

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jianyu Chen

Organisation name:

Agent's full name:

Email address: chenyan797@163.com

Contact phone number: 0220755087

Postal address:
26 Glofland Drive
Gloflands
Auckland 2013

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

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

Property address: Lot 26, 571 Ormiston Road, Flat Bush

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
support council modification

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

Submission date: 10 April 2019

Attend a hearing

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

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

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

Yes

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

A/24

#52

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 COUNCIL
09 APR 2019
CBD - ALBERT ST



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) Russell Lawrence Vincent

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

Address for service of Submitter 806 North Road Clevedon
R.D. 2. Papakura 2582

Telephone: 2966258 Fax/Email: Laurie@xtra.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number PC 20

Plan Change/Variation Name Rural Activity Status Plan Change

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

Plan provision(s) change the rural zone activities tables & residential Building to read dwellings + any activity not provided in the unitary Plan

Property Address 806 North Road Clevedon (Requires a Resource consent)

Map

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: too imposing & controlling as in the farming district we need to attend to problems immediately not having to apply for resource consent to fix or alters to the best interest on our property I still believe in NZ as a free country not controlled by governments & local bodies (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

52.1 Decline the proposed plan change / variation

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

I looked up in the dictionary dwell & dwelling. Place to dwell to lead astray, hinder to make ones home (sounds like Council) reside dwelling a place to live in residence house abode interestingly the government had to step in on the RMA to free up land for residential

I wish to be heard in support of my submission *provisional*

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

2.3.2019

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.

04 APR 2019

Unitary Plan: EXHIBIT 9T

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 :

For office use only
Submission No:
Receipt Date:

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

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name) Kathleen Matilda Vitasovich SKNV Trust

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

Address for service of Submitter

107 Forest Hill Rd Henderson Auckland 0612.

Telephone: 09 8386536 Fax/Email: VV LHH@Slingshot.CO.NZ

Contact Person: (Name and designation, if applicable) or 022 689 5843 (Kathleen)

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) * Add to ^{the} Rural zone activity rules a rule that states that any activity not provided for in the Auckland Unitary Plan requires a resource consent as a NON COMPLING ACTIVITY - land

Property Address * Amend references in the Rural Chapter to "Residential Buildings" to read dwellings

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

53.2

The reasons for my views are: We need flexibility but agree that productive land should be preserved in some areas - Clay based soil such as ours + our neighbours in the Henderson Valley area just inside the WRHDA requires large amounts of fertilizer & water to produce anything & the reason why the ^{early} Dalmatian settlers in Oratua + Henderson Valley have stopped growing. (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

53.1 Decline the proposed plan change / variation

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

I am a third generation Kiwi Dalmatian. My late grand father set up his 2 acre vineyard in 1936 & like most of his countrymen could not afford to buy productive land & struggled to make a living. Don't like "Complying Activity" (See on another sheet) Don't want "Dwellings" as sands like "Humble (Cottages" with Functional

I wish to be heard in support of my submission Facilities)

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

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

R Vitasaut

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

1-4-2019
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.

SUBMISSION ON A NOTIFIED PROPOSAL FOR POLICY STATEMENT OR VARIATION -----PLAN CHANGE 20 RURAL ACTIVITY STATUS---(CONTINUED)

The plan aims to ----

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

---- amend references to the Rural Chapter to "residential buildings " to read "dwellings"

Further to my submission enclosed, I wish to confirm that my husband and I purchased our 4.2 of land 47 year ago directly on the Rural Urban Boundary between Oratia and Henderson Valley. We are within 3 minutes drive , and walking distance to the Henderson Town Centre, on reticulated water, have street lighting and footpaths plus single house zoning in front and behind us, and we are close to 5 railway stations and buses. There are 2 proposed roads between us and 270 Henderson Valley Rd, and although the proposed Plan Change relates to the wider Auckland area , we can only discuss our and our neighbours situations.

Although we are living within an urban area, we are unfortunately just inside the Waitakere Heritage Area -----Our zoning is "Countryside Living " with "Non Complying activity" which was granted in the Unitary Plan , with a Court Appeal presently opposing it by wanting to retain Prohibited Activity in an area just 20 minutes drive to the Auckland CBD, therefore I am not against the wider Auckland rural area zoned " Discretionary Activity " which has made it easier for such activities as Rest Home Care and Wedding Venues being set up.[My answer to first amendment]

I am of retirement age and the wider Auckland area has always been a living and working environment which was confirmed by the Unitary Plan Panel for our area ,with small business, whether rural or not, operating from home without affecting neighbours , however, poultry farming which is a rural activity has caused much opposition because of noise and smells but business must continue, with that activity placed in more rural areas away from people in the future [if possible]

When we purchased our property , I do remember that we could have built a Retirement Facility and I can't think of a better location for them and Wedding Venues than within a rural setting.---- Great well being for senior citizens residing in a healthy pollution free environment also, so I do not support returning to " Non Complying Activity " for the wider Auckland rural area and would prefer to have more flexibility in our area after waiting 47 years-

Also, I wish to retain { as mentioned earlier] "Residential Buildings "[my answer to second amendment] as don't like the identification " Dwellings" as my interpretation of that is " humble cottages with basic functional facilities

Also , as mentioned on my cover page-----Preserve Grade 1 soils for food production , not unproductive West Auckland clay based land -----

Worth mentioning is that the Minister of Housing ,is seeking to remove the RUB by opening up land behind it for housing. In my understanding the RUB is more flexible than the MUL so Council should use more discretion in their approach before making the amendments and allow more small business activities & ^{housing} development in the rural part of Auckland.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Leigh Shaw

Organisation name:

Agent's full name: Leigh Shaw

Email address: leighthal1977@gmail.com

Contact phone number: 0272851000

Postal address:

PO Box 466

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:

Rural Activity Table, Table H19.8.1, reference to "Activities not provided for"

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The S32 evaluation that resulted in the proposal for making "any activity not provided for" a non-complying (NC) activity is flawed. Firstly, the objectives and policies of the rural zone are strong enough to curtail RDA and DA activities that are provided for so there is no need to introduce reference to "Activities not provided for" when this is already covered by Chapter C - General Rules which makes such activities Discretionary. Secondly, reading through the Section 32 evaluation, the issues that have been identified as the reasons for the proposed plan modification are not relevant to the outcome sought by Council: - Self storage facilities (BUN60314368 at Kumeu, at Brookby and a motor storage facility at Drury) are provided for under activity A40 - Storage and lock-up facilities as either a DA or NC activity, depending on the rural zone. The proposed plan modification will have no effect on the outcome of similar applications so this should not be referred to as an inappropriate activity in the S32 evaluation. - Visitor accommodation in the Rural Production Zone is provided for under activity A34 as a DA activity (RDA or NC for other rural zones). The proposed plan modification

will have no effect on the outcome of similar applications so this should not be referred to as an inappropriate activity in the S32 evaluation. - A cooking school (Buckleton Beach) is provided for under activity A48 - Education facilities as either a DA or NC activity, depending on the rural zone. The proposed plan modification will have no effect on the outcome of similar applications so this should not be referred to as an inappropriate activity in the S32 evaluation. - A dental surgery (Ardmore) is provided for under activity A47 - Healthcare facilities as either a DA or NC activity, depending on the rural zone. The proposed plan modification will have no effect on the outcome of similar applications so this should not be referred to as an inappropriate activity in the S32 evaluation. All of these activities do not need to be considered a rural commercial service or rural industry as they are already specifically provided for in the rural activity table and the proposed plan modification will have no effect on the outcome of similar applications. Regarding other activities (expansion of an existing lawfully established activity not otherwise provided for by, wedding and function venues, art galleries and the manufacture of water tanks for rural properties) Council need to consider these activities based on their effects and not whether or not they are listed in a table as provided for or not. If Council consider the objectives and policies of the rural zone are not strong enough, then a NC activity status may still be allow these activities to be approved if they are not contrary to the objectives and policies. Based on the S32 evaluation provided, I am unable to determine if any of the activities referred to are truly inappropriate, each application needs to be assessed on a case-by-case basis. The matters for discretion include "effects on land containing elite soil or prime soil for rural production activities" which has proven to curtail a rural commercial service or rural industry that is specifically provided for. Therefore I consider the proposed plan modification will have no positive effect on the outcome of other "inappropriate activities" not provided for.

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

Submission date: 11 April 2019

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

Dear Sir or Madam,

For replying the letter I received on 18/03/19, I would like to AGREE the changes:

55.1

-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".

Kind regards.

Qiyuan Zhang

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nicholas Beveridge

Organisation name: Royal Forest and Bird Protection Society of New Zealand Inc.

Agent's full name:

Email address: n.beveridge@forestandbird.org.nz

Contact phone number: 09 302 3901

Postal address:
PO Box 108 055
Symonds Street

Auckland 1150

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:
Use

Property address: Region-wide

Map or maps: NA

Other provisions:
Please see attached document

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

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

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

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

Details of amendments: Please see attached document

Submission date: 12 April 2019

Supporting documents
FB Submission on PC20 AUP.pdf

Attend a hearing

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

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

Declaration

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

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

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

No

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



18 March 2019

Submission to Auckland Council – Proposed Plan Change 20 to the Auckland Unitary Plan

To: Auckland Council

By online submission: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/proposed-plan-changes/Pages/auckland-unitary-plan-submission-form.aspx?itemID=41>

From: Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird)

Address for service:

Forest & Bird
Auckland 1150
Attention: Nicholas Beveridge

Email: n.beveridge@forestandbird.org.nz

Telephone: 09 302 3901

INTRODUCTION

1. Forest & Bird is New Zealand's largest non-governmental conservation organisation with many members and supporters. Our mission is to be a voice for nature, on land, in fresh water, and at sea. We have been involved in resource management processes around New Zealand for many years, and our experience informs this submission.
2. Forest & Bird has for many years expressed a strong interest in the greater Auckland area, particularly the North-West Wildlink. This has including advocating for greater protection of indigenous species, on land, in freshwater and the coastal environment, and in protecting and enhancing the healthy function and integrity of indigenous ecosystems.
3. Forest & Bird could not gain an advantage in trade competition through this submission.
4. Forest & Bird wishes to be heard in support of this submission, and would be prepared to consider presenting this submission in a joint case with others making a similar submission at any hearing.
5. For the purposes of this submission, relief sought includes such other relief, including consequential changes, as is necessary to give effect to the relief sought.

SUBMISSION

Forest & Bird supports Plan Change 20 to include non-complying activity where the activity has not specifically been provided for in other rules within the Rural Zones. A non-complying activity is appropriate where an activity is not anticipated by the plan and it is not appropriate to identify the activity as prohibited.

We seek a minor change for consistency with other similar rules for example in Chapter H20, Table H20.4.1, and to avoid any unintentional exclusion of development activities from the rule. This is because Rule Table H19.8.1 applies to Use and Development; however the heading above the new non-complying rule only states "Use". In other chapters a heading is not used at all which avoids any confusions.

56.2 Forest & Bird seeks that the heading for "Use" is removed from Table H19.8.1 and that the non-complying activity rule (AA1) is added as proposed.

Amend as follows:

Table H19.8.1 Activity Table – use and development [rp/dp]

	Activity	Activity Status				
		Rural Conservation Zone	Countryside Living Zone	Rural Coastal Zone	Mixed Rural Zone	Rural Production Zone
Use						
(AA1)	Activities not provided for	NC	NC	NC	NC	NC
Rural						

Thank you for taking the time to read our submission

Nick Beveridge

On behalf of Forest & Bird

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Glenn William Archibald

Organisation name:

Agent's full name:

Email address: glenn@aatax.co.nz

Contact phone number: 021 298 7639

Postal address:
Summerset At Karaka
Villa 112
49 Pararekau Road
RD 1
Karaka
Papakura

2580

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:
Papakainga Developements in all Rural Areas

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Generally support the thrust of the Proposed Plan Change but need to seek more clarity

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

Details of amendments: That Papakainga remains as per Table E20.4.1 A1 to A6 Activity Table Under3.5 of Attachment A4 of the Section 32 Report

Submission date: 12 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.

No

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

Bronnie,

Many thanks for your email below.

I wish to add more to my Submission. The further points are made as the Electronic Submission was gone before I had completed.

Further points being:

1. The Existing Activity status is to remain for papakainga on general title in all of Aucklands Rural Zones.
2. The previous submissions made to Franklin DC's Plan Change 20 in regard to Whatapaka Road per the details now attached should help you to identify the lack of support given some 20 years back as I recall it.
3. I was tasked some 25 years ago to see papakainga or similar achieved & we have all failed!!
4. With this Proposed Plan Change we must sieze the opportunity, and enable, as the RMA is in place to do.
5. Now the Auckland Plan 2050 contains a section on 'Homes and Places' with an outcome to invest in & support Maori to meet their specfic housing aspirations.
6. As our Prime Minister stated in achieving her goal(s) "Lets do this".

