all activities that are not provided for in the rural activity tables should be a non-complying activity.
8. The rural activity tables rely heavily on the definitions of the Auckland Unitary Plan ('the Plan') in section J1 Definitions for interpretation. This approach relies heavily on two key factors:
 - that the definitions are adequate for the purpose both in the near and foreseeable future, and
 - that individuals using the Plan are knowledgeable about the activities that the definitions cover.
9. The former requires that the definitions are sufficiently broad, future-proofed, and self-explanatory to provide for the wide breadth of farming needs and practices seen in New Zealand, particularly in the sheep and beef industry. If the definitions are too narrow or do not allow for future flexibility in land use for agricultural practices, the overall approach can serve to lock farmers into a particular farming system that will not allow them to respond to changes in climate, technology, market demands, or environmental pressures.
10. The latter requires that Council staff have sufficient understanding of farming in order to be able to discern between activities that would be considered business as usual farming, pioneering farming practices, and activities that are not necessarily farming. As mentioned previously, the sheep and beef sector is incredibly diverse, no two farms are alike in the way they are run. One of our farmers' greatest strengths is their ability to innovate and adapt. New ideas can lead to great gains in production and environmental outcomes, but they are inherently radical and do not necessarily fit the mainstream definition of a farming activity. Where staff at the Council, be it compliance, enforcement, or consents processing departments, are not sufficiently knowledgeable about sheep and beef farming, this can put the onus on the innovative farmer to prove that her new idea fits within the definition of farming. Given that the activity is new, there will be little for the farmer to draw on to prove that it is an activity that is or should be provided for in the rural activity tables.

11. In light of the above, B+LNZ opposes the proposed change to the Plan that would make any activity not provided for in the rural activity tables non-complying. A non-complying activity is very difficult to obtain consent for, and has the potential to create perverse outcomes for the sheep and beef sector. For the reasons outlined above, it would risk locking farmers into present day and mainstream practices and would stifle creativity and innovation. It would risk future land use flexibility and farmers' ability to compete on a global platform, and also to find ways to reduce their environmental impacts. B+LNZ does not believe that this is an intended effect of the proposed plan change, however it is a real and foreseeable risk.
12. B+LNZ considers that the Plan already adequately provides for activities not listed in the activity tables through General Rule C1.7.

C1.7. Activities not provided for

(1) Any activity that is not specifically classed in a rule as a permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited activity is a discretionary activity unless otherwise specified by a rule for an overlay, zone or precinct or in an Auckland-wide rule.

13. This rule makes activities not specifically provided for in the tables a discretionary activity. Discretionary activity status gives the Council significant breadth and depth in managing activities without risks of perverse outcomes that come with a non-complying status.
14. B+LNZ seek that farming activities not listed in the Rural Activities table nor covered under permitted, controlled or restricted discretionary rules, default to a discretionary activity, and provisions which make these activities under the proposed Plan non complying are deleted.

'Dwellings' To Replace 'Residential Buildings'

15. The second change proposed by PC20 is that references to residential buildings are replaced with the word dwellings in several policies and objectives of Chapter 19 Rural Zone of the Plan.
16. B+LNZ's position on the proposed changes as they are currently written is neutral.

For any inquiries relating to B+LNZ's feedback, please contact Lauren Phillips, Environment Policy Manager – South Island on 027 279 0117 or lauren.phillips@beeflambnz.com.

Yours sincerely

Lauren Phillips
Environment Policy Manager – South Island

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

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

AUCKLAND
16 APR 2008
HENDERSON
Htt 2-58pm



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

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

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

JAMES REX PRICE and Rosemary Jill Price

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

Address for service of Submitter

83-105 Forest Hill Road, Henderson, Auckland 0612

Telephone:

09-835-1107

Fax/Email:

otiranui@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 20

Plan Change/Variation Name

Rural Activity Status

Non complying.

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above ☐

I oppose the specific provisions identified above ☐

I wish to have the provisions identified above amended

Yes ☐

No ☐

Ambiguous

210.1 The reasons for my views are:

Our address at 83-105 Forest Hill Road Henderson Auckland 0612 we consider to be a residence not a dwelling. When presenting our submission we find the wording of the questions ambiguous.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation ☐

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

Decline the proposed plan change / variation ☐

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

N/A

I wish to be heard in support of my submission ☐

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

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

Signature of Submitter

(or person authorised to sign on behalf of submitter)

Date

15-04-2019

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

For example, productive land areas such as Hobsonville, Whenuapai and Riverhead are being developed.

Unproductive land such as ours and our neighbours situated on the rural urban boundary of the Waitakere Ranges heritage area is being ignored.

We would have no objection to a retirement village, rest home or wedding venue.

Our rates increase constantly but because of the poor quality of the soil there is no monetary return from our land to assist.

The infrastructure is in place now.



15/4/2019

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

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



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

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

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

JOHN CAMERON STOKES

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

Address for service of Submitter

P.O. Box 225 PATUMAHOG 2344

Telephone:

09 2364552

Fax/Email:

~~JOHN~~ JCSTOKES@PAZZTRA.CO.NZ

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 20

Plan Change/Variation Name

Rural Activity Status

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

ADD TO RURAL ZONE ACTIVITY TAKES A RULE THAT STATES THAT ANY ACTIVITY NOT PROVIDED FOR IN THE UNITARY PLAN REQUIRES A RESOURCE CONSENT AS NON 35 TITI RD MAUKU COMPLYING ACTIVITY. AMEND REFERENCES IN RURAL CHAPTER TO "RESIDENTIAL BUILDINGS" TO "DWELLINGS"

PROPERTY ADDRESS 35 TITI RD MAUKU

Submission

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

I support the specific provisions identified above ☐

I oppose the specific provisions identified above ☒

I wish to have the provisions identified above amended

Yes ☒

No ☐

The reasons for my views are:

IMPOSES RESTRICTIONS ON RIGHTS OF PROPERTY OWNERS

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation ☐

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

211.1 Decline the proposed plan change / variation ☒

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

I wish to be heard in support of my submission ☒

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

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

Alkes
Signature of Submitter

(or person authorised to sign on behalf of submitter)

Date

15/4/2019

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lindsay McPhun

Organisation name:

Agent's full name: karen pegrume

Email address: karen@bll.nz

Contact phone number: 021 836070

Postal address:
460 Kaipara Flats Road
Auckland
Auckland 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:
see attached submission Plan Change 20

Property address: 921A Takatu Road Matakana

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 the submission attached

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

Submission date: 18 April 2019

Supporting documents
Plan Change 20 proposed changes.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

SUBMISSION**Plan Change 20****Lindsay and Brian McPhun****921A Takatu Road****Matakana****Submission**

This submission is made on behalf of Lindsay and Brian Mcphun the owner of the property at 921A Takatu Road, Matakana

Subject to its comments below, the Trust is **not supportive** of the Plan Change 20 (PC 20) in its current form as notified.

