

Submission no 95

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submission no 95

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) kefu liu

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

Address for service of Submitter

162 aviemore drive, Highland Park, Auckland

Telephone:

Fax/Email:

trade7lkf7@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number PC 21

Plan Change/Variation Name 3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

The Projected Plan change in its entirety

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

Submission no 95

The reasons for my views are:

Please see attachments

(continue on a separate sheet if necessary)

I seek the following decision by Council:

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

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



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

17 APR 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 no 95

ATTACHMENT -- Reasons for Submission

1. **I/we oppose** Proposed Plan Change 21 (PC 21-private) for the following reasons:
 - (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
 - (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
 - (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
 - (d) The subject site lies within an established area of residential zoned land with the Gillies Ave part of the site covered by an overlay which seeks to retain and manage the special character values of this part of Epsom, integrated as it is with the eastern side of Mt Eden. The purpose of the overlay is described in Chapter D18 of the AUP. PC 21 undermines the integrity of the Special Character Overlay by introducing a land use which is contrary in all respects to the heritage and special character purpose of the overlay.
 - (e) PC 21 has potential adverse effects on neighbouring properties and the locality arising from the potential intensity of development, the incompatibility of built form relationships contemplated by PC 21, the proposed reduction in required parking for the private hospital and the requirement for blasting to achieve underground parking. Together, these actual and cumulative adverse effects confirm that the locality of PC 21 is unsuitable.
 - (f) Adverse effects from PC 21 also include the undermining and degradation of the residential and character heritage environment of the subject site and its vicinity as well as the urban amenity considered and protected by the integration of the Single House Zone and the Special Character Overlay in this location.
 - (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and

Submission no 95

purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
- (i) PC 21 has failed to protect the substantial trees over the subject area which contribute important landscape and vegetation amenity to the neighbourhood and is recognized in the Special Character Overlay.
- (j) Overall, PC21 has failed to provide the necessary justification required under s.32 of the Act to create the extent of change and modification to the operative planning provisions covering the subject area and the adjoining neighbourhood. In particular –
 - i. the evaluation of the objectives of PC 21 to achieve the purpose of the Act is inadequate,
 - ii. the appropriateness of PC 21 to achieve the relevant objectives having examined alternatives, assessed the efficiency and effectiveness of the proposal to achieve those objectives is not provided , and
 - iii. the summary of the reasons for deciding on PC 21 as the correct course of action does not follow the instruction of s32 RMA, and
 - iv. it has not been demonstrated that the objectives of the applicant cannot be met in appropriately zoned areas of the City.
- (k) The serious failure to address the requirements of s.32 RMA has fundamentally flawed the ability for PC 21 to be considered and assessed under the Act.
- (l) Accordingly, the failure to meet the requirements of s.32 RMA confirms that PC 21 is contrary to the purpose of the Act as set out in Part 2, in particular, it does not provide for the sustainable management of the urban environment of the subject site and the neighbourhood required by s5 RMA. For these reasons PC 21 fails to meet the purpose of the Act and accordingly cannot proceed.

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

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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)

Charles Christopher Kenneth Deane

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

Address for service of Submitter

163 Gillies Ave Epsom, Auckland 1023

Telephone: 021 063 0062

Fax/Email: Charles.deane7@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number PC 21

Plan Change/Variation Name 3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

The Entire Plan Change

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

Submission no 96

The reasons for my views are:

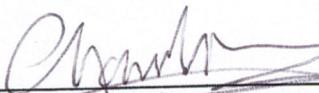
See Attachment

(continue on a separate sheet if necessary)

I seek the following decision by Council:

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

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


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

18/04/19
Date

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

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- I am / am not directly affected by an effect of the subject matter of the submission that:
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 - (b) does not relate to trade competition or the effects of trade competition.