I welcome the oportunity to add further at the time of further submissions and when being heard.

Regards.

Glenn W Archibald

*Summerset At Karaka,
Villa 112, 49 Pararekau Road,
RD 1, Karaka, Papakura 2580*

027 298 7639

[Home](#) > [Property rates and valuations](#) > Whatapaka Road

Whatapaka Road

Papakura, 2580

Certificate of title

NA1693/11, NA1558/36, NA2116/77

Legal description

Lot 64B1 Parish OF KARAKA, Lot 64B2 Parish OF KARAKA, Lot 64C Parish OF KARAKA

Property valuations

Latest property values (to be used for 2019/20 rates)

Capital Value (CV)

\$3,887,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

Land value

\$3,775,000

Value of improvements

\$112,000

Valuation number

03730-00000000900

If you disagree with your valuation, see [Object to our valuation of your property](#).

Current property values (used for 2018/19 rates)

Capital Value (CV)

\$3,887,000

Your current property rates payments are based on this valuation.

Land value

\$3,775,000

Value of improvements

\$112,000

Property rates

Rates this year 2018/2019

\$6,619.11 [Pay rates](#)

This rates amount is based on the Capital Value from 1 July 2017.

Rates assessment number

12343350978

Detailed rates breakdown

General Rate - Farm and Lifestyle	
Calculation	Capital Value \$3,887,000 x 0.00146653
Total rate	\$5,700.40
Natural Environment Targeted Rate - Non Business	
Calculation	Capital Value \$3,887,000 x 0.00004326
Total rate	\$168.15
Uniform Annual General Charge	
Calculation	Number of separate parts 1 x \$414.00
Total rate	\$414.00
Waste Management - Base Service	
Calculation	Number of separate parts 1 x \$100.39
Total rate	\$100.39
Water Quality Targeted Rate - Non Business	
Calculation	Capital Value \$3,887,000 x 0.00006076
Total rate	\$236.17
Total rates assessed for 2018/2019 (including GST)	
\$6,619.11	

Property information

Land area

29.7594ha

Land use

Dairy

Description of improvements

DWG FG OB OI

[View in GeoMaps](#)**Local board**

Franklin

Total floor area80m²**Building site coverage**80m²**Property zone**

Rural - Rural Coastal Zone

Number of bedrooms

0

Off-street parking

N/A

Garage freestanding

N/A

Garage under main roof

N/A





#57



0 30 60 90
Meters
Scale @ A4
= 1:5,000
Date Printed:
15/04/2019

DISCLAIMER:
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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Glenn William Archibald

Organisation name:

Agent's full name:

Email address: glenn@aatax.co.nz

Contact phone number: 021 298 7639

Postal address:
Summerset At Karaka
Villa 112
49 Pararekau Road
RD 1
Karaka
Papakura

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:
Separate email will cover this

Property address: 310 Muir Road

Map or maps: Separate email will attach more details

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:
Allow as permitted or restricted discretionary a subsequent separate dwelling(s) as accommodation for other family members or staff members of the Business operated at 755 Linwood Road, Papakura. See separate submission thereon.

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

Details of amendments: As above

Submission date: 16 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.

No

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

[Home](#) > [Property rates and valuations](#) > 310 Muir Road

310 Muir Road

Papakura, 2580

Certificate of title

116042

Legal description

Lot 1 DP 328443

Property valuations

Latest property values (to be used for 2019/20 rates)

Capital Value (CV)

\$1,425,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

Land value

\$1,125,000

Value of improvements

\$300,000

Valuation number

03730-00000012401

If you disagree with your valuation, see [Object to our valuation of your property](#).

Current property values (used for 2018/19 rates)

Capital Value (CV)

\$1,425,000

Your current property rates payments are based on this valuation.

Land value

\$1,125,000

Value of improvements

\$300,000

Property rates

Rates this year 2018/2019

\$2,752.43 [Pay rates](#)

This rates amount is based on the Capital Value from 1 July 2017.

Rates assessment number

12343673378

Detailed rates breakdown

General Rate - Farm and Lifestyle	
Calculation	Capital Value \$1,425,000 x 0.00146653
Total rate	\$2,089.81
Natural Environment Targeted Rate - Non Business	
Calculation	Capital Value \$1,425,000 x 0.00004326
Total rate	\$61.65
Uniform Annual General Charge	
Calculation	Number of separate parts 1 x \$414.00
Total rate	\$414.00
Waste Management - Base Service	
Calculation	Number of separate parts 1 x \$100.39
Total rate	\$100.39
Water Quality Targeted Rate - Non Business	
Calculation	Capital Value \$1,425,000 x 0.00006076
Total rate	\$86.58
Total rates assessed for 2018/2019 (including GST)	
\$2,752.43	

Property information

Land area

2.0095ha

Land use

Lifestyle - single unit

Description of improvements

DWG FG OB OI

[View in GeoMaps](#)**Local board**

Franklin

Total floor area208m²**Building site coverage**208m²**Property zone**

Rural - Rural Production Zone

Number of bedrooms

N/A

Off-street parking

2

Garage freestanding

2

Garage under main roof

2



0 6.5 13 19.5
Meters
Scale @ A4
= 1:1,000
Date Printed:
16/04/2019

DISCLAIMER:
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Info

Legend

Results

1 : 2,500 Zoom

Property Summary

This summary lists searched address, legal description, Zone and other limitations that apply to the site.

Address

797 Linwood Road Papakura Auckland 2580

Legal Description

PT ALLOT 30 DP 26564 BLK VI DRURY SD (DCDB HAS PT ALLOT 30

Appeals

Modification

Notice of Requirements, NoR 7: Proposed Northern Runway, Airspace Restriction Designations, [View PDF](#), Notified, 15/02/2018

Zone

Rural - Rural Production Zone

Precinct

Overlays

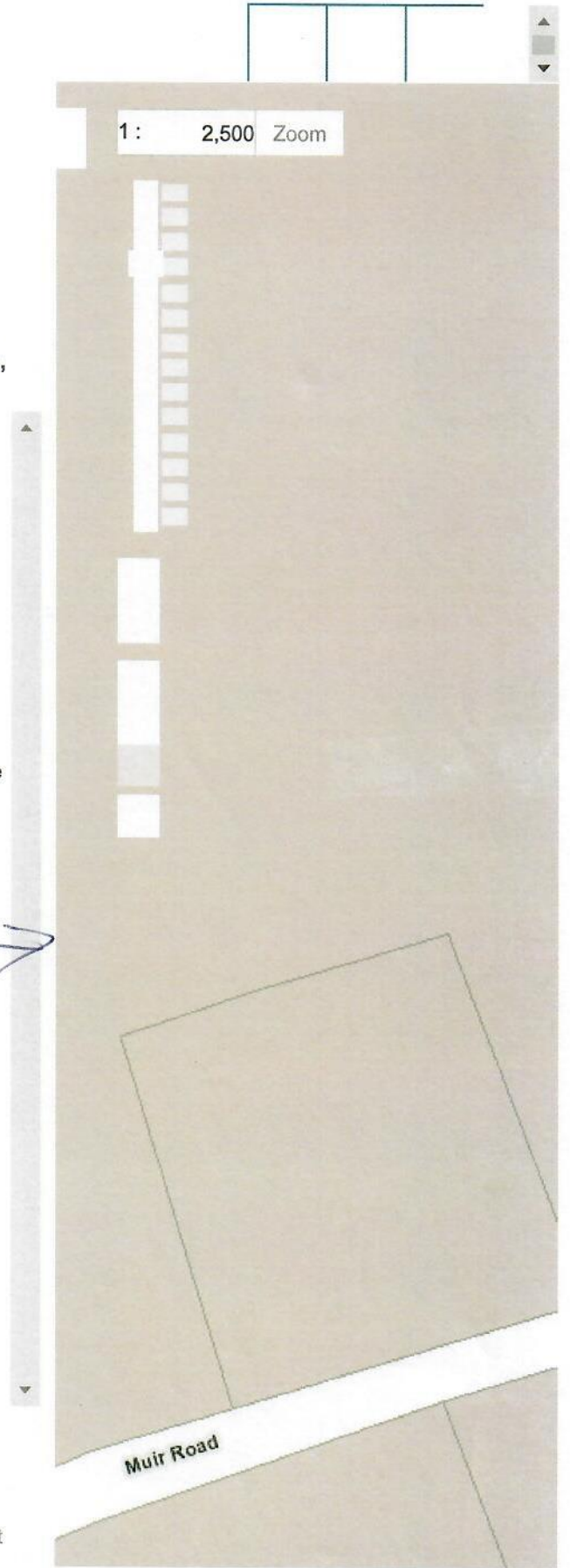
Controls

Controls: Macroinvertebrate Community Index - Rural

Designations

For other mapped information that may apply to the searched property please use the Data Discovery tool or check the main [GIS viewer \(GeoMaps\)](#).

[View full Unitary Plan text](#)



NZTM : 1765442, 5890481 | 0 30 60m

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Glenn William Archibald

Organisation name:

Agent's full name:

Email address: glenn@aatax.co.nz

Contact phone number: 021 298 7639

Postal address:
Summerset At Karaka
Villa 112
49 Pararekau Road
RD 1
Karaka
Papakura

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:
Many Rules need much further consideration here.

Property address: 15 Karaka Nth Road

Map or maps: Separate details will follow

Other provisions:
That it is inappropriate to simply eliminate by such a blunt blanket move to prevent all or most of Aucklands Rural Land Mass from having the capacity to accommodate many forms of residential buildings into the future. the Auckland Plan 2050 and Proposed Plan Change 20 seems to have overlooked the demands of the last twenty or so years for many current day forms of Urban Living over all parts of Auckland Councils land masses & beyond.

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:
Separate details will follow

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

Details of amendments: Separate details will follow

Submission date: 17 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.

No

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

[Home](#) > [Property rates and valuations](#) > 15 Karaka Nth Road

15 Karaka Nth Road

Papakura, 2580

Certificate of title

NA266/188, NA62D/162

Legal description

Pt Lot 22 DP 9285, Lot 2 DP 111321

Property valuations

Latest property values (to be used for 2019/20 rates)

Capital Value (CV)

\$8,020,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

Land value

\$7,450,000

Value of improvements

\$570,000

Valuation number

03730-00000007200

If you disagree with your valuation, see [Object to our valuation of your property](#).

Current property values (used for 2018/19 rates)

Capital Value (CV)

\$8,020,000

Your current property rates payments are based on this valuation.

Land value

\$7,450,000

Value of improvements

\$570,000

Property rates

Rates this year 2018/2019

\$13,110.21 [Pay rates](#)

This rates amount is based on the Capital Value from 1 July 2017.

Rates assessment number

12343531336

Detailed rates breakdown

General Rate - Farm and Lifestyle	
Calculation	Capital Value \$8,020,000 x 0.00146653
Total rate	\$11,761.57
Natural Environment Targeted Rate - Non Business	
Calculation	Capital Value \$8,020,000 x 0.00004326
Total rate	\$346.95
Uniform Annual General Charge	
Calculation	Number of separate parts 1 x \$414.00
Total rate	\$414.00
Waste Management - Base Service	
Calculation	Number of separate parts 1 x \$100.39
Total rate	\$100.39
Water Quality Targeted Rate - Non Business	
Calculation	Capital Value \$8,020,000 x 0.00006076
Total rate	\$487.30
Total rates assessed for 2018/2019 (including GST)	
\$13,110.21	

Property information

Land area

53.4197ha

Land use

Dairy

Description of improvements

3 DWG FG OB OI

[View in GeoMaps](#)**Local board**

Franklin

Total floor area340m²**Building site coverage**340m²**Property zone**

Rural - Mixed Rural Zone

Number of bedrooms

0

Off-street parking

N/A

Garage freestanding

2

Garage under main roof

N/A

Residential - Single House Zone

Primary lists searched address, legal description, and other limitations that apply to the site.