Key components are :

(iii) In Chapter J Definitions J1.3 Nesting Tables, the nesting table for “residential”, add an exception to the effect that in the Rural zones the term only applies to “dwellings” as shown below: Chapter J Definitions J1.3 Nesting Tables - Table J1.3.5 Residential, except in Chapter 19 Rural zones where “residential” shall mean residential dwellings only.

Dwellings

Home occupations

Visitor accommodation

Camping grounds

Boarding houses

Student accommodation

Integrated residential development

Retirement village Supported residential care

19.2.4 Policies – rural character, amenity and biodiversity values (1) Manage the effects of rural activities to achieve a character, scale, intensity and location that is in keeping with rural character, amenity and biodiversity values, including recognising the following characteristics: a predominantly working rural environment; fewer buildings of an urban scale, nature and design, other than residential buildings dwellings and buildings accessory to farming; and a general absence of infrastructure which is of an urban type and scale.

To prevent home occupations, visitor accommodation camping grounds boarding houses (for workers accommodation) from being part of the definition at the very least in the

rural zones is a step too far by any sense of good planning and accepted activities within the rural zone. These are all activities that are within the RPS in the rural zones that were mediated.

The rural economy relies on visitors, home occupations, camping grounds, and also boarding houses (Back packers) to provide for accommodation. Assuming that the rural environment is exclusively for production is simply incorrect. Historically that has not been the case and has never been the case. Rural zones are dynamic places with a range of activities. Some of the activities in the definition are identified as permitted and RD and D within the various rural zones for good reason.

There are clear criteria that Elite land should be avoided. And Prime land where practicable be avoided.

Care homes in rural settings provide for rural people. To force local rural people to have to move out of the local community into a city or town away from their local support network is not reasonable.

Land zoned Countryside Living has clearly been moved into lifestyle living and is not possibly meeting the idea of economic productive living. Nor is it a predominantly working rural environment; so it does not hold those characteristics. There will be no dwellings or accessory buildings that are for "farming". Of course most lots in the area are rural lifestyle living – which is as expected from a 8000m² to 2 ha lot.

The rural coastal zone is very much a zone of visitors and activities for visitors within a rural setting.

The mixed rural zone is a zone that is supposed to be a mix of activities.

The rural production zone has many areas that have a distinct flavour to them, some as high end cropping, and farming, some as predominantly lifestyle living and some as a mix of low intensity farming with forestry.

It is not possible to caviert that all soil is productive when on balance the erosion and soil erodibility is also very much a factor limiting use or should be limiting use (the recent floods down south and the loss of soil and even in the Hunua ranges should not be overlooked.)

The land that matters is Elite land that must be avoided. Prime land is also of importance.

The examples provided of consents that the author of this report does "not like" have been assessed on a full range of matters including context of the site. one of those consents approved is in fact an industrial use which has little to do with this PC and the definition of residential activities.

Rather than this rather wholesale sweeping aside of the definition of residential it may just require some further refinement but not total deletion of the description other than dwellings.

This Plan Change has not been thought through, or else it is Council still shoving the barrow by stealth to make the Rural Zones an exclusive museum to be looked at with no understanding or regards to the needs of the rural people and rural zones.

There are many parts of the rural zoned properties that do not hold the characteristic a of a “predominantly working rural environment” and include buildings which satisfactorily fit into the nesting table J1.3.5 Residential nesting table as it stands. These include

- Countryside living areas,
- some rural coastal areas, in some areas where several sites, located in a small area all well less than 1 ha,
- sites that are mainly “bush” sites and have SEA associated with them ,
- Mixed Rural zone areas and Coastal areas which often hold other uses – other than “rural production”

So to require that any application needs to consider and have to recognise a “characteristic” that may not be relevant to a particular site is flawed.

The executive summary states that : -

Currently, Rural zones activities not provided for in the activity table (H19.8.1) are covered by Chapter C “General Rules” which makes such activities Discretionary. This status of activity for out of zone activities is at odds with Regional Policy Statement (RPS) policy which seeks to protect finite elite soils and apply a high degree of management to prime soils important to rural production activities.

.....

It is considered that better alignment between RPS policy and the activity status for unanticipated activities in rural zones can be achieved by both:

- 1. Adding to the rural activity tables the statement “Any activity not provided for” and making its activity status Non-complying’*
- 2. amending references to “residential buildings” in the Rural chapter to “dwellings”.*

There is no need to alter the references to “residential buildings” in the Rural chapter to “dwellings”. As the first point will categorially provide for the scenario where the any activity not provided for will be a non complying activity.

Amending definition and nesting tables will add confusion.

Also in the RPS and rural zone descriptions and obs and pols the following is relevant to protecting the existing definition to a much greater extent then is proposed in PC20; The following objectives and policies make it clear that a range of activities other than rural production are anticipated in certain circumstances of which most of those bullets listed under the term residential building falls into (despite the activities being treated as

non residential in the obs and pols but most of them having a status in the Activity tables. Home occupations are clearly residential.

The key is that any of the below should avoid Elite soil and where practicable avoid prime soil.

Making it unnecessarily complicated for a range of activities anticipated including supporting rural production which includes boarding houses for seasonal labour is unreasonable and not aligned to the RPS.

B9.3.2. Policies

(4) Provide for non-soil dependent rural enterprises (including post-harvest facilities) on land containing elite or prime soil where there are economic and operational benefits associated with concentrating such enterprises in specific rural localities.

H19.2.1. Objectives – general rural (1) Rural areas are where people work, live and recreate and where a range of activities and services are enabled to support these functions

H19.2.2. Policies – general rural

Policy 5 (e) providing for tourism and activities related to the rural environment.

H19.2.5. Objectives – rural industries, rural commercial services and nonresidential activities

(1) Rural production activities are supported by appropriate rural industries and services.

(2) The character, intensity and scale of rural industries and services are in keeping with the character of the relevant rural zone.

(3) The rural economy and the well-being of people and local communities are maintained or enhanced by social, cultural and economic non-residential activities, while the area's rural character and amenity is maintained or enhanced.

H19.2.6. Policies – rural industries, rural commercial services and nonresidential activities

(1) Enable rural industries and rural commercial services only where they have a direct connection with the resources, amenities, characteristics and communities of rural areas.

H19.3.2. Objectives (1) A range of rural production, rural industries, and rural commercial activities take place in the zone.

H19.4 Rural – Mixed Rural Zone H19.4.1. Zone description The purpose of the Rural – Mixed Rural Zone is to provide for rural production, generally on smaller rural sites and non-residential activities of a scale compatible with smaller site sizes. These areas often have a history of horticulture, viticulture, intensive farming and equine-related activities. These activities have in turn supported the establishment of produce sales or retail services such as cafés, restaurants, tourist and visitor-related facilities. Sites in this zone provide flexibility to accommodate a range of rural production activities and associated non-residential activities while still

ensuring good amenity levels for residents who use their land for rural lifestyle purposes.

H19.4.3. Policies (1) Enable rural production, rural industries and rural commercial services that are compatible with the existing subdivision pattern and recognise that these activities are significant elements of, and primary contributors to, rural character and amenity values.