Submission no 96

ATTACHMENT -- Reasons for Submission

1. **I/we oppose** Proposed Plan Change 21 (PC 21-private) for the following reasons:

- (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
- (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
- (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
- (d) The subject site lies within an established area of residential zoned land with the Gillies Ave part of the site covered by an overlay which seeks to retain and manage the special character values of this part of Epsom, integrated as it is with the eastern side of Mt Eden. The purpose of the overlay is described in Chapter D18 of the AUP. PC 21 undermines the integrity of the Special Character Overlay by introducing a land use which is contrary in all respects to the heritage and special character purpose of the overlay.
- (e) PC 21 has potential adverse effects on neighbouring properties and the locality arising from the potential intensity of development, the incompatibility of built form relationships contemplated by PC 21, the proposed reduction in required parking for the private hospital and the requirement for blasting to achieve underground parking. Together, these actual and cumulative adverse effects confirm that the locality of PC 21 is unsuitable.
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- (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and

Submission no 96

purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
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- (j) Overall, PC21 has failed to provide the necessary justification required under s.32 of the Act to create the extent of change and modification to the operative planning provisions covering the subject area and the adjoining neighbourhood. In particular –
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Attachment: The reason for my views are..

As a long term resident of Epsom I believe the proposed development will have an incredibly detrimental effect on the entire suburb.

There is already a problem with congestion on Gillies Ave. At most hours of the day the Motorway on-ramp is backed up all the way to the Gillies Ave and Owens Road intersection. The roads and surrounding infrastructure won't be able to cope with the additional strain.

We are already going to see a massive increase in traffic due to the new Westfield development in New Market. We will have people converging on Epsom from all surrounding neighbourhoods and from even as far out as St Heliers.

In my mind the development hasn't been properly thought out and the concerns of Epsom have largely been disregarded.

To do this properly, they need to build in an area that is newly developed and that can handle the intense infrastructure requirements a hospital requires to function properly.

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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)

^{DR + MRS}
Mr/Mrs/Miss/Ms(Full
Name)

ERNEST + GILLIAN WILLOUGHBY

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

Address for service of Submitter

25 SHEPHERDS AVE, EPSOM, AUCKLAND 1023

Telephone:

021 1786345

Fax/Email:

gilly.willoughby@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 21

Plan Change/Variation Name

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

THE PROPOSED PLAN CHANGE IN ITS ENTIRETY

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

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The reasons for my views are:

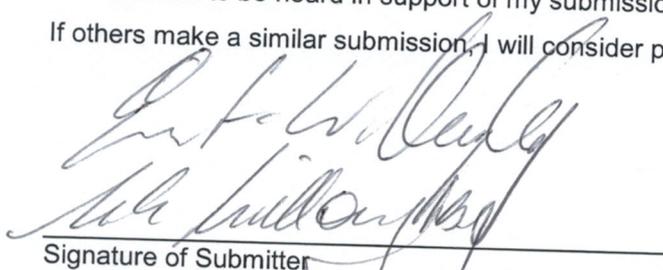
SEE ATTACHED DOCUMENT

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

18 APRIL 2019
Date

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Submission no 97

Auckland Council Plan Change 21

Comments concerning our objections to the proposed plan change

17 April 2019

Ernest and Gillian Willoughby

We have lived in Shipherds Ave (a short no-exit street off Brightside Rd) for 48 years. The area is a quiet residential neighbourhood of the sort that is increasingly hard to find in Auckland, with a high proportion of old-style heritage-type houses which give this part of the city unique character.

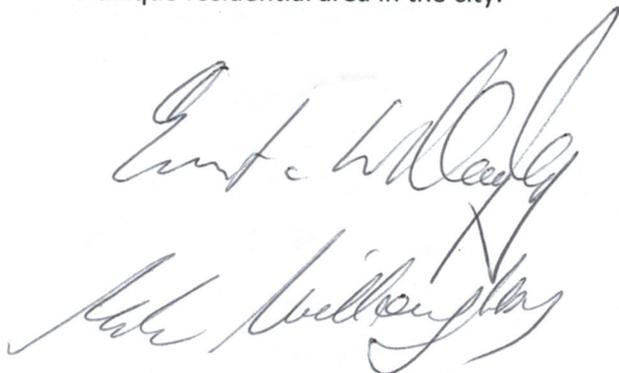
The large hospital structure proposed is completely out of character with the area, both in terms of its appearance and the effect it will have on traffic flow and access to street parking for residents. This is compounded by the loss of 3 residential buildings, characteristic of the area, on Gilles Ave.