RESIDENTIAL -

MIXED HOUSING SUBURBAN ZONE

DP 26564 BLK VI DRURY SD (DCDB HAS PT ALLOT

Requirements, NoR 7: Proposed Northern Runway, Airspace designations. [View PDF](#), Notified, 15/02/2018

BUSINESS - TOWN CENTRE ZONE

Production Zone

invertebrate Community Index - Rural

Residential - Single House Zone

RURAL - MIXED RURAL

Additional information that may apply to the searched property. Use the Data Discovery tool or check the main GIS viewer

Residential - Single House Zone

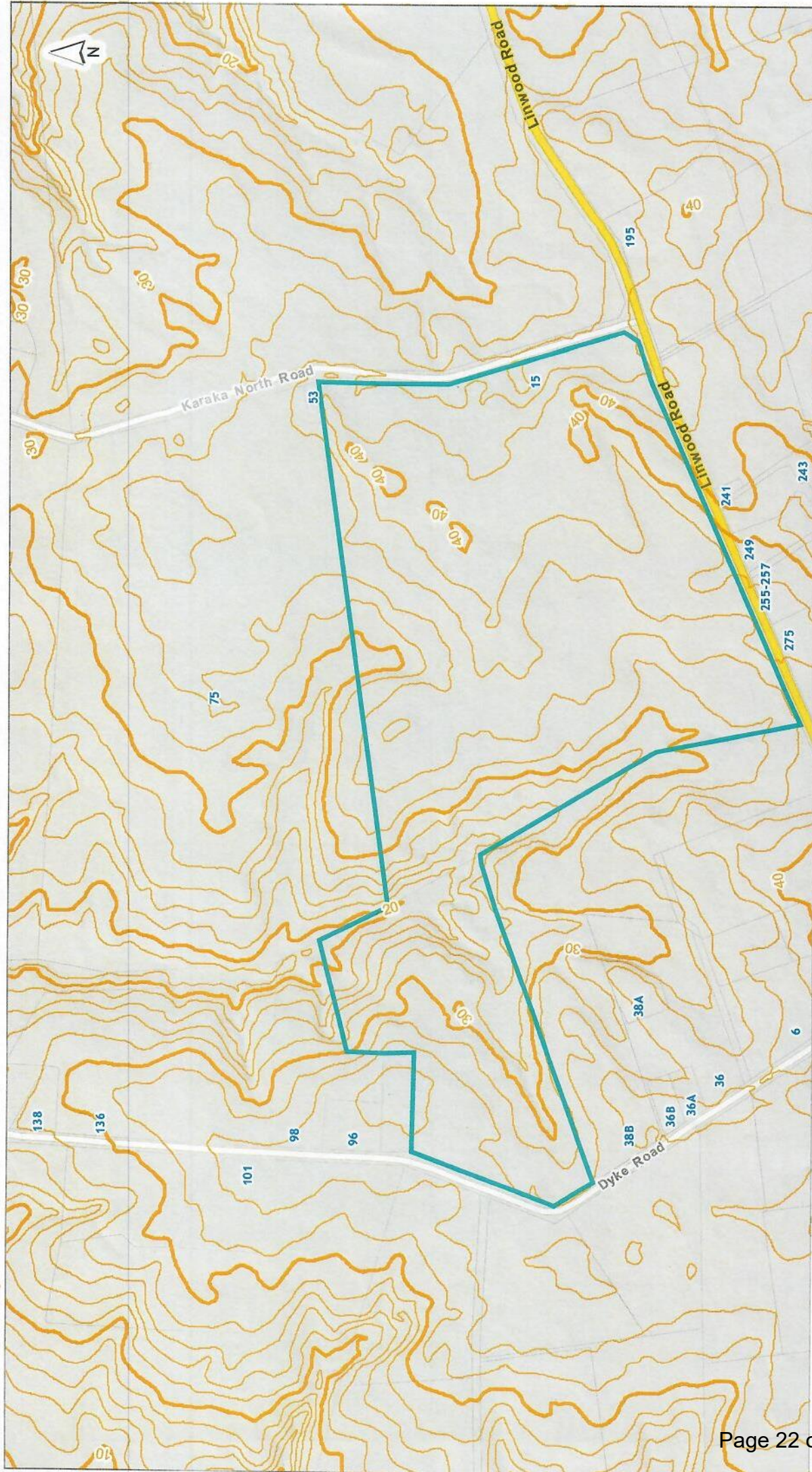
OPEN SPACE - SPORT AND ACTIVE RECREATION ZONE





Scale @ A4
= 1:8,000

Date Printed:
14/04/2019



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Auckland Council
Te Kauhānara o Ārahaki Māhara



Scale @ A4
= 1:5,000

Date Printed:
14/04/2019



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Scale @ A4
= 1:2,500

Date Printed:
17/04/2019



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#57



0 10 20 30
Meters
Scale @ A4
= 1:2,500
Date Printed:
17/04/2019

DISCLAIMER
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0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
17/04/2019



The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Glenn William Archibald

Organisation name:

Agent's full name:

Email address: glenn@aatax.co.nz

Contact phone number: 021 298 7639

Postal address:
Summerset At Karaka
Villa 112
49 Pararekau Road
RD 1
Karaka
Papakura

2580

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:

The need to have Rules that assure us all of the rights already held or granted are never retracted by this or any future Plan Changes.

Property address: 797 Linwood Road, Papakura

Map or maps: These will follow in a separate email

Other provisions:

These will follow in a separate email

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

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

The reason for my or our views are:

It is unclear as to whether the Proposed Plan Change 20 will affect the Consents we already hold, and it would be preferable to have these more firmly protected in the Auckland Unitary Plan rather than having to keep abreast of the changes that seem more determined to prevent Land Owners from their historic rights, or use rights that are taken as being protected in perpetuity?

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

Details of amendments: Total clarity that assures all Land Owners that their historic rights are never to be taken away.

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.

[Home](#) > [Property rates and valuations](#) > 797 Linwood Road

797 Linwood Road

Papakura, 2580

Certificate of title

NA681/277

Legal description

PT ALLOT 30 DP 26564 BLK VI DRURY SD (DCDB HAS PT ALLOT 30)

Property valuations

Latest property values (to be used for 2019/20 rates)

Capital Value (CV)

\$535,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

Land value

\$530,000

Value of improvements

\$5,000

Valuation number

03730-00000009800

If you disagree with your valuation, see [Object to our valuation of your property](#).

Current property values (used for 2018/19 rates)

Capital Value (CV)

\$535,000

Your current property rates payments are based on this valuation.

Land value

\$530,000

Value of improvements

\$5,000

Property rates

Rates this year 2018/2019

\$1,352.31 [Pay rates](#)

This rates amount is based on the Capital Value from 1 July 2017.

Rates assessment number

12343599666

Detailed rates breakdown

General Rate - Rural Residential	
Calculation	Capital Value \$535,000 x 0.00164984
Total rate	\$882.66
Natural Environment Targeted Rate - Non Business	
Calculation	Capital Value \$535,000 x 0.00004326
Total rate	\$23.14
Uniform Annual General Charge	
Calculation	Number of separate parts 1 x \$414.00
Total rate	\$414.00
Water Quality Targeted Rate - Non Business	
Calculation	Capital Value \$535,000 x 0.00006076
Total rate	\$32.51
Total rates assessed for 2018/2019 (including GST)	
\$1,352.31	

Property information

Land area

1376m²

Land use

Residential - vacant

Description of improvements

FG OB OI

[View in GeoMaps](#)

Local board

Franklin

Total floor area

m²

Building site coverage

m²

Property zone

Rural - Rural Production Zone

Number of bedrooms

N/A

Off-street parking

2

Garage freestanding

2

Garage under main roof

N/A

Legend

Results

mary

lists searched address, legal description, or limitations that apply to the site.

240 Papakura Auckland 2580

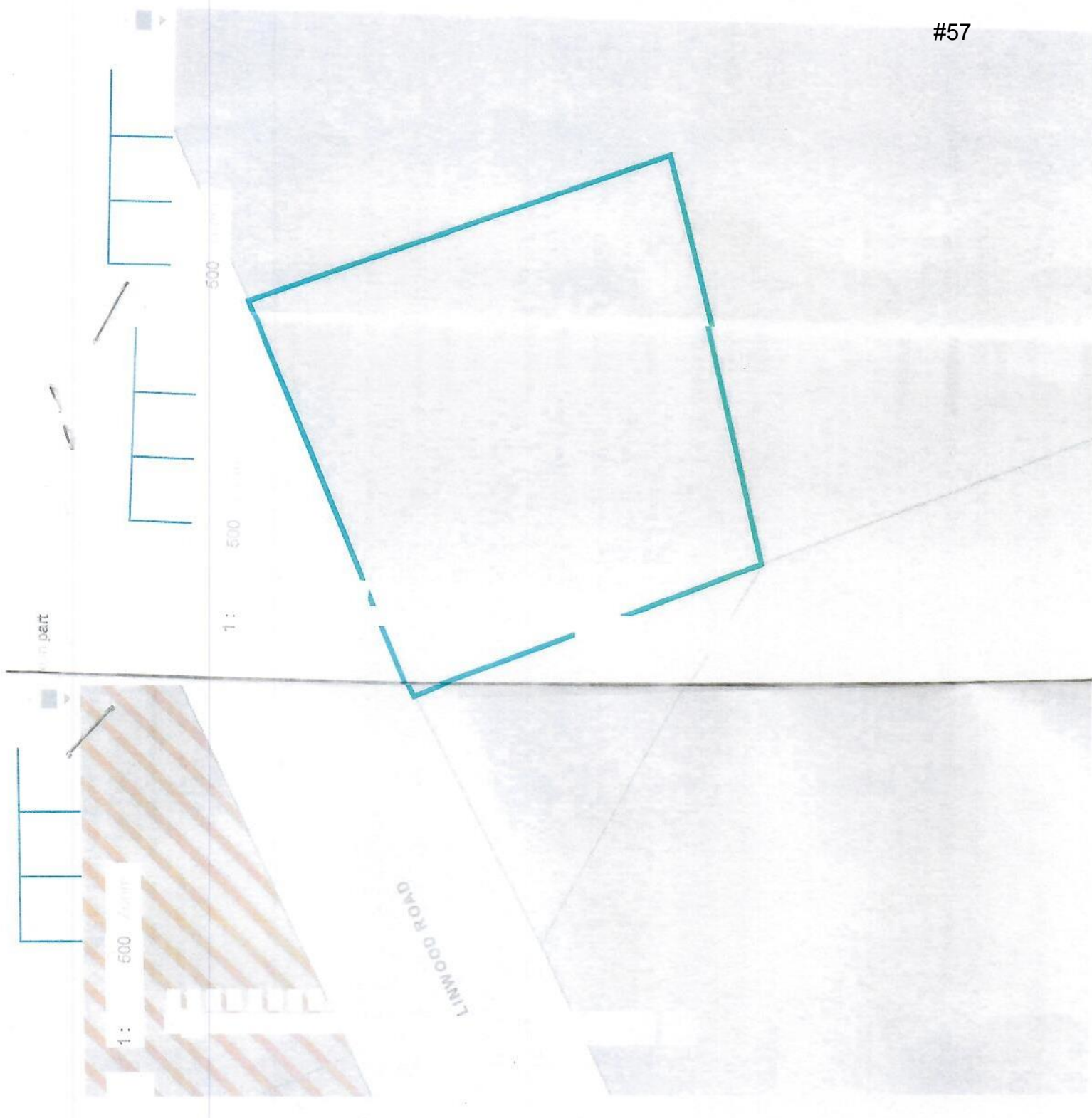
IP 24584 BLK V (COURT) 50 (DCTB HAS PT) ALLOT