H19.5 Rural – Rural Coastal Zone H19.5.1. Zone description The purpose of the Rural – Rural Coastal Zone is to retain and enhance the rural character and amenity values, local coastal character and biodiversity values of rural areas along Auckland’s harbours, estuaries and coastline. **It is also to enable rural production activities, local non-residential activities, maintain recreational opportunities and manage the effects of existing scattered rural lifestyle development.** The zone also provides opportunities to access the coastal marine area and support marine-related activities.

H19.5.2. Objectives

(2) The development and operation of activities that provide recreational and local non-residential services are enabled where they maintain and enhance the zone’s rural and coastal character, amenity values, landscape and biodiversity values.

(3) Buildings are of a scale and intensity that do not detract from the zone’s rural and coastal character and amenity values.

Whilst I agree that Elite and Prime Land should not be used for urbanisation and that is clear in the Structure Plan requirements set within the Unitary Plan and I agree that highly urban residential activity is usually not suitable for the most part in Rural zones those matters are already addressed in the Activity Tables and requirement of Structure Planning.

I don’t agree that residential care, small non residential type activities, boarding houses and other small types of retail are not at all suitable and be removed from the definition of residential.

I do know that the residential aged care facility significantly altered its design. Not forgetting this is within an area of Countryside Living.

Care homes in rural areas support rural people in rural communities.

Small business like a yoga retreat would fit in entirely within a rural community and is hardly affecting rural production on a site likely to within an area that is entirely within context.

It is not professional to assume processing planners need more training. All applications are assessed in a professional manner and signed off by Team Leaders.

Karen Pegrume
Better Living Landscapes Ltd
460 Kaipara Flats Road
Warkworth 0981

Email
karen@bll.nz

on behalf of Lindsay and Brian Mcphun

18th April 2019

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jeremy Harding

Organisation name: Joint Submission - Aggregate and Quarry Association and Straterra

Agent's full name:

Email address: jeremy@straterra.co.nz

Contact phone number:

Postal address:
PO Box 10668

Wellington

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

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:

Quarrying and mineral extraction are provided for in the plan meaning that the proposed change that 'activities not provided for become non-complying' is not applicable to our sectors. It is important that the Unitary Plan supports mineral extraction and quarrying in rural areas.

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

Submission date: 18 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: Andrew Couch

Organisation name:

Agent's full name:

Email address: andrewcouch9@gmail.com

Contact phone number:

Postal address:
6 Hobson Heights Road
Lucas 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:
Plan Change 20 - rural activities

Property address: 6 Hobson Heights Road, Lucas Heights

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 proposed plan change should not prevent minor residential improvements such as adding minor dwellings, swimming pools to rural properties. However, the main aim - to prevent industrial buildings or retirement villages seems sound.

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

214.2 | Details of amendments: Change to allow minor de

Submission date: 18 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: Chris Gee

Organisation name:

Agent's full name: Chris Gee

Email address: nzchrisg@gmail.com

Contact phone number:

Postal address:
1/28 Cornwall Park Ave
Epsom
Auckland 1051

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:
Activity Tables

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 oppose the proposed plan change. Rationale It is my understanding that currently if an activity is not provided for in the Activity Tables for Rural zones, the default is that it is a "Discretionary" Activity. As there are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities, raising the bar to make all un-listed activities Non-Complying is a lazy approach to law and over-reach.

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

Submission date: 18 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: john gilbert strachan

Organisation name:

Agent's full name:

Email address: jmstrachan98@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:

add to the rural zone activity table 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: 92 Horsman Rd Waitakere

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:

People move to the area to enjoy the rural atmosphere for quality of life. Others come here to benefit themselves without consideration for other residents. It took two years for the council to issue an abatement notice to the owners of 92 Horsman Rd who were running a non compliant business in an unconsented building. The council must be strict on their policies and make them as clear cut as possible to prevent residents taking advantage of misunderstood or mis- interpreted wording.

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

Submission date: 18 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: Douglas Alexandre Sheldon

Organisation name: Personal

Agent's full name: N/A

Email address: jenny@eadon.co.nz

Contact phone number: 021938641 094204065

Postal address:
108 Kanohi Road
Kaukapakapa
Kaukapakapa
Auckland 0873

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:

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:

Dear Sir/Madam, I strongly oppose the proposed plan change. Reasoning: It is my understanding that currently if an activity is not provided for in the Activity Tables for Rural zones, the default is that it is a "Discretionary" Activity. I am an active farmer and also have some hobbies. As there are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities, raising the bar to make all un-listed activities Non-Complying is a lazy approach to law and over-reach. I wish to make a personal submission. Douglas Alexandre Sheldon Phone: 09 4204065 / 021 938641

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

Submission date: 18 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? 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: Alistair Haskett

Organisation name:

Agent's full name:

Email address: lawyer@legaldefence.co.nz

Contact phone number: 021 920031

Postal address:
PO Box 90265
Victoria Street West
Auckland
Auckland 1142

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 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 submission is made in my personal capacity, not as a lawyer. I am opposed to the Proposed Plan Change 20 – Rural Activity Status. I am a member of the community in the Rodney District. While the District has large areas designated as rural production under the District Plan, much of the area in truth is already lifestyle in its nature. For example, in the Waimauku and Helensville area some 90+ percent of the properties in the rural production zone would be occupied by families who commute to work and do not operate rural production activities. Of those of us who do have rural production activities, many are not profitable or are of marginal profitability. The great majority of properties have very poor soils, steep topography and are of small size, ranging from some one to 50 acres in size. As a whole, the community is not in reality rural production. This is where the Proposed Plan Change is completely out of touch with reality. The proposed change is idealistic, not realistic. Those of us who live in these areas do so at much sacrifice. We have no services of any

consequence and forgo much in terms of family connection and travel time and cost in order to live the style of life we wish. While I could understand some tightening up of the Plan to address some of Auckland Council's concerns, such as large retirement villages and commercial storage units, the current proposal goes way too far. Replacing the term "other than residential buildings and buildings accessory to farming" with the term "other than dwellings and buildings accessory to farming" arguably creates a meaning that all buildings, both residential and not, must be accessory to farming. That would be a sea-change to the current term, where it is clear that "residential buildings" need not be accessory to farming. Such a significant change is neither fair nor desirable. It is not fair because property owners have made significant financial commitments based on the current language. We have a legitimate expectation, that may be taken away without compensation by the proposed change. As already mention, it is not desirable because in reality the great majority of properties are already used as lifestyle rather than rural, and most are not capable of being used effectively as rural production properties. The proposed change would be akin to legislating that it will not rain tomorrow morning, which may be idealistic to some but is not realistic nor within the scope of empowering law. Yes, close off retirement villages and commercial storage units, but any proposed change should not affect the ability of property owners to build minor units or sheds that are not associated with rural production. The area is already of a nature that such minor units and sheds are common, so a change away from that removes legitimate expectation and creates disproportionality and unfairness. The current existence of minor units and sheds not associated with farming does not adversely affect amenity values. Rather, it enhances amenity values and it promotes the desirable social goal of providing more accommodation in a city that is crying out for houses and at the same time enables rural and lifestyle families to live nearby. Rural and lifestyle communities rely on strong social bonds. There is no stronger bond then being able to house say retired parents on a property, with the obvious benefits to the individuals and society as a whole. I wish to be heard on the proposed change.