The photo montage in the application showing the proposed building outline, even while understating the probable height of the hospital, indicates it will have an appearance akin to a large carbuncle on a shapely leg. A walk or drive down Gilles Ave and Owens Rd with a loop around the current hospital in Brightside Rd would indicate to anyone with a sense of proportion, that it is quite inappropriate to site a large commercial structure of this sort in the area.

The increase in local traffic associated with the new hospital, in our view, will be unmanageable. As things stand, the intersection at Gilles Ave and Owens Rd is snarled with traffic at rush hours, and a substantial increase in numbers of vehicles entering and leaving the hospital site will cause major problems with traffic flow through the day. Pressure on street parking will be substantially greater, and large numbers of vehicles circulating in the residential streets will be a hazard for the numerous school children attending the nearby schools.

We are not impressed with any reassurances that SCHL may make about limiting the effect of traffic disruption during the building phase and subsequently. Promises of sufficient on-site parking for staff and visitors in the current hospital when it was extended some years ago were not kept – parking spaces on Shipherds Ave are now largely occupied by hospital related vehicles from 7 to 7.30am on weekdays. At our end of the street where the road divides, parked cars make it difficult to access our garages.

In summary, the proposed building will have a substantial adverse effect on the appearance and liveability of a unique residential area in the city.



Ernest Willoughby
Gillian Willoughby

17 April 2019

Attention: Planning Technician
Auckland Council
Private Bag 92300
Auckland 1142

Dear Sir / Madam

PROPOSED PLAN CHANGE 21 (PRIVATE) – 3 BRIGHTSIDE ROAD, 149, 151 & 153 GILLIES AVENUE

Please find attached Auckland Transport's submission on the Proposed Plan Change 21 (Private) to the Auckland Unitary Plan Operative in Part.

If you have any queries in relation to this submission, please contact Kevin Wong Toi on 09 4474200.



Cynthia Gillespie
Executive General Manager, Planning & Investment

Enc: Auckland Transport's submission on Proposed Plan Change 21 – 3 Brightside Road, 149, 151 and 153 Gillies Avenue

Submission no 98

SUBMISSION ON PROPOSED PLAN CHANGE 21 (PRIVATE) – 3 BRIGHTSIDE ROAD, 149, 151 & 153 GILLIES AVENUE, EPSOM

To: Planning Technician

Auckland Council – Plans and Places
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

From: Auckland Transport – Planning and Investment
Private Bag 92250
Auckland 1142

This is Auckland Transport's submission on Proposed Plan Change 21 (PPC21) to the Auckland Unitary Plan Operative in Part (AUPOIP). The submission relates to the proposed rezoning of land at 3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom from Mixed Housing Suburban and Single House Zones to Special Purpose – Healthcare Facility and Hospital Zone and to amend transport provisions to specify the parking requirement for the hospital.

Auckland Transport's submission is:

To support PPC21 in part, provided that Auckland Transport's concerns are appropriately considered and addressed to ensure that the extent, scale and intensity of potential effects and the methods for mitigating these effects are addressed to achieve a rezoning and level of development that is appropriate to the transport context.

The reason for Auckland Transport's submission is:

Auckland Transport (AT) is a Council Controlled Organisation (CCO) of Auckland Council with the legislated purpose to contribute to an "effective, efficient and safe Auckland land transport system in the public interest".¹ In fulfilling this role, AT is responsible for:

- a. The planning and funding of public transport;
- b. Promoting alternative modes of transport (i.e. alternatives to the private motor vehicle);
- c. Operating the local roading network; and
- d. Developing and enhancing the local road, public transport, walking and cycling networks.

AT makes this submission to ensure that PPC21 is promoting the most appropriate zone for this location within the context of the transport network and the level of development can be accommodated.