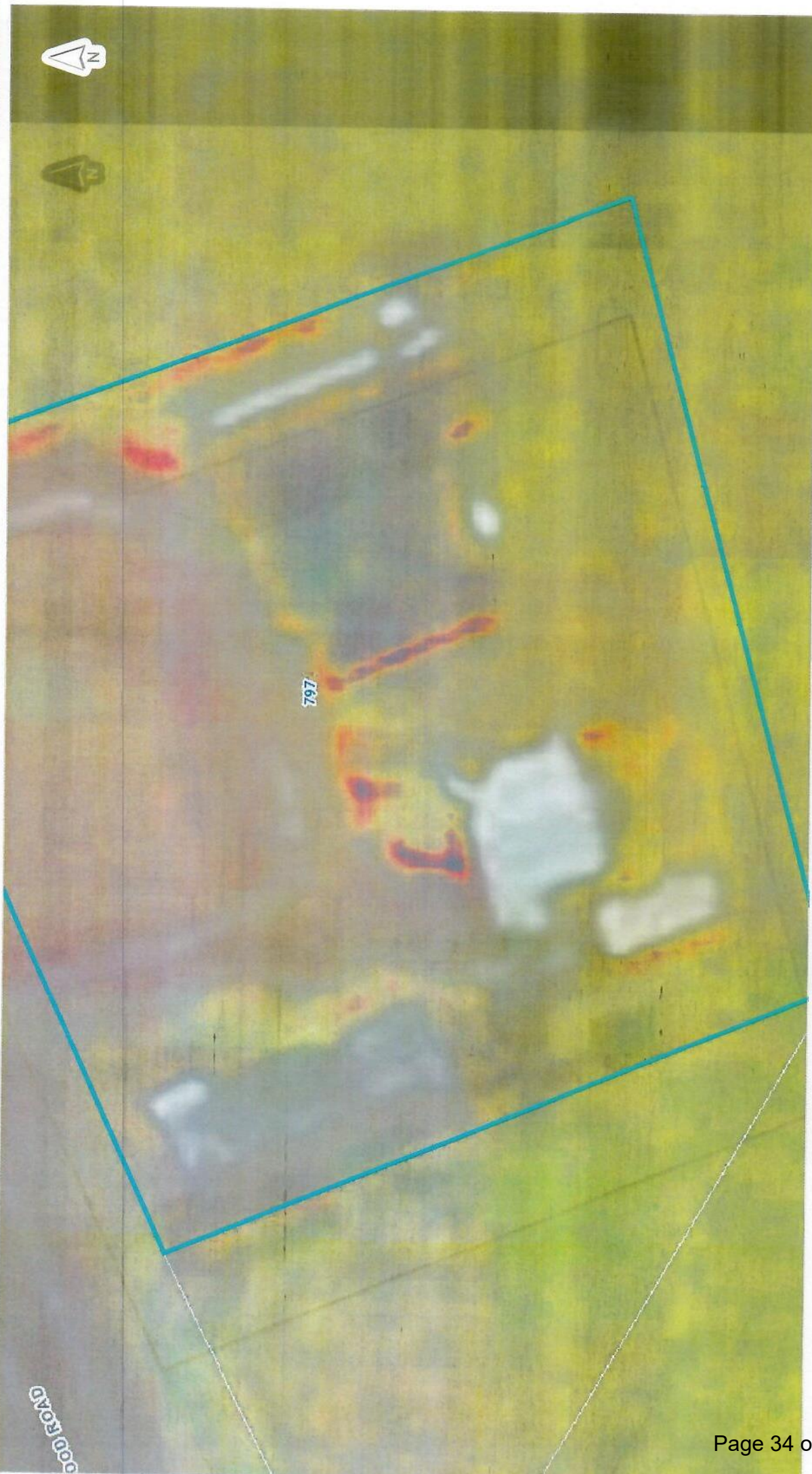
remitted, Nov 7, 2012 09:00 Northern Runway Airspace

ignition: [View PDE](#) Modified: 15/02/2018

4/2/2018 2:02:18

2018 Auckland Community Index - Rural



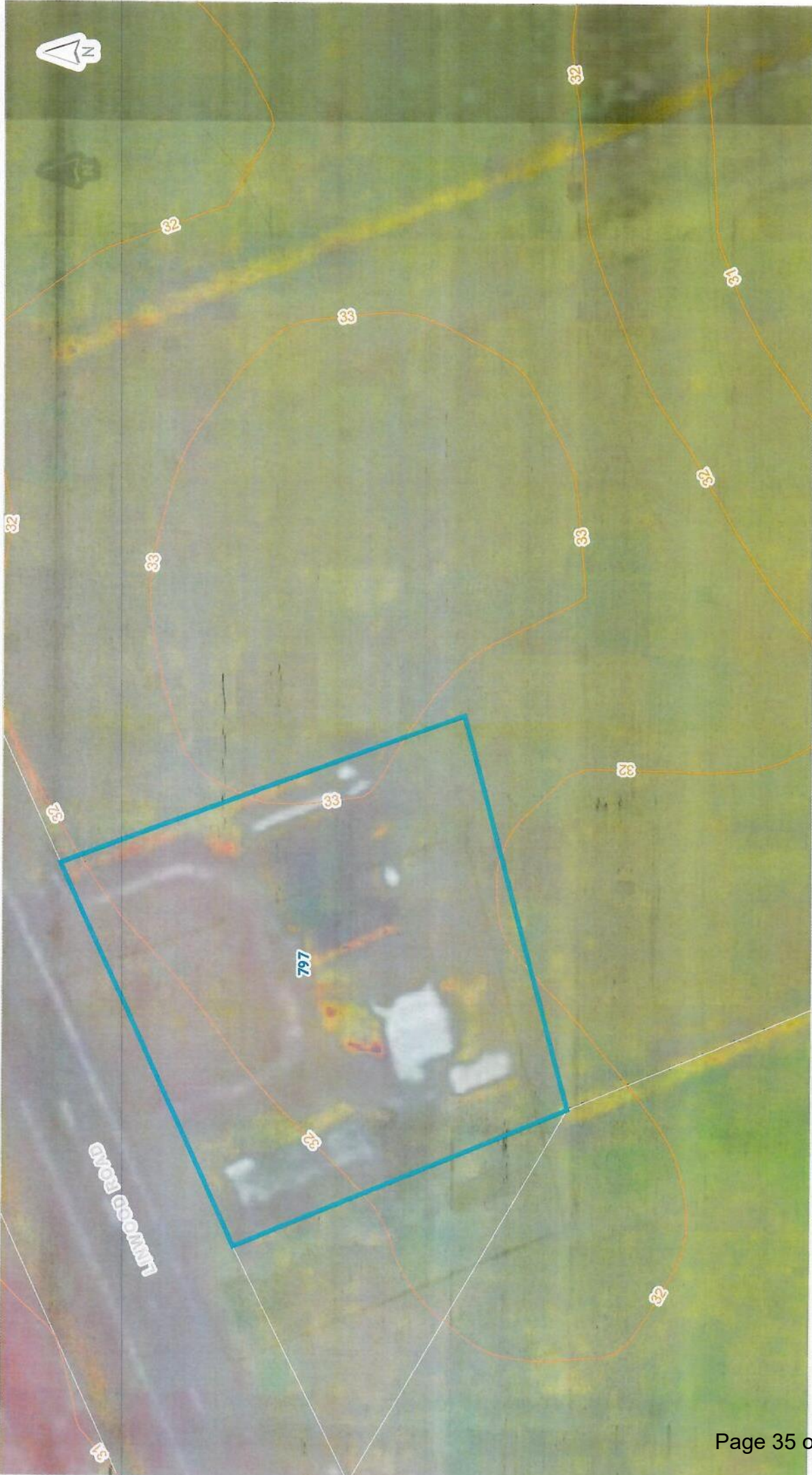


000 ROAD

797

0 1.5 3 4.5
Meters
Scale @ A4
= 1:250
Date Printed:
18/04/2019

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#57



0 3.5 7 10.5
Meters

Scale @ A4
= 1:500

Date Printed:
18/04/2019

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Glenn William Archibald

Organisation name:

Agent's full name:

Email address: glenn@aatax.co.nz

Contact phone number: 021 298 7639

Postal address:
Summerset At Karaka
Villa 112
49 Pararekau Road
RD 1
Karaka
Papakura

2580

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:

Allow for possible future expansion of the Local Business Zone and Rural and Coastal Settlement Zone into the Rural - Rural Production Zone as stretches east & south from 755 Linwood Road, Papakura, as was in part acknowledged when Franklin's Plan Change 14 was considered. Any such expansion must remain contiguous to that particular corner of the intersection of Linwood Road with both Batty Road & Kidd Road

Property address: 755 Linwood Road Papakura

Map or maps: These will follow in a separate email

Other provisions:

These will follow in a separate email

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

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

The reason for my or our views are:

That the presence of Te Hihi School, & the Open Space - Sport & Active Recreation Zone at this intersection will, once Public Water & Sewer Lines/Mains are in close proximity, demand some

greater Business - Local Centre Zone Land for Parking & Commercial Buildings that compliment any rebuild of the existing Business along with other complimentary Businesses, and housing for the staff & business proprietors.

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

Details of amendments: As noted above

Submission date: 16 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.

No

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

[Home](#) > [Property rates and valuations](#) > 753 Linwood Road

753 Linwood Road

Papakura, 2580

Certificate of title

NA1315/19

Legal description

Lot 1 DP 41387

Property valuations

Latest property values (to be used for 2019/20 rates)

Capital Value (CV)

\$760,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

Land value

\$550,000

Value of improvements

\$210,000

Valuation number

03730-00000010501

If you disagree with your valuation, see [Object to our valuation of your property](#).

Current property values (used for 2018/19 rates)

Capital Value (CV)

\$760,000

Your current property rates payments are based on this valuation.

Land value

\$550,000

Value of improvements

\$210,000

Property rates

Rates this year 2018/2019

\$1,847.33 Pay rates

This rates amount is based on the Capital Value from 1 July 2017.

Rates assessment number

12343613065

Detailed rates breakdown

General Rate - Rural Residential	
Calculation	Capital Value \$760,000 x 0.00164984
Total rate	\$1,253.88
Natural Environment Targeted Rate - Non Business	
Calculation	Capital Value \$760,000 x 0.00004326
Total rate	\$32.88
Uniform Annual General Charge	
Calculation	Number of separate parts 1 x \$414.00
Total rate	\$414.00
Waste Management - Base Service	
Calculation	Number of separate parts 1 x \$100.39
Total rate	\$100.39
Water Quality Targeted Rate - Non Business	
Calculation	Capital Value \$760,000 x 0.00006076
Total rate	\$46.18
Total rates assessed for 2018/2019 (including GST)	
\$1,847.33	

Property information

Land area1348m²**Land use**

Single units, excluding bach

Description of improvements

DWG FG OB OI

[View in GeoMaps](#)**Local board**

Franklin

Total floor area109m²**Building site coverage**109m²**Property zone**

Residential - Rural and Coastal Settlement Zone

Number of bedrooms

0

Off-street parking

1

Garage freestanding

2

Garage under main roof

N/A

[Home](#) > [Property rates and valuations](#) > 755 Linwood Road

755 Linwood Road

Papakura, 2580

Certificate of title

NA898/146

Legal description

Lot 2 DP 34749

Property valuations

Latest property values (to be used for 2019/20 rates)

Capital Value (CV)

\$760,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

Land value

\$600,000

Value of improvements

\$160,000

Valuation number

03730-00000010600

If you disagree with your valuation, see [Object to our valuation of your property](#).

Current property values (used for 2018/19 rates)

Capital Value (CV)

\$760,000

Your current property rates payments are based on this valuation.

Land value

\$600,000

Value of improvements

\$160,000

Property rates

Rates this year 2018/2019

\$4,157.24 [Pay rates](#)

This rates amount is based on the Capital Value from 1 July 2017.

Rates assessment number

12343614150

Detailed rates breakdown

General Rate - Rural Business	
Calculation	Capital Value \$760,000 x 0.00461042
Total rate	\$3,503.92
Natural Environment Targeted Rate - Business	
Calculation	Capital Value \$760,000 x 0.00007603
Total rate	\$57.78
Uniform Annual General Charge	
Calculation	Number of separate parts 1 x \$414.00
Total rate	\$414.00
Waste Management - Base Service	
Calculation	Number of separate parts 1 x \$100.39
Total rate	\$100.39
Water Quality Targeted Rate - Business	
Calculation	Capital Value \$760,000 x 0.00010677
Total rate	\$81.15
Total rates assessed for 2018/2019 (including GST)	
\$4,157.24	

Property information

Land area1349m²**Land use**

Engineering, metalworking

Description of improvements

SHOP/WORKSHOP

[View in GeoMaps](#)**Local board**

Franklin

Total floor area512m²**Building site coverage**230m²**Property zone**

Business - Neighbourhood Centre Zone

Number of bedrooms

N/A

Off-street parking

0

Garage freestanding

N/A

Garage under main roof

N/A

[Home](#) > [Property rates and valuations](#) > 518 Batty Road

518 Batty Road

Papakura, 2580

Certificate of title

NA1646/30

Legal description

Lot 4 DP 41387

Property valuations

Latest property values (to be used for 2019/20 rates)

Capital Value (CV)

\$740,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

Land value

\$495,000

Value of improvements

\$245,000

Valuation number

03730-00000010503

If you disagree with your valuation, see [Object to our valuation of your property](#).

Current property values (used for 2018/19 rates)

Capital Value (CV)

\$740,000

Your current property rates payments are based on this valuation.

Land value

\$495,000

Value of improvements

\$245,000

Property rates

Rates this year 2018/2019

\$1,812.24 [Pay rates](#)

This rates amount is based on the Capital Value from 1 July 2017.