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

Submission date: 18 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? 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: Melanie Moylan

Organisation name:

Agent's full name:

Email address: melaniemiylan@me.com

Contact phone number:

Postal address:
9 Ottau Mountain Road
Clevedon
Auckland 2585

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:
Optional

Property address: Optional

Map or maps: Optional

Other provisions:
Optional

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

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

The reason for my or our views are:

This submission opposes the plan change in its entirety. The reasons for this view are: Chapter A1.7.5 (Non-complying activity) lists a number of reasons where such an activity status is required. This includes where they are likely to have significant adverse effects on the existing environment or where the existing environment is regarded as delicate or vulnerable. In this case, not all rural areas are considered to be delicate or vulnerable and there are a number of activities not provided for in the rural zone (such as small-scale retail activities servicing the rural community) that could be established without significant adverse effects on the environment. It is therefore not appropriate to default all activities not provided for in the rural zone to a non-complying status. The section 32 report suggests that a discretionary activity status for activities not associated with rural production in rural zones is 'at odds' with the policy direction of the Regional Policy Statement (RPS) and District Plan objectives. In this case, the section 32 report fails to recognise a number of objectives and policies in

the AUP that support the establishment of activities that are not necessarily associated with rural production in the rural zone. This includes the following objectives and policies: RPS Objective B9.2.1(3) "Rural production and other activities that support rural communities are enabled while the character, amenity, landscape and biodiversity values of rural areas, including within the coastal environment, are maintained." This objective is supported by the following policy: RPS Policy B9.2.2(1) "Enable a diverse range of activities while avoiding significant adverse effects on and urbanisation of rural areas, including within the coastal environment, and avoiding, remedying, or mitigating other adverse effects on rural character, amenity, landscape and biodiversity values." Objective H19.2.1(1) "Rural areas are where people work, live and recreate and where a range of activities and services are enabled to support these functions." The above objective and policies make it clear that activities which support rural communities, but are not necessarily associated with rural production, can be appropriate in the rural zone. While there are also objectives and policies that focus on the protection of elite soil and management of rural production land, there is an acknowledgment that non-productive activities can be supported, particularly where those activities maintain the values of the area and locate on land with low productive potential. A discretionary activity status for activities not provided for in the rural zone is appropriate and is further supported by objective H19.2.5(3) which states: "The rural economy and the well-being of people and local communities are maintained or enhanced by social, cultural and economic non-residential activities, while the area's rural character and amenity is maintained or enhanced." It is also noted that in a number of local rural communities, there is insufficient land zoned or available for the development of residential and non-residential activities that support these areas. Simply defaulting activities not provided for to a non-complying status does not support the growth and well-being of rural communities where there is a need for services not already provided for in the AUP and where there is a lack of appropriate zoning around these settlements. This is also inconsistent with the abovementioned objectives and policies. In light of all of the above comments, the amendment sought to policy 19.2.4 is also inappropriate and invalid. Overall, the reasoning for the proposed changes are not justified and a non-complying status should not be generically applied across all rural zones, and in particular adjacent to rural settlements. Furthermore, the plan change is not supported by the abovementioned objectives and policies. On this basis, the plan change should be declined.

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

Submission date: 18 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: Gray Beavis

Organisation name:

Agent's full name: Ann Curry

Email address: bogart1@xtra.co.nz

Contact phone number:

Postal address:
P O Box 84 056
Westgate
Auckland 0657

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 changes

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:
A safe and worthwhile area to live as a family.

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

Submission date: 18 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: Alexander Shapcott

Organisation name:

Agent's full name:

Email address: shappers3d@gmail.com

Contact phone number:

Postal address:
256 Henderson Valley Rd
Henderson Valley
Auckland 0612

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:
Activity Table

Property address:

Map or maps:

Other provisions:
Activities not provided for

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:

Many common activities not listed are otherwise lawful and if they were listed and considered, would likely be approved for such a rural zone. To exclude all activities not listed as non conforming without fair consideration is unacceptable as it is lazy law making. To restrict everything not specifically allowed unfairly limits the lawful use of rural land for legitimate purposes.

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

Submission date: 18 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: David Blair Francis Brown

Organisation name: New Zealand Four Wheel Drive Association Inc.

Agent's full name:

Email address: dbfbrown@gmail.com

Contact phone number:

Postal address:
26B Huamanu Street
Pukekohe
Pukekohe 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:

The proposed plan change appears to have the potential to unreasonably limit or curtail the undertaking of legitimate sporting and recreational activities (including four wheel driving) in rural areas. Much four wheel driving competitive events occur in rural areas where competition courses are set up for one-off events.

Property address:

Map or maps:

Other provisions:

We request that appropriate amendments be made to the proposal to avoid what our organisation considers to be a basic right of all New Zealanders in rural areas.

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:

Freedom to continue using rural properties for recreation or club competitive events.

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

222.2 | Details of amendments: Ensure that clubs and societies can continue to hold competitive events on rural properties as they have in the past without any more red tape.

Submission date: 18 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.

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

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



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

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

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent if applicable

Mr/Mrs/Miss/Ms(Full Name)

[Kate Sanders](#)

Organisation Name if submission is made on behalf of Organisation

Address for service of Submitter

[PO Box 380, Orewa](#)

Telephone:

[0211360812](#)

Fax/Email:

kate@kept.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 20

Plan Change/Variation Name

Rural Activity Status

The specific provisions that my submission relates to are:

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

[See attached letter](#)

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I **support** the specific provisions identified above ☐

[See attached letter](#)

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

I wish to have the provisions identified above amended

Yes ☐

No ☐

The reasons for my views are: [See attached letter](#)

continue on a separate sheet if necessary

I seek the following decision by Council:

Accept the proposed plan change / variation ☐

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

Decline the proposed plan change / variation ☐

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

[See attached letter](#)

I wish to be heard in support of my submission ☒

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

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

26.3.2019

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

Date

Notes to person making submission

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

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

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

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

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

I am ☐ am not ☐ directly affected by an effect of the sub ect matter of the submission that

a adversely affects the environment and

b does not relate to trade competition or the effects of trade competition

Kept Consulting Ltd

0211360812
kate@kept.co.nz

26 March 2019

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

By Email: unitaryplan@aucklandcouncil.govt.nz

To whom it may concern,

SUBMISSION ON A NOTIFIED PROPOSAL FOR PLAN CHANGE 20 – RURAL ACTIVITY STATUS FOR JAMES AND CYNTHIA MACKENZIE, SEAFORTH 688 HIBISCUS COAST HIGHWAY, HATFIELDS BEACH

Scope of submission

This is a submission on Plan Change 20 . Rural Activity Status. It has been prepared by Kept Consulting Limited for James and Cynthia Mackenzie, and the Mackenzie Family, including the author Kate Sanders.

The specific provisions of the plan change that this submission relates to are changes to *Table H19.8.1 Activity Table – use and development*. In particular, the rural coastal zone.