Rezoning proposals, such as PPC21, must ensure that a full and appropriate assessment is undertaken. Such assessments must clearly identify how the proposal will appropriately manage any adverse effects on the local and wider transport network, including identifying what infrastructure is necessary to service the implementation of the zone / development of the site(s) and how this will be provided for by the applicant (or future developers). If such

¹ Local Government (Auckland Council)

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infrastructure cannot feasibly be provided, then an alternative less intensive zone should be considered or the plan change / proposal declined.

AT makes this submission to ensure that PPC21 appropriately manages the effects of rezoning (and the resulting anticipated development enabled by the rezoning) on the local and wider transport network. Specifically, matters relating to the assessment of:

- Potential integration of the development with public transport
- Demand and provision of walking and cycling facilities
- Traffic generation effects
- Parking effects
- Safety
- Vehicle access
- Construction traffic effects.

There are a number of points relating to the transport assessment outlined in **Attachment 1** that require further clarification or explanation to provide AT with a greater level of confidence that the transport assessment has appropriately identified the extent, scale and intensity of potential effects and the methods for mitigating these effects where this is required, including a zone representative of the transport context.

AT seeks resolution of the matters raised in this submission, which for example could include a zone representative of the transport context and/or methods to ensure any transport effects are managed in support of the rezoning proposal.

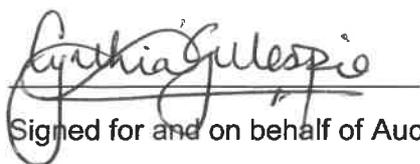
Auckland Transport seeks the following decision from Auckland Council:

That the Council approves PPC21, provided that the transport requirements / concerns raised in this submission are resolved or that Council identifies a more appropriate zone or provision that will address these matters.

If AT's concerns are not resolved, then the Plan Change should be declined.

AT is available and willing to work through the matters raised in this submission with the applicant.

The submitter does wish to appear and be heard in support of its submission.



Signed for and on behalf of Auckland Transport

Cynthia Gillespie
Executive General Manager, Planning & Investment
17 April 2019

Address for service of submitter:
Auckland Transport
20 Viaduct Harbour Avenue
Auckland Central
Auckland 1010

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Attachment 1 – Detailed comments and points requiring further clarification

Issue	Position & reasons	Recommendations sought from the Council
Potential integration with public transport	<p>Managing the potential effects on the transport network associated with development is a primary consideration for AT. Encouraging and facilitating the use of transport alternatives, such as public transport, to mitigate or reduce these effects is a relevant consideration given the limited physical capacity of transport infrastructure that is available in established built-up suburban environments such as in the case of PPC21. In the context of PPC21 to enable a hospital redevelopment, it is recognised that the potential suitability of public transport trips would be focussed around staff and visitor trips and private vehicle trips would continue to be required as part of the transport options to access the site.</p> <p>Bus services directly serving the subject sites running along Gillies Avenue are the 295 (Ellerslie to City) and 321 (Middlemore Hospital to Britomart). These services currently run at 15 minute and 30 minute frequencies during the peak and all-day periods respectively. Around 350m to the east of the subject site is Manukau Road along which more frequent bus services are running.² Approximately 1.2km to the west of the subject sites is Mt Eden Road where bus services³ run at 3 minute and 10 minute frequencies</p>	<p>AT recommends measures to support a shift to public transport. The Transport Assessment supporting PPC21 identifies the development and maintenance of a Travel Plan as a possible measure to encourage staff to travel by public transport, walking and cycling.⁴</p> <p>As there is no certainty that there will be an opportunity to incorporate these measures through subsequent consenting and approval processes based on the PPC21 and AUPOIP provisions⁵, AT requests the applicant identify how this mechanism identified in the Transport Assessment can be provided for.</p>

² The 30 (Onehunga to City) and 309 (Mangere Town Centre to City) services operate at 7.5 minute / 10 minute frequencies during the peak and 15 minute / 30 minute frequencies all day.

³ The 27H/T/W Hillsborough, Three Kings & Waikowhai and City routes.

⁴ PPC21 Attachment D, Brightside Hospital Private Plan Change Transport Assessment, section 8.2, pg 28

⁵ For example, if the H25. Special Purpose – Healthcare Facility and Hospital Zone and the Auckland wide E27 transport provisions do not trigger any resource consent where an appropriate condition can be recommended.