Rates assessment number

12343613575

Detailed rates breakdown

General Rate - Rural Residential	
Calculation	Capital Value \$740,000 x 0.00164984
Total rate	\$1,220.88
Natural Environment Targeted Rate - Non Business	
Calculation	Capital Value \$740,000 x 0.00004326
Total rate	\$32.01
Uniform Annual General Charge	
Calculation	Number of separate parts 1 x \$414.00
Total rate	\$414.00
Waste Management - Base Service	
Calculation	Number of separate parts 1 x \$100.39
Total rate	\$100.39
Water Quality Targeted Rate - Non Business	
Calculation	Capital Value \$740,000 x 0.00006076
Total rate	\$44.96
Total rates assessed for 2018/2019 (including GST)	
\$1,812.24	

Property information

Land area1024m²**Land use**

Single units, excluding bach

Description of improvements

DWG FG OB OI

[View in GeoMaps](#)**Local board**

Franklin

Total floor area135m²**Building site coverage**135m²**Property zone**

Residential - Rural and Coastal Settlement Zone

Number of bedrooms

0

Off-street parking

2

Garage freestanding

2

Garage under main roof

N/A

0 3.5 7 10.5
Meters

Scale @ A4
= 1:500

Date Printed:
16/04/2019



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Info

Legend

Results

1 : 2,500 Zoom

RURAL -
Mixed Rural
Zone

Property Summary

This summary lists searched address, legal description, Zone and other limitations that apply to the site.

Address

797 Linwood Road Papakura Auckland 2580

Legal Description

PT ALLOT 30 DP 26564 BLK VI DRURY SD (DCDB HAS PT ALLOT 30

OPEN SPACE - SPORT &
ACTIVE REC
ZONE

Appeals

Modification

Notice of Requirements, NoR 7: Proposed Northern Runway, Airspace
Restriction Designations, [View PDF](#), Notified, 15/02/2018

BUSINESS - LOCAL CENTRE
ZONE

Zone

Rural - Rural Production Zone

RESIDENTIAL -

Precinct

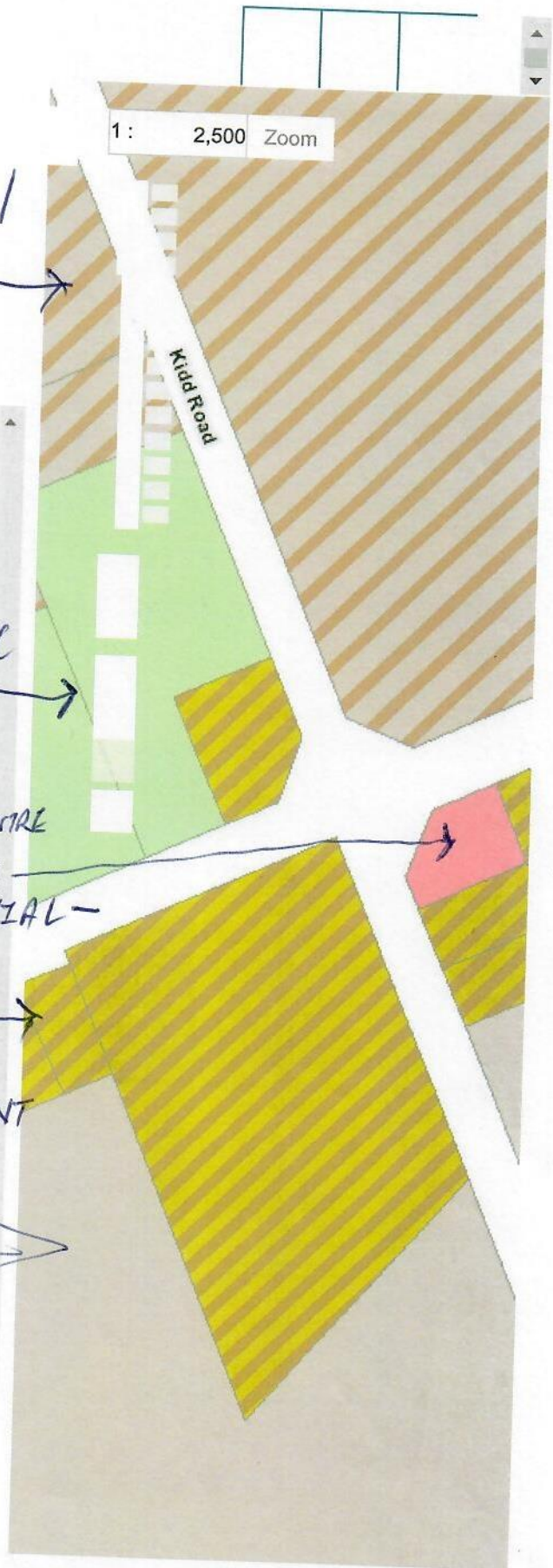
Overlays

Controls

Controls: Macroinvertebrate Community Index - Rural

Designations

RURAL
AND
COASTAL
SETTLEMENT
ZONE



For other mapped information that may apply to the searched property please use the Data Discovery tool or check the main [GIS viewer \(GeoMaps\)](#).

[View full Unitary Plan text](#)

NZTM : 1762802, 5891186 | 0 30 60m

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Shane Cornell Paki

Organisation name:

Agent's full name:

Email address: shanepaki@gmail.com

Contact phone number:

Postal address:
195 Forest Hill Road
Waiaatarua
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:
Plan Change 20: Rural Chapter - Auckland Council propose to amend current description references "residential buildings" to read "dwellings"

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
The current wording "residential buildings" is more than an adequate description and I see no reason why it should be changed to "dwelling" So no change is necessary for this part of the Rural Activity Status.

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

Submission date: 15 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: Moya Anne Kelly

Organisation name:

Agent's full name:

Email address: moyakelly@mac.com

Contact phone number:

Postal address:
45 J Tolhopf Rd. RD1
Puhoi
Warkworth 0981

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:
Rural activity status

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Yes I support the change of wording from building to dwelling.

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

59.2 | Details of amendments: the types of residential buildings it refers to should ALL be listed so it is totally clear. You say Retirement villages, commercial buildings, but it needs to be more specific.

Submission date: 15 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: Marie Van Es

Organisation name:

Agent's full name:

Email address: roelandmarie@outlook.com

Contact phone number:

Postal address:
P.O. Box 72631
Papakura
Auckland 2244

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:

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

Property address: 457 Ardmore Quarry Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I agree with councils intention to limit residential and industrial activities in rural areas. I have lived in Rural Papakura/Clevedon for 29 years and in this period of time have seen a large loss of rural land and the impact it has had on the "Rural Character" in the Clevedon valley. Once it is gone, it is gone and we can't get it back. NZ is know for it's green land but unfortunately you need to go a lot further out of town these days to find it. The loss of Rural land also has huge impacts on the local roads and infrastructure.

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

Submission date: 15 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: Noni Bruce Burnett

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:

Po Box 113 Kumeu 0841

Kumeu

Auckland 0841

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:

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:

No need to change the existing activity status

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

Submission date: 15 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: Bing Tong

Organisation name:

Agent's full name: Katie Tong

Email address: katietong168@gmail.com

Contact phone number:

Postal address:

katietong168@gmail.com

Pukekohe

Pukekohe 2676

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:

Rural

Property address: 20A Ostrich Farm Road, Pukekohe, Auckland

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

No Idea

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

Submission date: 15 April 2019

Attend a hearing

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

Declaration

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

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

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

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: Kumeu Property Ltd

Organisation name:

Agent's full name: Harrison Burnard

Email address: harrison@mhg.co.nz

Contact phone number: 021996886

Postal address:

Po Box 37694

Parnell

Auckland 1151

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: 455 Taupaki Road, Kumeu

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:

Outlined in the submission attached.

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

Submission date: 15 April 2019

Supporting documents

Plan Change 20 - Final Submission.pdf

Attend a hearing

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

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

Declaration

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

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

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

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) UNDER THE
RESOURCE MANAGEMENT ACT (RMA) 1991**

To: Auckland Council **ATTN:** John Duguid

Submitter Name: Kumeu Property Ltd

Address: 455 Taupaki Road, Kumeu

Dear John,

This submission is made on behalf of Kumeu Property Ltd, the owners of 455 Taupaki Road, Kumeu. Kumeu Property Ltd opposes this plan change in its entirety.

We note that the plan change intends to add an additional activity to the rural chapter, making 'activities not provided for' a non-complying activity, and changing the use of 'residential buildings' to dwellings. We understand that this plan change is intended to send a strong signal in the plan against any activity not explicitly provided for, partly in response to NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], which involved Kumeu Property Ltd as the applicants.

Section 3 of the s32 analysis focuses on a number of recent resource applications or approved consents that Council considers to be not anticipated in the rural zones, for activities such as aged care, visitor accommodation or cooking schools. However, this is an overly simplistic interpretation of the acceptability of these activities in the rural environment. Each application required resource consent, which therefore requires Council to scrutinise the appropriateness of each activity, considering such factors as the scale and surrounding environment. The current process of obtaining a resource consent with expert input and analysis is appropriate for activities that are not permitted in these zones, as activities that are not appropriate will not be granted consent.

We believe that requiring additional scrutiny for such a resource consent is entirely unnecessary, given that the aged care consent at 455 Taupaki Road was initially declined by Council at a hearing, and was only granted in the Environment Court after an 18 month process. This application was therefore assessed in depth by a wide range of planning, architectural, landscape and engineering experts, at a great cost to the applicant. A change in activity status to 'Non-Complying' would unnecessarily increase the burden of scrutiny and cost of such applications, which may still be appropriate in the given environment, as demonstrated by the fact that the above consent that was granted.

Further to this point, this plan change assumes that any activity not specifically provided for is not appropriate. However, it is not common for large utilitarian buildings to be established in a rural environment. As outlined in NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], a number of large buildings already exist in the surrounding environment, including two existing retirement villages and a grape-production factory. Further, a nationally-important State Highway (SH16) that carries significant volumes of traffic borders the subject site to the south. These existing activities contribute to this environment not meeting several criteria for 'rural character and amenity', as discussed in the court decision.

Therefore, it is important to recognise that not all rural environments are the same, or possess the same level of 'rural amenity'. The above court decision effectively concluded that some rural

environments may therefore be suitable for the type of activities that this plan change is trying to discourage. As such, we consider this plan change to be an overreach of Council's regulatory functions.

We also understand that this plan change is in part also driven by a desire to protect elite soils for agricultural and horticultural production. While in principle this goal is understandable, it also does not take into consideration the fragmented nature of a number of rural sites, particularly along rural highways and on the periphery of the city. As such, many rural sites, including the subject site, cannot produce such goods at a scale that is economic and sustainable.

Kumeu Property Ltd therefore requests that Plan Change 20 is declined in its entirety.

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

The submitter or agents on behalf wishes to be heard in support of this submission.

Regards,



Harrison Burnard

Planner – Mt Hobson Group

On behalf of Kumeu Property Ltd

Date: 15th April 2019
Name: Kumeu Property Ltd
Contact person/agent: Harrison Burnard
Address for service: Kumeu Property Ltd
C/- Mt Hobson Group
PO Box 37964
Parnell
Auckland 1151
Telephone: 09 950 5106
Email: Harrison@mhg.co.nz

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: F Boric and Sons Ltd

Organisation name:

Agent's full name: Harrison Burnard

Email address: Harrison@mhg.co.nz

Contact phone number: 09 950 5106

Postal address:
P.O BOX 37964
Parnell
Auckland 1151

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: 1368 Coatesville-Riverhead Highway, Kumeu

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
As outlined in the attached submission

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

Submission date: 15 April 2019

Supporting documents
Plan Change 20 - Final Submission Boric.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) UNDER THE RESOURCE MANAGEMENT ACT (RMA) 1991

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

Submitter Name: F Boric & Sons Ltd

1. INTRODUCTION

1.1 This submission is made by F Boric & Sons Ltd, who own 1368 Coatesville-Riverhead Highway, Kumeu (*Legal Description Lot 1 DP 170533, Lot 7 DP 22456, Lot 8 DP 22456, Sec 5 SO 451650, Sec 6 SO 451650, Lot 1 DP 179746, Lot 1 DP 22456, Lot 12 DP 22456, LOT 9 DP22456*).

1.2 F Boric and Sons Ltd own the above site, which is located on the eastern periphery of Kumeu village and is zoned Mixed Rural. Plan Change 20 (PC20) seeks to amend the provisions of the rural zones, and as such the site will be affected.