The property that the submission relates to is that land owned by the Mackenzie Family at 688 Hibiscus Coast Highway, known as ~~Seaforthq~~

Submission

My submission is that I oppose the specific proposal to add the activity status for ~~AA1~~ Activities not provided for in the Rural Coastal Zone as a Non-complying activity. Instead I suggest that if this line is added to Table H19.8.1, that the activity status for ~~activities~~ not provided for in the Rural Coastal zone be ~~Discretionary~~ as is currently the case under Chapter C ~~General Rules~~.

Reasons for my views

In preparing the s.32 analysis council has not considered each of the Rural Zones independently.

The Rural Coastal Zone does not include the same level of policy directive to provide for the use and development of land for productive activities as the Rural Productive Zone and Mixed Rural Zone. In fact the zone description states that the purpose of the zone is to *retain and enhance the rural character and amenity values, local coastal character and biodiversity values of rural areas along Auckland's harbours, estuaries and coastline*. The following objectives and policies were crafted at the Unitary Plan pre-hearing mediations to ensure that this zone allowed for dwellings and land use that supported maintaining and enhancing the amenity and character of this zone. In particular this is highlighted by Policy H19.5.3 (4).

It is considered that the Objectives and Policies relating to the Rural Coastal Zone provide decision makers with an appropriate framework for assessing the effects of a consent proposal on a case by case basis, when used in conjunction with Part 2 of the RMA.

There are some cases where activities not anticipated by the Unitary Plan will result in better use of non-productive land. The examples of a cooking school, exercise classes, day retreats and visitor accommodation found in the s.32 analysis are not considered detrimental to the amenity of the zone, and effects such as traffic and servicing can be effectively considered through the discretionary resource consent process. These activities do not inhibit the use of the land for productive activities (and in some cases, such as a cooking school and visitor accommodation) would support marginal productive activities. In some cases land owners are seeking alternative uses for the land where the land is not able to be productive (where soils are not prime or elite), and this ~~Non-Complying~~ Activity Status inhibits creative solutions for using land to efficiently use and develop natural and physical resources, maintain and enhance amenity values, protect the intrinsic values of ecosystems, or to maintain or enhance the quality of the environment. These Rural Coastal allotments are often large (average 50 hectares) and annual council rates are therefore high. There is a lot of pressure for landowners to make some return from the land, and where land is not productive a non-complying activity status may be prohibitive to some creative solutions.

This combined with the Non-complying activity status of subdivision may leave landowners in a position where productive activities are not viable, subdivision and creative land use solutions are seen as unsupported by Council, and large blocks of land are therefore not actively managed. For example Seaforth is 20 hectares of land in the Rural Coastal Zone. The land is not productive, and is mostly covered in native bush. Subdivision at this site would be non-complying as any proposed site would be less than 40 ha. An older dwelling on one of the parcels of land was rented for holiday purposes through holiday accommodation websites, so council charged commercial rates. So now the letting of the dwelling has ceased, and the landowners are unable to make any income from the site. This proposed new activity status further limits their ability to use the site to provide for their social, economic, and cultural well-being.

I seek the following decision by Council

- 223.1 | Amend the proposed Table H19.8.1 so that the Activity Status of ~~MA~~ A1 Activities not provided for in the Rural Coastal Zone only remain as Discretionary.

I wish to be heard in support of my submission. If others make a similar submission, I will consider presenting a joint case with them at hearing. I could not gain a trade competition through this submission. This letter provides additional detail where there was not room on the form 5 downloaded from <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-by-laws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/proposed-plan-changes/Documents/form-5-submission-pc-20.pdf>

If you have any further questions please don't hesitate to contact me.

Yours faithfully

Kept Consulting Limited



Kate Sanders
Planner and Director

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Charles Wedd

Organisation name:

Agent's full name:

Email address: charles@wedd.co.nz

Contact phone number: 0274944484

Postal address:
782 Haruru Road
Wainui
Auckland 0873

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 whole of 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:
As attached

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

Submission date: 18 April 2019

Supporting documents
Submission PPC20 C Wedd.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

Submission on - Proposed Plan Change 20, Rural Activity Status

From: Charles Wedd
782 Haruru Road
Wainui
Phone: 09-420-3063
Email: Charles@wedd.co.nz

Thursday, April 18, 2019

Submission Summary

Plan Change 20 should be scrapped in its entirety.

Alternatively Council be directed to reconsider their s32 report and revise it to:

- Remove any factual errors
- Correct the instances of flawed logic
- Remove the instances of opinion unsupported by evidence
- Provide verifiable evidence to support claims made as to cost neutrality, employment, benefits and economic growth

If there are any specific activities Council believes should be added to the rural activity tables these can be addressed through a new Plan Change

Council should also be directed to reconsider their position re their view of a lack of competence of consent “Decision Makers” and to address the lack of Policy documentation and Professional Development they have identified as being a problem for these decision makers.

Analysis and discussion supporting this submission

Unfortunately the section 32 report starts out with an incorrect assertion in claiming in the second sentence

*“it **has become apparent** that the Unitary Plan is not positioned appropriately to address the issue of how to manage activities which are not anticipated in rural zones.”*

This statement is not fact and is not supported by any evidence to suggest the statement is even remotely accurate. Rather this is merely the opinion of the report author.

By starting the report in this way it is forcing the Commissioners and anyone reading the report to accept the authors position as fact and then have to work to refute that unfounded claim. Unfortunately this approach is indicative of the approach the report has taken.

It appears the report author is hoping it is far too hard for anyone to refute their position. The report goes on to make several key statements that are unsupported by evidence in the rest of the report.

There is no evidence to support the claim in paragraph 2

*This status of activity for out of zone activities is at odds with Regional Policy Statement (RPS) policy which seeks **to protect finite elite soils** and apply a high degree of management to **prime soils** important to rural production activities.*

And p3

*This status is also **at odds with managing cumulative adverse effects** on coastal and rural character and amenity; being something which the RPS signals is to be at least maintained. Furthermore, **a discretionary activity status for activities not associated with rural production in rural zones does not adequately support RPS policy associated with promoting a compact urban form and has the potential to undermine specific zones established to provide for intensive residential activities, industry and commercial activities.***

And wrongly concludes that

*These amendments are the **most efficient and effective option** to achieve the objectives and policies of the Regional Policy Statement and the Rural zones.*

Section 2 - Issues

The statement in point 2a paragraph 2 is only partially correct and because of flawed logic is misleading. The statement can be corrected by adding the words [on elite soils], which then gives a different but more accurate view as reflected in the remainder of section 2.

*The RPS anticipates environmental results that include land containing elite soil capable of rural production activities being excluded from development for non-rural activities, and that no additional sites **[on elite soils]** will be created for non-rural production purposes over time.*

2e It is also important to recognize that the appropriate use of the word “primarily” in the analysis does not, or rather should not, make for a total ban on other appropriate land uses, such as cleanfills or other activities, which generally only fit within Rural areas. Nor does it exclude these other uses completely.