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Issue	Position & reasons	Recommendations sought from the Council
	<p>during the peak and all-day periods respectively. The 321 service connects to the Grafton train station and the Manukau Road services enable an interchange option at the Newmarket train station.</p> <p>There are opportunities to integrate PPC21 with the available public transport services to manage the transport and travel demands generated by the redevelopment that will be enabled by the proposed rezoning.</p>	
Walking and cycling	<p>Walking and cycling accessibility in relation to the subject sites is discussed in the PPC21 Transport Assessment (Attachment D). Walking accessibility in the area is generally enabled through existing footpaths and crossing facilities (e.g. signalised crossings). It is noted that the PPC21 assessment has adopted a walking catchment approach to describe the range of potential destinations within proximity to the subject site. The key walking destinations in the context of the proposed hospital development enabled by PPC21 are likely to be the public transport nodes / facilities and to parked vehicles supporting staff and visitor trips.</p> <p>There is broad agreement with the conclusion outlined in the PPC21 Transport Assessment in regard to the subject site not being well serviced by existing and proposed cycling infrastructure.⁶ Cyclists travelling within the immediate vicinity of the subject site will generally utilise the general traffic lanes or in some</p>	Request further information from the applicant to confirm whether the walking demands generated by the expanded hospital development enabled through PPC21 will be adequately addressed by the existing walking infrastructure and facilities (taking into account existing demand generated from other activities in the area such as schools) or if any mitigation is required in regard to the availability and safety of crossing points, the dimensions or condition of footpath assets or other safety related measures (e.g. lighting).

⁶ PPC21 Attachment D, Brightside Hospital Private Plan Change Transport Assessment, section 3.4, pg 13

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Issue	Position & reasons	Recommendations sought from the Council
	cases the footpaths (e.g. local children travelling to and from school). It is noted that the proposed redevelopment of the expanded hospital site will be subject to the on-site bicycle parking requirements under the AUPOIP. ⁷	
Trip generation effects	<p>An assessment of the traffic related effects of the expanded hospital redevelopment enabled through PPC21 is provided in the Transport Assessment (Attachment D). Further clarification or explanation is needed on the matters outlined below to provide AT with a greater level of confidence that the estimated traffic effects have been appropriately assessed.</p> <p>The PPC21 Transport Assessment uses surveyed peak hour traffic generation rates at the existing Brightside Hospital as the basis for estimating the predicted traffic generation for the expanded hospital redevelopment enabled through PPC21. The assessment of traffic effects does not set out or assess the relative differences between the existing and PPC21 levels of traffic against the AUPOIP enabled scenario. Commentary or assessment on this scenario would be useful to understand the change in effects between the existing levels of traffic and the anticipated (residential) activity under the AUPOIP and the level of estimated incremental change over and above this scenario based on the PPC21 enabled hospital redevelopment.</p> <p>In regard to the survey of peak period traffic generation of the existing hospital, there are queries around whether the timeframes of the trip generation survey⁸</p>	Request further information from the applicant to understand the relative extent of traffic effects and to demonstrate that the traffic effects are appropriately assessed and mitigated to address the matters raised in this submission.

⁷ AUPOIP standard E27.6.2(6) Bicycle parking

⁸ PPC21 Attachment D, Brightside Hospital Private Plan Change Transport Assessment, section 2.1.3, pg 3

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Issue	Position & reasons	Recommendations sought from the Council
	<p>(6:00 – 9:00am and 2:00 – 6:00pm) correspond to the operational demands of the hospital. For example, the visiting hours of the hospital are between 11am to 8pm. The traffic generation survey excludes the potential visitor peak period around midday (and the shoulder on either side).⁹ Other operational considerations include the impact of staff shift start and end times on the peak period trip generation and the start time for patient admissions. Further explanation of these matters would assist to confirm whether the traffic generation survey on which the PPC21 estimated levels of traffic are based are an accurate reflection of the operational patterns of demand.</p> <p>The summary of existing peak hour trip generation indicates that the arrivals and departures of cars parked on Brightside Road and Shipherds Avenue for between 8 and 12 hours have been included in the estimation of the existing hospital trip generation rate. The sum of the total trips column needs to be checked for accuracy if they include both the on-site hospital and on-street parking arrivals and departures. Any subsequent recalculation of the trip rate (per 100m²) will also be required if the sum of trips is incorrect. This clarification is requested to ensure that the basis for assessing the PPC21 traffic effects correctly reflects the existing surveyed information.</p> <p>As a point of reference to confirm the appropriateness of the peak hour trip generation rates, it would be useful to convert the calculated trip rates to per bed</p>	