1.3 This submission requests that PC20 is rejected in its entirety.

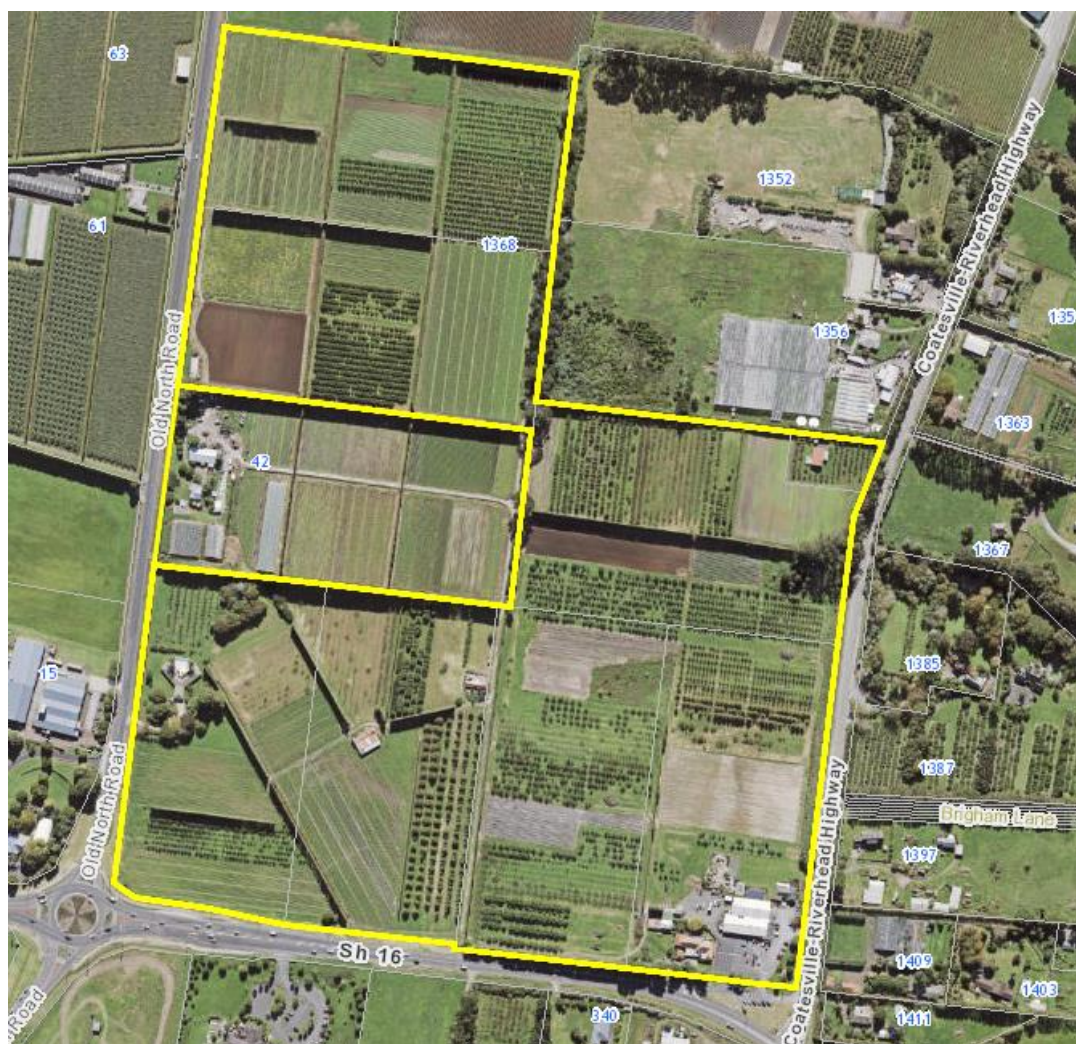


Figure 1: The subject site

2. SCOPE OF SUBMISSION

2.1 This submission relates to the entirety of PC20.

3. NATURE OF SUBMISSION

3.1 The submitter objects to PC20 in its entirety.

4. REASONS FOR SUBMISSION

4.1 The objection is lodged because it:

- (a) do not represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means; and
- (b) will not enable the social and economic wellbeing of Mr Boric in his capacity as a landowner and ratepayer of Auckland; and
- (c) represents a burden upon Mr Boric, by placing additional and undue restrictions upon his ability to redevelop his property.

Plan Change 20 – Rural Activity Status

4.2 PC20 is the proposed plan change to Chapter 19 Rural zones in the Auckland Unitary Plan (Operative in part).

4.3 The proposed changes to the Auckland Unitary Plan seek to:

- a) add to the rural activity tables an activity that essentially makes any activity not provided for in the tables non-complying; and
- b) amend references to “residential buildings” (and similar) in the Rural chapter to “dwellings”.

4.4 1368 Coatesville-Riverhead Highway is within a rural zone, and will therefore be affected by any changes made to the rural chapter and provisions.

Activity Status of Activities Not Provided For

4.5 We note that the plan change intends to add an additional activity to the rural chapter, making ‘activities not provided for’ a non-complying activity.

4.6 We note that while this plan change is intended to send a strong signal in the plan that any activity not explicitly provided for, there is already a high level of scrutiny for such applications. NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], one of the key resource consents that Council references in this plan change, was initially declined by Council at a hearing, and was only granted in the Environment Court after an 18 month process. This application was therefore scrutinised in depth by a wide range of

planning, architectural, landscape and engineering experts, at a great cost to the applicant. A change in activity status to 'Non-Complying' would unnecessarily increase the burden of scrutiny of such applications, which may still be appropriate in the given environment, as demonstrated by the fact that the above consent that was granted.

- 4.7 Further to this point, this plan change assumes that any activity not specifically provided for is not appropriate. However, it is not common for large utilitarian buildings to be established in a rural environment. As outlined in NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], a number of large buildings already exist in the surrounding environment, including two existing retirement villages and a grape-production factory. Further, a nationally-important State Highway (SH16) that carries significant volumes of traffic borders the subject site to the south. These existing activities contribute to this environment not meeting several criteria for 'rural character and amenity', as discussed in the court decision.
- 4.8 Therefore, it is important to recognise that not all rural environments are the same, or possess the same level of 'rural amenity'. The above court decision effectively concluded that some rural environments may therefore be suitable for the type of activities that this plan change is trying to discourage. As such, we consider this plan change to be an overreach of Council's regulatory functions.

Residential Buildings v Dwellings

- 4.9 We also note that the plan change seeks to remove the term 'residential buildings' or similar such terms from the rural chapter, and instead only referring to dwellings.
- 4.10 We believe that this places an onerous burden on any proposed residential development beyond dwellings, and sends a strong policy signal that such activities are not appropriate in a rural environment. This is considered an overreach, as activities such as retirement villages and visitor accommodation are not uncommon in the rural environment, and cannot be considered as an entirely 'urban' activity. Rural settlements still require these types of services, and as discussed above, not all rural environments contain the same level of amenity. As such, there will be locations within the rural environment where other types of residential development may be appropriate, such as within the Kumeu-Huapai corridor or similarly near main rural highways.
- 4.11 Furthermore, in the specific context of retirement activities, it is not reasonable to expect every such facility to be located within an urban environment. Many residents will have lived their entire lives within a rural setting, and as such it would be unreasonable to expect these residents to relocate to a retirement village within the city when they require greater care in their later years. We do not believe that Council has entirely considered the implications of such a policy direction.

Elite Soils

- 4.12 We understand that this plan change is in part also driven by a desire to protect elite soils for agricultural and horticultural production. While in principle this goal is understandable, it also does not take into consideration the fragmented nature of a number of rural sites, particularly along rural highways and on the periphery of the city.

As such, many rural sites, including the subject site, cannot produce such goods at a scale that is economic and sustainable.

S32 Analysis and the consenting process

- 4.13 Section 3 of the s32 analysis focuses on a number of recent resource applications or approved consents that Council considers to be not anticipated in the rural zones, for activities such as aged care, visitor accommodation or cooking schools. However, this is an overly simplistic interpretation of the acceptability of these activities in the rural environment. Each application required resource consent, which therefore requires Council to scrutinise the appropriateness of each activity, considering such factors as the scale and surrounding environment. The current process of obtaining a resource consent with expert input and analysis is appropriate for activities that are not permitted in these zones, as activities that are not appropriate will not be granted consent.

5. SPECIFIC RELIEF SOUGHT

- 5.1 F Boric & Sons Ltd objects to the proposed plan change in whole, and therefore seeks:
- (a) That activities not provided for in the rural zones remain a discretionary activity; and
 - (b) The use of 'residential buildings' in the rural chapter remains; and
 - (c) Such further or other consequential relief as may be necessary to fully give effect to the relief sought in this submission.

6. OTHER MATTERS

- 6.1 The submitter could not gain an advantage in trade competition through this submission.
- 6.2 The submitter or agents on behalf wishes to be heard in support of this submission.

Date: 15th April 2019

Name: F Boric & Sons Ltd

Contact person/agent: Harrison Burnard

Address for service: F Boric & Sons Ltd
C/- Mt Hobson Group
PO Box 37964
Parnell
Auckland 1151

Telephone: 09 950 5106

Email: Harrison@mhg.co.nz

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Berislav Stulich

Organisation name:

Agent's full name: Harrison Burnard

Email address: Harrison@mhg.co.nz

Contact phone number: 09 950 5106

Postal address:
P.O BOX 37964
Parnell
Auckland 1151

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: 407 State Highway 16, Kumeu

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
As written in submission attached

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

Submission date: 15 April 2019

Supporting documents
Plan Change 20 - Final Submission Stulich.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) UNDER THE
RESOURCE MANAGEMENT ACT (RMA) 1991**

To: Auckland Council **ATTN:** John Duguid

Submitter Name: Berislav Stulich

Address: 407 State Highway 16, Kumeu

Dear John,

This submission is made on behalf of Berislav Stulich, the owners of 407 State Highway 16, Kumeu. Mr Stulich opposes this plan change in its entirety.

We note that the plan change intends to add an additional activity to the rural chapter, making 'activities not provided for' a non-complying activity, and changing the use of 'residential buildings' to dwellings. We understand that this plan change is intended to send a strong signal in the plan against any activity not explicitly provided for, partly in response to NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], which is located in close proximity to the subject site.

Section 3 of the s32 analysis focuses on a number of recent resource applications or approved consents that Council considers to be not anticipated in the rural zones, for activities such as aged care, visitor accommodation or cooking schools. However, this is an overly simplistic interpretation of the acceptability of these activities in the rural environment. Each application required resource consent, which therefore requires Council to scrutinise the appropriateness of each activity, considering such factors as the scale and surrounding environment. The current process of obtaining a resource consent with expert input and analysis is appropriate for activities that are not permitted in these zones, as activities that are not appropriate will not be granted consent.

We believe that requiring additional scrutiny for such a resource consent is entirely unnecessary, given that the aged care consent at 455 Taupaki Road was initially declined by Council at a hearing, and was only granted in the Environment Court after an 18 month process. This application was therefore assessed in depth by a wide range of planning, architectural, landscape and engineering experts, at a great cost to the applicant. A change in activity status to 'Non-Complying' would unnecessarily increase the burden of scrutiny and cost of such applications, which may still be appropriate in the given environment, as demonstrated by the fact that the above consent that was granted.

Further to this point, this plan change assumes that any activity not specifically provided for is not appropriate. However, it is not common for large utilitarian buildings to be established in a rural environment. As outlined in NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], a number of large buildings already exist in the surrounding environment, including two existing retirement villages and a grape-production factory. Further, a nationally-important State Highway (SH16) that carries significant volumes of traffic borders the subject site to the south. These existing activities contribute to this environment not meeting several criteria for 'rural character and amenity', as discussed in the court decision.

Therefore, it is important to recognise that not all rural environments are the same, or possess the same level of 'rural amenity'. The above court decision effectively concluded that some rural

environments may therefore be suitable for the type of activities that this plan change is trying to discourage. As such, we consider this plan change to be an overreach of Council's regulatory functions.

We also understand that this plan change is in part also driven by a desire to protect elite soils for agricultural and horticultural production. While in principle this goal is understandable, it also does not take into consideration the fragmented nature of a number of rural sites, particularly along rural highways and on the periphery of the city. As such, many rural sites, including the subject site, cannot produce such goods at a scale that is economic and sustainable.

Mr Stulich therefore requests that Plan Change 20 is declined in its entirety.

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

The submitter or agents on behalf wishes to be heard in support of this submission.

Regards,



Harrison Burnard

Planner – Mt Hobson Group

On behalf of Berislav Stulich

Date: 15th April 2019
Name: Berislav Stulich
Contact person/agent: Harrison Burnard
Address for service: Berislav Stulich
C/- Mt Hobson Group
PO Box 37964
Parnell
Auckland 1151
Telephone: 09 950 5106
Email: Harrison@mhg.co.nz

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: KENNETH IAN BRAINES

Organisation name:

Agent's full name:

Email address: brainesken@gmail.com

Contact phone number: 0211072800

Postal address:
p.o. box 165
WAIWERA
AUCKLAND 0950

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 proposed plan change 19 add to the rural zone a rule that states that any activity not provided for in the Auckland unitary plan requires a resource consent as a non complying activity and amend references in the rural chapter to residential buildings to read dwellings.