3. Resource Consent Outcomes

The second sentence of paragraph 1 is misleading and at least in the cited case at paragraph 3 re the Taupaki aged care facility is inaccurate, when considered in light of Judge Smiths comments as as expanded on later..

The resource consent process has delivered, in a number of instances, outcomes not anticipated or contemplated in the rural zones.

Evaluation of options

Option 1

The evaluation is misleading as it assumes Council can then abrogate its responsibilities to appropriately educate and provide suitable policy documentation for decision makers, which Council should be doing regardless of any plan changes.

While it is possible that doing nothing may lead to poor decision making, the risk of poor decision making would be mitigated if those decision makers were adequately trained, have access to appropriate policy guidance and are competent (a matter Council seems to be questioning).

Option 2 – Introduce a Non-complying activity status

No evidence has been provided that supports Councils view that PPC20 will achieve anything beyond reducing the work load of Councils planners as a result of less complex consent applications through most applicants being deterred from making applications because of the difficulty they will face in gaining a consent for anything with a non-complying activity status. This view is explicitly stated in Attachment A2 - Section 32 Analysis (PPC20) under the columns headed Benefits, Employment and Economic Growth.

In taking this lazy approach Council is ensuring there are no opportunities to consider the merits, let alone environmental impacts of any new, novel or innovating use of land in rural areas, even if that land is unsuitable for rural production or not on elite or prime soils.

This approach is clearly contrary to the purposes of the RMA given it is primarily focused on reducing council planners workloads.

It is also important to recognize that because of the nature, size and variability of rural zones, particularly Rural Production, this adds more complexity to decision making process than would otherwise be the case in urban zones, it does not mean different, novel or unforeseen proposals should be effectively walled off from consideration. While non-complying consents can be made, the costs, complexity and non-financial costs associated with this approach mean such consents are beyond most Aucklanders and generally only the preserve of those large organisations with very deep pockets.

Option 3 Better Policy Guides & Option 4 Professional Development

It seems that the only constraints for these two options are more effort on the part of Council to improve their guidance policy documentation for decision makers and to improve the effectiveness of the ongoing professional development for them.

Surely both of these factors should be considered as part of good organizational management for a large corporate entity and not an undesirable optional extra.

The evaluation of option 3 should be disregarded as it seems no recognition or weight has been given to the comments by the IHP on precisely this point.

Nothing of significance has changed to indicate the Commissioners views should be completely disregarded.

5. Activities not provided for

5.1. Statement of issue

Status of an activity where it is not provided for in the Unitary Plan.

5.2. Panel recommendation and reasons

The recommended rule dealing with activities that are not otherwise provided for in the Unitary Plan makes such activities discretionary, consistent with section 87B(1)(b) of the Resource Management Act 1991 rather than non-complying as proposed in the Plan as notified.

While it may be possible to make such activities non-complying, the Panel considers that such an approach could create unnecessary difficulties when assessing applications for truly novel or unforeseen proposals under section 104D of the Resource Management Act 1991, given the nature of the threshold tests in that section. A truly novel or unforeseen proposal would be unlikely to be contemplated by the objectives and policies in the Plan and so could be considered contrary to them because of that novelty rather than for any explicit policy reason. Such a proposal may also have adverse effects that are more than minor, but the opportunity to consider it on its merits to evaluate whether it was appropriate would be foreclosed because of the statutory constraint on assessing non-complying activities.

The scope for evaluation and consideration of a discretionary activity under section 104B of the Resource Management Act 1991 normally provides sufficient breadth of control in such circumstances to enable any truly novel or unforeseen proposal to be considered on its merits, including in terms of its effects on the environment and having regard to any relevant objectives and policies.

In circumstances where the Panel considers it would be appropriate to require an activity to be subject to the threshold assessment in section 104D, the relevant activity tables do classify any activity that is not otherwise provided for in that activity table as a non-complying activity. Examples include the activity tables for residential zones, where the maintenance of residential amenity values warrants the use of that threshold assessment.

The AUP is not designed simply to be a means of giving council staff more power or to make it easier for them to exercise these powers to refuse consents.

Option 4 Competence of Decision Makers

It would seem that council considers that “Decision Makers” lack competence and/or are unable to be trained to the required level of competence necessary to make decisions concerning the policies, objectives and rules relating to rural areas. Whether Councils planning staff like these decisions is irrelevant.

While this may be acceptable when referring to Council staff granting consents, it hardly seems appropriate when referring to Independent Commissioners and Environment Court judges.

Even if referring to Councils own staff this would tend to indicate there are far more complex and worrying issues at play and brings into question the abilities of Planning management and in fact senior Council management. ~~Is this the flag that was intended to be raised in this document? If so what does the Hearing Commissioners plan to do to address this?~~

Introducing a Plan Change simply to rein in or control the decisions made by decision makers is not an appropriate way to address Councils perceived “problem”, particularly if such a problem does not actually exist.

Option 5 Residential Activities In Rural Zones

The evaluation focusses solely on “*Intensive forms of residential development in rural zones*” yet the solution suggested by PC20 extends far beyond merely matters of intensification. Judge Smith has specifically highlighted this exact matter by identifying that the Taupaki aged care facility is at the borderline of intensification and this should provide an appropriate measure to work to.

Councils would be better to specifically address the matter of intensification in rural zones with a separate plan change, if that is in fact the matter they are genuinely concerned about. Muddling this issue with rural production and elite soils is inappropriate, when in the cases cited it in section 5 it seems none of them materially impacted on those matters.

Section 5 – Reasons for PPC20 (or straw clutching)

Several of the “justifications” given for PC20 are dubious at best and fail to recognize that these matters can also be taken into account when considering a Discretionary consent application. It should not be acceptable for Council to claim that the existence of “potential” effects is sufficient to decree that it makes all Discretionary consent applications evil and too hard for Council to contemplate. Some statements made in the report such as spray drift, odours, demands for footpaths or encroachment on elite soils are already able to be considered in any type of consent application.

None of the examples cited would seem to be so unique that they could not be contemplated at the time the PAUP was considered and it calls into question the integrity of the IHP panel to suggest that such activities were beyond their imagination. Rather, if anything it might highlight the lack of policy guidance or training provided by Council, **IF** the decision makers erred and there were in fact reasonable grounds to refuse consent.

Further it is disingenuous to infer Judge Smith considered a Discretionary activity status as being unsuitable and that he felt forced to give consent for an activity he felt should have been declined. Rather his decision is clear that he had no difficulty in granting consent, although he did note that it was likely to be at the margin of acceptability for this level of intensification and in these specific set of circumstances.

Section 6 – Statutory Evaluation

While this section is not incorrect, it is misleading as the exact same evaluation could be given to support the status quo.

It is not possible to use the statutory evaluation to support PC20. In order to do so would require a detailed analysis of why the status quo fails to meet the same RMA sections.

In fact it could be argued that a Discretionary activity status actually supports to a higher standard those RMA sections given it allows greater scope for innovation and novel concepts that may well promote greater efficiency or enhance amenity values or improve the quality outcomes, especially if there is no adverse impact on elite or prime soils.