⁹ This suggestion on the mid-day peak appears to be reflected in the survey of on-street parking demand (refer to Figure 3 in the Traffic Assessment (Attachment D)).

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Issue	Position & reasons	Recommendations sought from the Council
	<p>and/or per staff rate and compare these against documented guidelines / rates.</p> <p>It is assumed that surveyed trip generation also includes drop-off/pick-up of staff, patients & visitors. Further explanation on this aspect of establishing the trip generation rates would help to understand the types of trips likely to be generated by the PPC21 proposal. This aspect of the trip generation should also be considered in relation to the discussion on parking demands and appropriateness of the proposed parking variation control.</p> <p>In regard to the SIDRA modelling, a diagram of where the existing movements and the proposed movements are predicted to go would be useful to understand the level of change. The increases in the right turn movements from Brightside Ave are, relatively speaking, the more critical movements. Based on the information presented, these movements appear to be able to be accommodated within the existing capacity.</p>	
Parking	<p>The Transport Assessment (Attachment D) outlines the parking demand of the existing (on-site) Brightside Hospital and for the immediately surrounding sections of on-street parking. The surveyed peak period parking demand is used as the basis for determining the proposed Parking Variation Control of 1 parking space per 64m² of gross floor area (GFA).</p> <p>AT has in-principle no objection to the application of a Parking Variation Control where this rate is appropriate for the proposed activity in terms of the “character, scale and intensity”¹⁰ of the proposed zone. Where the</p>	

¹⁰ Refer to AUPOIP E27.2 Objective (4) The provision of safe and efficient parking, loading and access is commensurate with the character, scale and intensity of the zone.

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Issue	Position & reasons	Recommendations sought from the Council
	<p>proposed parking rate will reduce the requirement for on-site parking, this supports wider objectives around transport and land use integration and transport demand management outcomes, for example, encouraging the use of transport alternatives such as public transport where this is appropriate. The following points set out aspects of the parking analysis that require further clarification or explanation to inform the PPC21 assessment in regard to whether the parking related effects and potential mitigation measures have been appropriately addressed.</p> <p>Figure 3 (in attachment D) indicates an existing on-site hospital parking capacity of 54 parking spaces. It is understood that of these 54 spaces, there are around 19 at grade spaces (based on an aerial map) available to the public with the balance being restricted basement parking (assumed to be allocated to staff, surgeons, etc). Further information on how many staff are potentially accommodated on-site and how the demand from the balance of staff may impact the demand for on-street parking (noting that some staff may travel by other modes or be dropped off / picked up) would be useful to understand the patterns of parking demand likely to be generated by the proposed redevelopment. In relation to this, explanation on the levels or patterns of existing on-site parking demand for the at-grade publicly available parking compared with the restricted basement parking is requested. Any differences in the parking patterns should be highlighted and discussed in terms of the proposed parking rate.</p> <p>The peak demand is based on on-street parking where the duration of stay was between eight and twelve</p>	<p></p> <p>Request further information from the applicant to understand the relative extent of parking effects and to demonstrate that the parking effects are appropriately assessed and mitigated to address the matters raised in this submission.</p> <p>Requests that an appropriate mechanism be considered to ensure the applicant undertakes monitoring of on-site and on-street parking after the redeveloped hospital has been established to support the management of transport effects.</p>