Property address: 20 FOWLER ACCESS ROAD WAIWERA/PUHOI

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The suggested provision does not take into account special factors such as the CLEAR lack of suitability for the subject property to be used as rural farmland or suchlike. The fact that in the event it is used and or later developed for a retirement village would enhance not harm the character of the location and give older folks a rare opportunity to live in a semi rural location with outstanding views in a location that would not hurt or offend anyone if so developed in a property with easy rear access from a little used back street. Further there is already a huge existing permitted dwelling on the property far to big for one families use and indeed being rated at this time by AK council for multi dwellings .Council with vision here could enable the possibility of a outstanding site for a semi rural retirement village that could be a inspiration and example of wisdom and consideration for all and at the same time increase councils rates take dramatically if a retirement village was created.. Further if

these proposed amendments to the rules are implemented the provisions without excluding our property it would further penalize the owners who are now elderly as they cannot live here alone and maintain the huge park like grounds because of infirmity caused by old age We wisely invested here and seriously beautified the area during our term of occupation. At this time, Wise movement and decision by council on this matter could created a outstanding and unique semi rural retirement village opportunity for the region and the council i am sure would be lauded by all for such a forward thinking decision.

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

66.2 | Details of amendments: exclude 20 Fowler access road from the provisions or give it existing use right recognizing its unique location landscape and infrastructure.

Submission date: 15 April 2019

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Adria Properties Ltd

Organisation name:

Agent's full name: Harrison Burnard

Email address: Harrison@mhg.co.nz

Contact phone number: 09 950 5106

Postal address:
P.O BOX 37964
Parnell
Auckland 1151

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: 538 State Highway 16, Kumeu

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
As written in submission attached

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

Submission date: 15 April 2019

Supporting documents
Plan Change 20 - Final Submission Adria.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) UNDER THE
RESOURCE MANAGEMENT ACT (RMA) 1991**

To: Auckland Council **ATTN:** John Duguid

Submitter Name: Adria Properties Ltd

Address: 538 State Highway 16, Kumeu

Dear John,

This submission is made on behalf of Adria Properties Ltd, the owners of 538 State Highway 16, Kumeu. Adria Properties Ltd opposes this plan change in its entirety.

We note that the plan change intends to add an additional activity to the rural chapter, making 'activities not provided for' a non-complying activity, and changing the use of 'residential buildings' to dwellings. We understand that this plan change is intended to send a strong signal in the plan against any activity not explicitly provided for, partly in response to NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], which is located in close proximity to the subject site.

Section 3 of the s32 analysis focuses on a number of recent resource applications or approved consents that Council considers to be not anticipated in the rural zones, for activities such as aged care, visitor accommodation or cooking schools. However, this is an overly simplistic interpretation of the acceptability of these activities in the rural environment. Each application required resource consent, which therefore requires Council to scrutinise the appropriateness of each activity, considering such factors as the scale and surrounding environment. The current process of obtaining a resource consent with expert input and analysis is appropriate for activities that are not permitted in these zones, as activities that are not appropriate will not be granted consent.

We believe that requiring additional scrutiny for such a resource consent is entirely unnecessary, given that the aged care consent at 455 Taupaki Road was initially declined by Council at a hearing, and was only granted in the Environment Court after an 18 month process. This application was therefore assessed in depth by a wide range of planning, architectural, landscape and engineering experts, at a great cost to the applicant. A change in activity status to 'Non-Complying' would unnecessarily increase the burden of scrutiny and cost of such applications, which may still be appropriate in the given environment, as demonstrated by the fact that the above consent that was granted.

Further to this point, this plan change assumes that any activity not specifically provided for is not appropriate. However, it is not common for large utilitarian buildings to be established in a rural environment. As outlined in NZEnvC 27 Kumeu Property Limited V Auckland Council [2018], a number of large buildings already exist in the surrounding environment, including two existing retirement villages and a grape-production factory. Further, a nationally-important State Highway (SH16) that carries significant volumes of traffic borders the subject site to the north. These existing activities contribute to this environment not meeting several criteria for 'rural character and amenity', as discussed in the court decision.

Therefore, it is important to recognise that not all rural environments are the same, or possess the same level of 'rural amenity'. The above court decision effectively concluded that some rural

environments may therefore be suitable for the type of activities that this plan change is trying to discourage. As such, we consider this plan change to be an overreach of Council's regulatory functions.

We also understand that this plan change is in part also driven by a desire to protect elite soils for agricultural and horticultural production. While in principle this goal is understandable, it also does not take into consideration the fragmented nature of a number of rural sites, particularly along rural highways and on the periphery of the city. As such, many rural sites, including the subject site, cannot produce such goods at a scale that is economic and sustainable.

Adria Properties Ltd therefore requests that Plan Change 20 is declined in its entirety.

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

The submitter or agents on behalf wishes to be heard in support of this submission.

Regards,



Harrison Burnard

Planner – Mt Hobson Group

On behalf of Adria Properties Ltd

Date:	15 th April 2019
Name:	Adria Properties Ltd
Contact person/agent:	Harrison Burnard
Address for service:	Adria Properties Ltd C/- Mt Hobson Group PO Box 37964 Parnell Auckland 1151
Telephone:	09 950 5106
Email:	Harrison@mhg.co.nz

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Shu-Cheng Chen

Organisation name:

Agent's full name:

Email address: kyletseng@hotmail.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:

The entire proposed Plan Change 20

Property address: 382 Airfield Road

Map or maps:

Other provisions:

The entire proposed Plan Change 20

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

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

The reason for my or our views are:

We would like to see that the proposed Plan Change 20 declined as the IHP (Independent Hearing Panel) back in 2016 had already heard all the relevant evidence and held the view that there could be some residential activity in the rural zones and subdivision ability of the rural zone should not be outright prohibited. We believe the Council should accept the view of the Independent Hearing Panel and only try to bring up this sort of Plan Modification when the Unitary Plan is due for its 10 year review. In doing so saves time and also money collected from rates payer.

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

Submission date: 15 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.

Submission on Auckland Unitary Plan
Proposed Plan Change 20 – Rural Activity Status

Dear Sir/Madam,

69.1 | **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.

Regards,

Raymond O’Brien
Kakanui

Dear Sir/Madam,

70.1 | 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.

Regards,

Lee Sutton

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tim Yang

Organisation name:

Agent's full name:

Email address: timyangnz@gmail.com

Contact phone number: 021 183 4236

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:

PC 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:

Shooting is predominately a rural activity. Shooting ranges, clubs and or recreational hunting and shooting must be allowed as primary rural activity.

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

71.2 | Details of amendments: Shooting is a rural activity and should not be disallowed in rural areas.

Submission date: 15 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: Esther Huang

Organisation name: Xiao Huihui Trustee Company Limited

Agent's full name:

Email address: estherhuang66@163.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:

Property address: 15 Kitenga Road FLAT BUSH Auckland 2576

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
I support the Plan Change 20.

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

Submission date: 15 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: Justin James Cook

Organisation name:

Agent's full name:

Email address: justin@skull.co.nz

Contact phone number: 0212700222

Postal address:
1 Brashier Circle
Sunnyvale
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:
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? Yes

The reason for my or our views are:

The Activity Tables for Rural Zones is a very serious example of the Auckland Council's fundamental commitment to the people of Auckland breaking down. It is not the duty of the Auckland Council to wholesale regulate activities in the region. The council must show discretion and restraint in deciding where their authority may apply and this well oversteps the bounds of the council's area of responsibility as defined in their charter. As per the Auckland City Council charter the council exists to serve the people, to look after council funds and to manage council assets. In no way does this proposed change meet any of the responsibilities listed in the charter and in some ways violates them. This is an unacceptable abuse of the legal power the council wields and the public money that funds it. These changes seek to regulate ordinary behaviour by pre-approving a handful of activities while preventing many others by gate-keeping them with expensive resource consents. This is draconian and worthy of a novel such as William Orwell's 1984 and completely lacks any natural justice. The people of Auckland demand autonomy in their day-to-day lives, the Auckland Council has

no place restricting that autonomy without overwhelming reason to do so. No such reason exists for this change and it violates the Auckland Council charter.

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

Submission date: 15 April 2019

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sunny Sun

Organisation name:

Agent's full name:

Email address: sunnys163@gmail.com

Contact phone number:

Postal address:

sunnys163@gmail.com

Auckland

Auckland 1050

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:

Rule or Rules

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:

Dear Sir/Madam, 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. Regards, Sunny

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

Submission date: 15 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: Edgar Reichardt

Organisation name:

Agent's full name:

Email address: rt1200ed@xtra.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:

Change of activities permitted under the new rules.

Property address: ASC Tuhirangi Rd Rodney

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:

You're making previous lawful obtained rights an unlawful activity. Which I feel is injustice.

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

Submission date: 15 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: John Paul browne

Organisation name:

Agent's full name:

Email address: jp.browne@gmail.com

Contact phone number:

Postal address:

Auckland 1072

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:

To whom it may concern, I oppose the proposed plan change. 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. Regards, Jp

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:

To whom it may concern, I oppose the proposed plan change. 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. Regards, Jp

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

Submission date: 15 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: Hugh William Baird litchfield

Organisation name:

Agent's full name:

Email address: hughlitchfield@xtra.co.nz

Contact phone number: 0274922424

Postal address:
16 Clarence st

Hamilton 3204

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:
plan change 20

Property address: 157 Kimptons Road Brookby

Map or maps:

Other provisions:
activities on Brookby Quarry buffer zones and remainder of farm said to require resource consent as a result of buffer zone extension 2016.

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:

I was told by Mr Cashmore that it had not then been decided what these new expanded buffer zones would mean. for example if a dwelling was required for farm operation would that be permitted without resource consent?. any building required should be able to be considered by ordinary building consent without resource consent if only required to enable the farm to operate.

77.2

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

Details of amendments: as above

Submission date: 15 April 2019

Attend a hearing

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

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

Yes

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: john buchanan

Organisation name:

Agent's full name: john buchanan

Email address: john@galaxie.co.nz

Contact phone number:

Postal address:
122 stoney creek drive
swanson
Waitakere 0782

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:
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:

There are many activities not provided for in the activity of tables for rural zones. These activities default as discretionary activities. i dont think Council have considered that there are alot of activities that could be permitted activities that arent listed. Any unlisted activities cannot be non complying - that would be wrong to land owners and not be fair to those involved. Please dont do this to simple land owners such as myself

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

Submission date: 15 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: Creswell Randolph John Hartnett and Sheryl Diane Hartnett

Organisation name:

Agent's full name:

Email address: hartnettclan@xtra.co.nz

Contact phone number: 09 2360469

Postal address:

1988 Great South Road
Bombay
Auckland 2675

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:

Proposed Plan Change 20- Rural Activity Status

Property address: 1972, 1974, 1994 Great South Road Bombay

Map or maps:

Other provisions:

The breach of Conditions in regards to the usage of the above properties. Council do not respond to concerns raised and do not monitor the property usage. The non adherence by the Applicant to the Conditions agreed to by all parties and the lack of action by the Auckland City Council to Police the conditions demonstrates that once an Application for Consent is granted, the Applicants appear to be free to do as they see fit, as the Council lack teeth. If Plan Change 20 is passed, we would like to see the Auckland City Council show some fortitude and take to task any breeches of Conditions that have been Consented. However, by tightening up the Conditions for the Rural Activities and limiting them to "Specific Ruralness," would go some way to addressing the Commercial and industrialization of invaluable rich arable rural land. We Support Auckland City Council in this Proposed Change 20. As a move in the right direction.

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 invasion of Rural Property by greedy developers who only have the foresight of the next dollar, is a irretrievable plague on Arable land that will be lost forever if the trend continues unabated. Rural

communities grow the future generations of farmers and produce growers. As the Rural properties are lost to Commercial and Industrial Enterprise, so is the Lifestyle of the Rural dwellers and all the associated rural activities such as Calf Club days, the rearing of livestock, fowls and other farm animals. NZ can't afford to lose any more of it's Arable land, there has to be a delineation put down Now and strictly adhered to.

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

Submission date: 15 April 2019

Attend a hearing

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

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

Yes

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Glenn liddington

Organisation name:

Agent's full name:

Email address: shooterglenn@gmail.com

Contact phone number:

Postal address:

Kumeu
Auckland 0891

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:
All parts

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:
Left out to many activities

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

Submission date: 15 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: Aaron Cunningham

Organisation name:

Agent's full name:

Email address: aaron.cunny@gmail.com

Contact phone number:

Postal address:
3/2 Carton Crescent
Mt Roskill
Auckland 1042

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:

I oppose the proposed plan change as my understanding is that if an activity is not provided for in the Activity Tables for Rural zones, the default is that it becomes a "Discretionary" Activity. There are many activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities. This action to make all un-listed activities Non-Complying is a disappointing approach to law from an organization I had held high trust and confidence in.