Section 7 – National & Local Planning Context

As with section 6 above there is no evidence or rational discussion given to show that a non-complying activity status will produce superior results over those from a discretionary activity status.

The assessment is extremely light, although that is likely acceptable given there is nothing concrete to comment on yet re the Ministry for the Environment proposal to develop national environmental standards given it does not even seem to be at completed first draft stage yet.

The only point of note is recognition of the key word “primarily” in describing acceptable rural activities and there has been no evidence provided to suggest a Discretionary status would fail to allow for this. More importantly there is no indication that “primarily” should be replaced with “exclusively” throughout the AUP.

Section 8 - Development of Plan Change

Information used

- With reference to the Environment Court (Decision No. [2018] NZEnvC 27 Kumeu Property Limited V Auckland Council, it is **incorrect** to infer that the inclusion of retirement villages was not contemplated during the PAUP hearings.
The matter was contemplated and was discussed at one of the hearings concerning the residential nesting table in the context of rural activities. The session was chaired by Les Simmons and while I don't have the date and time of the hearing immediately to hand I am sure Mr Simmons will confirm this, given I was specifically asked if I agreed with the inclusion within the table.
- In terms of the decision 11 September 2017 LUC60066560 Hibiscus Tanks Ltd 63 Richards Road, Dairy Flat, it is potentially misleading to use this decision as powerful support for Councils argument given the discretionary status was but one of the elements used to decide the matter.
- In terms of Ministry for the Environment. 2018, Draft National Planning Standards. Wellington: Ministry for the Environment proposal, it is illogical to give any weight to something Council already states should be given no weight given it is not even at, let alone past Draft stage.

Iwi Consultation

There is no evidence provided from that consultation that in any way suggests a non-complying activity status is warranted over a discretionary activity status, nor that the term “residential buildings” in the Rural chapter should be replaced by “dwellings”.

Attachment A2 - Section 32 Analysis (PPC20)

No positive weight should be given to this analysis given it is logically flawed, fails to backup claims with evidence and in parts is factually incorrect. If logic, evidence based conclusions and facts were used to prepare this table the conclusion would be that PC20 should be either scrapped or sent back to the drawing board.

While the discussion above won't be repeated again here, the following points need to be highlighted as it appears they are being swept under the carpet with only brief and inaccurate comments within this table. This is particularly important given these are not insignificant matters and impact on the economic performance of the Auckland region. Far more consideration should have been given to these matters before drafting such a light and flawed s32 report.

Appropriate

As above the arguments used by Council are flawed.

Effective

Effectiveness does not only apply to the way Council consenting "systems" operate. Rather the effectiveness of these matters should be considered in terms of how the overall consenting system works from the perspective of all Aucklanders and particularly consent Applicants.

Councils own survey feedback has shown a far less than optimal rating of the consenting process and the proposed PC20 changes will do nothing to enhance those results, other than to further limit the ability of people to have new and or novel land uses considered and consented.

Efficient

While the proposed PC20 might help council staff by reducing consent applications due to the deterrence of consents with non-complying activity status it makes the system far less efficient for applicants to apply for some consents.

Additionally given non-complying consents are far more complex, time consuming and expensive the proposed PC20 changes are far far **less efficient**.

Costs - Discretionary v's Non-Complying Consents

Council claims there are no differences in the costs associated with applications for discretionary compared to those for non-complying activities. Such a claim is utter rubbish and unsupported by any evidence. Our own personal experience and that of numerous applicants we have spoken to confirms that the costs are **considerably** higher for Non-Complying Consents.

Even from the perspective of Council itself, it is not possible to conclude there is no cost difference, even following the logic that the net cost for an application should be \$0 given all Council costs are supposed to be oncharged to the Applicant. However if our experience is anything to go on then a significant portion of Council costs are reversed or credited and never recovered. We understand we are not unique in this regard, meaning many costs are borne by Council and thus the rate payer.

More importantly costs extend far beyond those initially incurred by Council and include all costs incurred by the Applicant, which are far higher for Non-Complying Consents given the more onerous tests required under RMA s104D and by the array of further information requests raised by Council planning staff.

Additionally there is no recognition of the considerable personal costs to Applicants as a result of the prevailing view of Council Planners that any Non-Complying Consents should be managed in such a way as to ensure the application is not granted. Many such applications are only granted after appeal to the Environment Court, which adds a considerable extra layer of costs on top of the already expensive process.

As a minimum Council must provide valid support for the statements they have made, that costs are neutral between the two positions. A valid starting point would be for Council to provide a detailed analysis of the costs they have charged Applicants categorized as between Discretionary and Non-Complying Consents and showing the value of credits, discounts and cost reversals for each consent.

Without this information it is not possible for the PPC20 Decision Makers to make an informed decision in regards to this Plan Change.

Benefits

Councils starting position, as stated in the table, is that any Declined decision is a good one and one which provides increased benefits. (refer table comments option 2). Most applicants would concur that this is the approach Council seems to follow with discretionary and non-complying consents. None would agree it is appropriate.

Clearly Council does not understand what their role in the consenting process under the RMA is supposed to be. It is not to decline all consents or to make it hard for them to be granted.

Councils approach is clearly designed for Councils benefit and not for the wider Auckland public it is supposed to serve.

Employment

Other than that Councils recognition, that declined consents reduce employment opportunities in rural zones, no evidence has been provided to support the contention that those activities would simply relocate to a different zone.

Reality would seem to be contrary to Councils logic as many applicants would simply not have the resources to try again for a consent in a different area, even if their business idea could be easily and effectively transported to a different zone.

Economic Growth

The same comments as for employment apply here as well.

Risks

While it is noted Council has a low opinion of consent decision makers, if correct and appropriate consenting processes are followed within legislative frameworks there should be no significant risks that are not adequately mitigated.

There has been no reasonable justification given or accurate analysis provided to suggest that proposed PC20 is in any way warranted on the basis of risk.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Heather Ballantyne

Organisation name:

Agent's full name: Attention: H Ballantyne

Email address:

Contact phone number: 0274-887-828

Postal address:

P.O. Box 517

Pukekohe

2340

Pukekohe

Pukekohe 2340

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: Tuhimata & Runciman Roads,

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:

Residential buildings and/or dwellings, as well as Retirement homes/villages could be located in the Countryside Living Area. This would provide a "rural" retirement area for people, who do not wish to be surrounded by an urban environment. These villages would need to supply their own water, wastewater, etc. services.

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

225.2 | Details of amendments: Support more dwellings/residential buildings and requirement facilities in the countryside living areas.

Submission date: 18 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.

MAURICE TEAGUE LIMITED
Maurice Teague B.Com
ACCOUNTANCY AND BUSINESS CONSULTANT
25 LAKE DRIVE KARAKA LAKES KARAKA
AUCKLAND 2113
Phone (09) 2999506
Email address annsbrae@xtra.co.nz

Ms Bronnie Styles
Planning Technician
Auckland Council
Level 24
135 Albert Street
AUCKLAND

Dear Bronnie ,

Thank you for your e -mail dated 3rd April 2019 .