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Issue	Position & reasons	Recommendations sought from the Council
	<p>hours¹¹, and clarification is sought on how the hospital related demand that is less than eight hours (e.g. shorter stay visitor parking) is accounted for as part of the estimate of demand. The existing on-street capacity is shown as 100 spaces in Figure 3. During standard visiting hours (11am to 8pm) that are also covered by the survey, the occupancy levels range from around 25% to 78%. The 31 (long-stay) on-street vehicles represents around 40% of the surveyed peak on-street demand. The balance of this parking could, therefore, be shorter-stay parking that is hospital or non-hospital related (e.g. school or resident parking). Further clarification and explanation on the assumptions is suggested to confirm that the proposed parking rate will not result in an underestimation of the parking demand, including for short-stay visitor parking.</p> <p>Any relevant operational factors impacting on the existing and future parking demand patterns should be identified. For example, whether the vehicle departures correspond to standard staff shift operational hours at the hospital.</p> <p>In section 6.2 of the Transport Assessment, the proposed car parking requirement for PPC21 is discussed and a total of 136 on-site parking spaces is calculated as being required based on the proposed (minimum) rate of 1 per 64m² GFA. Confirmation is sought around whether the calculation of the 136 parking spaces is based on the combined existing parking (of 54 spaces) and the parking requirement based on the additional 5,500m²GFA (86 spaces). If</p>	

¹¹ PPC21 Attachment D, Brightside Hospital Private Plan Change Transport Assessment, section 2.1.4, pg 5

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Issue	Position & reasons	Recommendations sought from the Council
	<p>136 is the correct amount of on-site parking, this would result in an overall rate of 1 per 79m² GFA (assuming a total GFA of 10,700m²). When compared to the existing situation of 54 on-site car parking spaces (5,200m² GFA and a rate of 1 per 96m²), the redevelopment will be providing about two and a half times the existing amount of parking. It is unclear how this increase in parking (between the existing provision & proposed) relates to the change in the scale of the hospital operations such as the number of beds and/or staff (i.e. beyond the generic GFA reference). Further to this information, it would also be of use to understand how the proposed parking would be managed such as the allocation of staff and visitor parking. This information directly informs the extent and management of potential parking related effects.</p> <p>The parking demands in the vicinity of the subject sites are likely to be generated by a combination of residents, hospital related (staff and visitors) and demand associated with the nearby Epsom Girls Grammar School (e.g. students). These competing demands for parking may at times result in situations where the available parking resources are at or near capacity (both on-site and on-street). This is not necessarily reflected in the Transport Assessment's single day survey of parking demand based on the existing hospital operations. To provide a greater level of assurance that the parking demands and effects (e.g. spill-over effects) associated with the redevelopment enabled through PPC21 can be managed, AT is seeking to ensure that appropriate monitoring of the on-site and on-street parking after the redeveloped hospital has been established as a basis</p>	

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Issue	Position & reasons	Recommendations sought from the Council
	for determining whether appropriate mitigation is required to address these effects. ¹²	
Safety	Section 5.4 of the Transport Assessment provides a description of the safety issues based on a review of reported crash data. AT generally agrees with the assessment of potential safety issues and the suggestion that the No Stopping At All Times (NSAAT) should be extended along Gillies Ave to ensure adequate sight distances. The proposed redevelopment enabled through PPC 21 will increase the demand for right turning movements from Brightside Road to Gillies Avenue.	AT recommends that the extension of NSAAT is undertaken by the applicant as a mitigation measure or that an appropriate mechanism be put in place to ensure this occurs as identified in the Transport Assessment to address the matters raised in this submission.
Vehicle access	As part of the assessment of traffic effects contained in the Transport Assessment (Attachment D), there is some discussion in relation to the proposed vehicle access arrangements to service the proposed redevelopment enabled by PPC21. A left in / left out access arrangement from Gillies Avenue is identified as one arrangement included as part of the analyses of intersection performance. AT supports in-principle limiting additional vehicle movements particularly along the arterial route of Gillies Avenue. As noted in the Transport Assessment, it is anticipated that there will be scope to consider the matter of vehicle access arrangements at the resource consent stage based on the AUPOIP transport (vehicle access restriction) provisions. ¹³	AT recommends that a mechanism is provided to ensure that vehicle turning movements from any new or reconstructed vehicle access off Gillies Avenue are restricted as identified in the Transport Assessment to address the matters raised in this submission.
Construction traffic	The Transport Assessment does not address the construction related traffic effects of the proposed	AT recommends that the Transport Assessment be amended to address

¹² As noted in AT's Parking Strategy (May 2015), when peak parking occupancy is regularly above 85%, some form of parking management is recommended to manage the demand.