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

Submission date: 15 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: Michael Ryu

Organisation name:

Agent's full name:

Email address: jr8bc94@gmail.com

Contact phone number:

Postal address:
240a Henderson Valley Road
Henderson
Waitakere 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:

From my understanding of this proposal, it aims to redefine the strictures on what rural areas like Henderson Valley can be used for, to prevent any construction that will harm the beauty of the land. In specific terms, making it so that no retirement villages or more industrial buildings can be built in our area.

Property address: 240A Henderson Valley Road, Henderson, Waitakere

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:

Our family agrees with the principle that we should avoid industrial construction and anything that involves ruining the close connection with nature, but we're wondering if this proposal will have a negative effect on commercial development. Right now in the area, we feel that we could use a location that allows the neighborhood to come together and interact with each other. There are the Henderson Valley shops, but those feel a bit dated, and only one of them really caters to a sitdown experience. We're also unsure about the reasons behind the banning of retirement villages. To us it feels like a way to maximize living space, so that less trees needed to be cut down to build more houses. My family thinks that construction of this type, such as small apartments and townhouses

make the best use of space, and might even make it easier to build community ties. So we're wondering if the ban on retirement villages will also discourage this form of residential building.

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

82.2, | Details of amendments: Address commercial development. Clarify reasons behind banning of
82.3, | retirement villages. Encourage denser housing?

82.4 | Submission date: 15 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.

From:

Robert Sutton
12 Martin Pl
Kelston
Auckland

Submission on Auckland Unitary Plan

Proposed Plan Change 20 - Rural Activity Status

Dear Sir/Madam,

83.1 | 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.
Please keep shooting sports as 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.

Regards,

Robert Sutton

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brandon Lancaster

Organisation name:

Agent's full name:

Email address: work@fruitloop.org.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:
Rural discretionary activities

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 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. Regards,

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

Submission date: 15 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.

Dear Sir/Madam,

85.1 | 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 current or potential activities that are not mentioned and in fact would, if they had been considered, likely be permitted activities, raising the bar to make all unlisted activities Non-Complying is inappropriate and short sighted. It will add layers of complexity and bureaucracy that rate payers will foot the bill for.

Regards,

Tony Dickson

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rishi Vaswani

Organisation name:

Agent's full name:

Email address: propertyhouse@xtra.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
Non Complying Activity

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

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

The reason for my or our views are:
Currently any activity not listed for the rural zone is a discretionary activity. Any activity that Auckland Council wants to list as non-complying must be specifically mentioned.

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

Submission date: 15 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: Marc Whinery

Organisation name:

Agent's full name:

Email address: whinery@gmail.com

Contact phone number:

Postal address:
whinery@gmail.com
Torbay
Auckland 0630

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:
19.2 and 19.6

Property address: 15 Waitakere Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The rules are designed to stop all urban sprawl. The old rules allowed for reasonable sprawl, so investments in properties have been made based on existing rules. This rule change decreases land values, by restricting development and personal use of rural lands. The population is growing 1.9% per annum. The "urban" land should increase at a similar rate. The North Shore plan had properly accounted for that with "future urban" and idea that wasn't abolished by the Unitary plan, but also wasn't adopted. "future urban" should be aggressively spread to the rest of Auckland. Especially around Kumeu and other places which are quickly intensifying. Franklin is also seeing intensification, but no push to change rules, only restrictions to force slow and costly consents to develop land adjacent to existing urban areas.

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

Submission date: 15 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: Alan William Tasker

Organisation name:

Agent's full name:

Email address: awjltasker@gmail.com

Contact phone number:

Postal address:
270 Forest Hill Rd
Waiatarua
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:

Plan Change 20 - Rural Activity Status - AKL Council propose to amend current description "Residential Buildings" to "Dwellings"

Property address: Forest Hill Rd, Waiatarua

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The current wording of Residential Buildings does not require any changes, we believe it works fine the way it is currently stated. The reasons you have provided for the additional rules, do not require these wording changes to prevent such developments - there are already processes in place to control large proposed developments that would be rejected by the local community. we already have more restrictions on building than areas within 2 km's of us.

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

Submission date: 15 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: Blayne Peacock

Organisation name:

Agent's full name:

Email address: blaynepeacock@hotmail.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:
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? No

The reason for my or our views are:

The amendment proposes to make all non listed activities discretionary. This is completely unreasonable. It puts a massive burden on existing property owners in the rural area carrying out existing lawful activities, that will now become discretionary.

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

Submission date: 15 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: Nicolas Jon Berry

Organisation name:

Agent's full name:

Email address: Nic@fixd.co.nz

Contact phone number:

Postal address:
50 Vandeleur ave
Birkdale
Auckland 0626

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:
rural activity status

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

To whom it may concern, I oppose the proposed plan change. My understanding is 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 a multitude of activities that are not mentioned, that in fact if they were considered, more than likely to be permitted activities, stating and enforcing all un-listed activities Non-Complying is a very lazy approach to law making and it impinges on peoples recreational time and abilities to enjoy New Zealand's "great outdoors".

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

Submission date: 15 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: Victoria O'Brien

Organisation name:

Agent's full name:

Email address: vmobrien.88@gmail.com

Contact phone number:

Postal address:
728 South Titirangi Road
Titirangi
Auckland 0604

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:

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

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:

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 wish for this to remain unchanged, rather than the change proposed. 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.

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

Submission date: 15 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 Mavius

Organisation name:

Agent's full name:

Email address: lexie.chris@xtra.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:
rural zone activity tables and rural chapter reference ammendments

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
The plan change affects us negatively

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

Submission date: 16 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.

Dear Sir/Madam,

93.1 | "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.

Regards,

Gerald Bautista

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brent Jamieson

Organisation name:

Agent's full name: Brent Jamieson

Email address: westpacific@xtra.co.nz

Contact phone number: 021 271 1615

Postal address:
405 Mount Albert Road
Auckland
Auckland 1041

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? Yes

The reason for my or our views are:

Dear Sir/Madam, These new rules are too far reaching as will make anything not specifically listed as an activity almost impossible to do. These activities are already discretionary and require a resource consent process. To make non-complying would make it much more difficult. This is overstepping by council into bureaucratic compliance nightmare totally unnecessary and does not seem a priority for any reason? Council should concentrate on core business rather than over-reach into all facets of ratepayers potential lives by complicating with unnecessary compliance levels and expense. Regards, Brent Jamieson

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

Submission date: 16 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: Douglas Ross Withers

Organisation name: Accent Gifts & Prints Ltd

Agent's full name:

Email address: accentgifts@gmail.com

Contact phone number:

Postal address:
250 Silver Hill Rd
RD5
Te Hana
Wellsford 0975

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:

The proposal to amend the activity table for the rural zones so that any activity not specifically listed in the table becomes a non-complying activity.

Property address: 250 Silver Hill Rd, Wellsford

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

While I support the objective of the proposed amendment to reduce adverse effects I think the proposal as it stands will have detrimental effects on many residents of rural areas who are not impacting the character or amenity of the rural area. I am aware of many small businesses that will be affected by this proposal in addition to my own. These businesses operate from homes, garages and sheds in the rural zone but have no impact on the character or amenity of the rural area. Most don't even have a sign at the front gate so passers by have no idea that there is a business operating from the premises. Some businesses operate purely online, providing services via a phone and website. Others make and or sell a product that is not directly rural related but the manufacture and delivery of the product creates no impact on the character or amenity of the rural area. My business operates from a pre-existing farm building on our lifestyle block. It involves repackaging bulk product into

smaller packages which are collected by the rural delivery contractor, contributing to that contractor's income. There are no additional vehicle movements generated by the business, no noise, smell or visual changes to the landscape. I am the sole person operating the business full time so I don't have to commute to work elsewhere as I once did. The reduction in my commuting traffic more than outweighs the one or two customers per month who want to stop in and collect an order on their way north or south through Te Hana. I think making all businesses in rural areas that are not directly related to rural industry have to apply for resource consent puts an unnecessary stress and burden on those business owners. I suggest a better approach is to define the impacts the Council wishes to minimise and only require a resource consent for businesses that cross a threshold on one or more factors that impact on the character or amenity of the rural area. A principle of natural justice is to presume someone is innocent until proven guilty. Likewise businesses should be considered to have no adverse impact unless it can be shown that they do, and only then should they be required to apply for resource consent. I implore you, don't impose extra cost and workload on ratepayers who are not causing any adverse impact in the rural area.

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

Submission date: 16 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: Allen Douglas Barr

Organisation name:

Agent's full name:

Email address: allenbarr1@gmail.com

Contact phone number:

Postal address:
221 Blackbridge Road
Albany
Auckland 0794

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 interpretation of the terms, Residential activities and Normal Rural Purposes can differ vastly depending on the perception of the individual. None of the material I have been able to read puts things into a format of how the rules will be designated into, who can do what in what area. My concern is that some people moving to the rural environment may be under the assumption that the only noise they will ever hear is that of birds chirping, and the other side of the coin is that some people who have activities that create a great amount of noise and discomfort to others move to where they don't have close immediate neighbours and think that no one will be affected by their activities. So in some sense I support the proposal of such a rule being implemented but query how far this will affect 'normal' rural lifestyles.

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:

I can agree to the concept of restricting noise creating anti social type activities but am unclear to how far this will go and whether we will need consents for all manner of activities

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

96.2 | Details of amendments: More specific details are required to determine what activities will require consent

Submission date: 16 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: George and Mara Vitasovich

Organisation name:

Agent's full name: Mara Vitasovich

Email address: george.mara@xtra.co.nz

Contact phone number: 021362872

Postal address:
266 Henderson Valley Road
Henderson
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:
Relates to Proposed Plan Change 20 - Rural Activity Status

Property address: 266 Henderson Valley Road

Map or maps:

Other provisions:
amend references in the Rural Chapter to "residential buildings" to read "dwellings"

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 council wants to restrict what you can do in rural areas through a change to the Unitary Plan. - There is a specific focus on "residential activities". This would include countryside dwellings. Seeking resource consent for an unapproved activity can cost upwards of half a million dollars. That means you won't be able to build that house in the countryside anymore unless you are ultra wealthy. -The Auckland Unitary plan has failed the ranges in many areas. In the foothills and ranges for example the threshold of earth moving is so low that upgrading a septic system requires a consent for earthworks. On one side you have the Council saying everyone should upgrade to protect the watersheds and upgrading is expensive enough without out the council asking for money for a resource consent because the up grade requires 9m3 of dirt to be moved. -Why amend the name "residential buildings" to "Dwellings"? I would rather live in a residence than a dwelling.

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

Submission date: 16 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: David James Palmer

Organisation name:

Agent's full name:

Email address: dpalmernz@gmail.com

Contact phone number: 0220443928

Postal address:

14 Jays rd

Titirangi

Auckland 0604

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:

All of it

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:

There is no up side for the general public and huge down sides for people who currently, and always have, used rural areas for "non rural activities". This seems like a council power grab and I do not trust that the current council will use this power in the best interests of the public.

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

Submission date: 16 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: Mark Illingworth

Organisation name:

Agent's full name: Mark Illingworth

Email address: marknikkillingworth@gmail.com

Contact phone number: 094259183

Postal address:

marknikkillingworth@gmail.com

Auckland

Auckland 0910

Submission details

This is a submission to:

Plan modification number: Plan Change 20

Plan modification name: Rural Activity Status

My submission relates to

Rule or rules:

Proposed Plan Change 20

Property address: 42 Kaipara Flats Road

Map or maps:

Other provisions:

Discretionary activities default rule changes to none complying . Areas of Land use may not be provided for in the activity table . Amend reference to residential in the charter.

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

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

The reason for my or our views are:

We have purchased the property to start up a Adventure Tourism business which will include many outdoor pursuits and a motor home park - Cafe .With the new rules this will become much more harder to achieve making many of the activities none complying.

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

Submission date: 16 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: Andrew Potter

Organisation name:

Agent's full name:

Email address: anddeb6@xtra.co.nz

Contact phone number:

Postal address:
33 Gearon Road
RD1 Wauiku
Auckland 2681

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 activity tables an activity that makes any activity not provided for in the tables non complying

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The proposal is too far reaching and far too open to council led views or political influence, it grossly inhibits rural land owners to have full use of their land and without undue or excessive costs to them. The proposal is therefore unclear in its meaning and has undefined activities that may arise that would be "non complying" and decided by who - the council if it is not on the table. This is not democratic!

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

Submission date: 16 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.