226.1

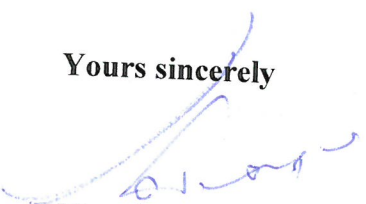
Any proposal put to the Council which attempts to use rural land for semi commercial or industrial purposes and which the Council opposes has our full support .

Rural land by its very nature should be preserved for agricultural and livestock activities .

I write on behalf of my wife , and daughter Karen , who runs her business known as Brookby Heights International Limited a stud which has achieved New Zealand and world wide fame, at 109 Brookby Road Brookby Auckland. Any activities other than rural pursuits would have considerable negative impact on her business .

If you choose to use this letter in any submissions you make has my and my family's support .

Yours sincerely


Maurice Teague
14th April 2019

Dear sir/madam,

Property address: 32 Regis Lane, Flat Bush, Auckland; Lot 38 DP 500844, Lot 501 DP500844 1/3 Share

Owner: Almighty Investments Limited

Re: Proposed Plan Change 20 - Rural Activity Status

227.1

As owner of the above address been affected by the proposed plan change, I would like to confirm my full support to this proposal with aiming for more subdivision opportunities.

Kind regards,

Wenbin Lin

Director

Almighty Investments Limited

Hi There,

My name is Jim Yingming Zhao, my wife's name is Huici Zhang, we are trustees for Mingci Family Trust which owns adams rd farm.

Read the plan and here is our decision:

228.1 | We are both strongly against the plan.

Thanks

18th April 2019

Auckland Council
Private Bag 92300
Auckland 1142

by email: unitaryplan@aucklandcouncil.co.nz

AUCKLAND UNITARY PLAN – PROPOSED PLAN CHANGE 20 - SUBMISSION

Name of Submitter: Vinko Holdings Limited

Address for Service: C/- Positive Planning

PO Box 105-623
AUCKLAND 1143
Attn: Gary Deeney

Telephone: (09) 302 0461
Email: gary@positiveplanning.co.nz

Scope of Submission:

This is a submission to the Auckland Unitary Plan in support of the proposed plan change 20 made on behalf of Vinko Holdings Limited.

The properties that this submission relates to are:

- Mahurangi East Road (Lot 1 DP188949 / CT NA118D/501)
 - Zoned Business – Local Centre Zone
- 13/280-17/280 Mahurangi East Road (Lot 2 DP326410 / CT 107333)
 - Zoned Business – Local Centre Zone
- 254-268 Mahurangi East Road (Lot 3 DP347005 / CT 193207)
 - Zoned Rural – Rural Coastal Zone
 - Zoned Business – Light Industry Zone
 - Zoned Business – Local Centre Zone
- 1/280-12/280 Mahurangi East Road (Lot 4 DP326410 / CT 107335)
 - Zoned Business – Local Centre Zone
- 38 Hamatana Road (Lot 6 DP181695 / CT NA112D/128)
 - Zoned Business – Local Centre Zone

General Reasons for the Submission:

229.1

- The submitter is **supportive** of the proposed plan change 20 for the following reasons:

- The addition to activity table H19.8.1 for rural activities, stating any activity not provided for is a non-complying activity is considered to be beneficial to the rural zones and will ensure that non-rural activities are avoided within these zones.
- The second part of the plan change will ensure that a variety of residential activities and/or intensified residential development is avoided within rural zones and residential activities will mostly be limited to dwellings.
- Overall we consider the proposed plan change 20 to align with the intentions of the rural zones.

Hearings:

We wish to be heard in support of this submission.

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

Yours Faithfully,

POSITIVE PLANNING LIMITED

On behalf of:

Vinko Holdings Limited

Gary Deeney, BRP (Hons) MNZPI
Director

18th April 2019

Auckland Council
Private Bag 92300
Auckland 1142

by email: unitaryplan@aucklandcouncil.co.nz

AUCKLAND UNITARY PLAN – PROPOSED PLAN CHANGE 20 - SUBMISSION

Name of Submitter: Keiron John McDonnell and Kevin Neil Wilson and
Lynsie Walsh-McDonnell

Address for Service: C/- Positive Planning

PO Box 105-623
AUCKLAND 1143
Attn: Gary Deeney

Telephone: (09) 302 0461

Email: gary@positiveplanning.co.nz

Scope of Submission:

This is a submission to the Auckland Unitary Plan in support of the proposed plan change 20 made on behalf of Keiron John McDonnell and Kevin Neil Wilson and Lynsie Walsh-McDonnell.

The properties that this submission relates to are:

- 110 Trig Road, Whitford
 - *Zoned Rural – Countryside Living Zone*

General Reasons for the Submission:

- 230.1 | • The submitter is **supportive** of the proposed plan change 20 for the following reasons:
- The addition to activity table H19.8.1 for rural activities, stating any activity not provided for is a non-complying activity is considered to be beneficial to the rural zones and will ensure that non-rural activities are avoided within these zones.
 - The second part of the plan change will ensure that a variety of residential activities and/or intensified residential development is avoided within rural zones and residential activities will mostly be limited to dwellings.

- Overall we consider the proposed plan change 20 to align with the intentions of the rural zones.

Hearings:

We wish to be heard in support of this submission.

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

Yours Faithfully,

POSITIVE PLANNING LIMITED

On behalf of:

Keiron John McDonnell and Kevin Neil Wilson and Lysie Walsh-McDonnell



Gary Deeney, BRP (Hons) MNZPI
Director

Submission on Proposed Plan Change 20 Auckland Unitary Plan Operative in part

Clause 6 of First Schedule, Resource Management Act 1991

To Address	Auckland Council Level 24, 135 Albert Street Private Bag 92300 Auckland 1142
Email	unitaryplan@aucklandcouncil.govt.nz
Submitter Contact Person	New Zealand Defence Force Rebecca Davies, Senior Environmental Officer
Address for Service	New Zealand Defence Force C/- Tonkin + Taylor PO Box 5271 Auckland 1141
Phone:	+64 21 445 482
Email:	rebecca.davies@nzdf.mil.nz

Preliminary Matters

The New Zealand Defence Force (NZDF) has military interests throughout New Zealand. NZDF currently operates a number of facilities within the Auckland region, with two of these facilities (Kaipara Military Training Area and Ardmore Military Training Area) being located within a Rural Zone under the Auckland Unitary Plan - Operative in Part (AUP). Due to the nature of NZDF's operations, its facilities can be prone to reverse sensitivity effects from activities and development occurring on nearby land. A key matter of importance for NZDF is the avoidance of reverse sensitivity effects, and the protection of NZDF's ability to carry out its function of maintaining the nation's security, maintaining NZDF operational capacity and providing for the well-being, health and safety of communities. NZDF therefore wishes to provide this information as a neutral submission in respect of Proposed Plan Change 20 of the AUP to ensure that its interests are represented through the Plan Change process.

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

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

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



Person authorised to sign
on behalf of New Zealand Defence Force

Date 17/04/19