¹³ Refer to Table E27.4.1 Activity table (A5), E27.6.4.1(2) & (3)(c).

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Issue	Position & reasons	Recommendations sought from the Council
	redevelopment enabled through PPC21. It is expected that there will be potential adverse effects associated with the closing of traffic lanes and footpaths, temporary removal of on-street parking and managing the movement of heavy vehicles to and from the site. In this regard, the Transport Assessment should address this aspect of the proposal given the potential temporary and localised effects of construction traffic.	construction traffic impacts, with the identification of a mechanism to ensure an appropriate Construction and Traffic Management Plan is undertaken that minimises the impacts on the safe and efficient operation of the transport network to address the matters raised in this submission.

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Simon Jones

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

Address for service of Submitter

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Auckland, 1023*

Telephone:

09-638 8842

Fax/Email:

simon.jones@mcama.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 21

Plan Change/Variation Name

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

See attachment

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

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ATTACHMENT -- Reasons for Submission

1. ~~I/we~~ **oppose** Proposed Plan Change 21 (PC 21-private) for the following reasons:

- (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
- (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
- (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
- (d) The subject site lies within an established area of residential zoned land with the Gillies Ave part of the site covered by an overlay which seeks to retain and manage the special character values of this part of Epsom, integrated as it is with the eastern side of Mt Eden. The purpose of the overlay is described in Chapter D18 of the AUP. PC 21 undermines the integrity of the Special Character Overlay by introducing a land use which is contrary in all respects to the heritage and special character purpose of the overlay.
- (e) PC 21 has potential adverse effects on neighbouring properties and the locality arising from the potential intensity of development, the incompatibility of built form relationships contemplated by PC 21, the proposed reduction in required parking for the private hospital and the requirement for blasting to achieve underground parking. Together, these actual and cumulative adverse effects confirm that the locality of PC 21 is unsuitable.
- (f) Adverse effects from PC 21 also include the undermining and degradation of the residential and character heritage environment of the subject site and its vicinity as well as the urban amenity considered and protected by the integration of the Single House Zone and the Special Character Overlay in this location.
- (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and

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purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
- (i) PC 21 has failed to protect the substantial trees over the subject area which contribute important landscape and vegetation amenity to the neighbourhood and is recognized in the Special Character Overlay.
- (j) Overall, PC21 has failed to provide the necessary justification required under s.32 of the Act to create the extent of change and modification to the operative planning provisions covering the subject area and the adjoining neighbourhood. In particular –
 - i. the evaluation of the objectives of PC 21 to achieve the purpose of the Act is inadequate,
 - ii. the appropriateness of PC 21 to achieve the relevant objectives having examined alternatives, assessed the efficiency and effectiveness of the proposal to achieve those objectives is not provided , and
 - iii. the summary of the reasons for deciding on PC 21 as the correct course of action does not follow the instruction of s32 RMA, and
 - iv. it has not been demonstrated that the objectives of the applicant cannot be met in appropriately zoned areas of the City.
- (k) The serious failure to address the requirements of s.32 RMA has fundamentally flawed the ability for PC 21 to be considered and assessed under the Act.
- (l) Accordingly, the failure to meet the requirements of s.32 RMA confirms that PC 21 is contrary to the purpose of the Act as set out in Part 2, in particular, it does not provide for the sustainable management of the urban environment of the subject site and the neighbourhood required by s5 RMA. For these reasons PC 21 fails to meet the purpose of the Act and accordingly cannot proceed.

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The reasons for my views are:

See Simon Jones attachment

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

I wish to be heard in support of my submission

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

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

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

18 April 2019
Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

Submission no 99

In addition, I also have these comments:

- (i) I have lived in this area for 16 years, and was attracted to, and still appreciate the special character of the area being particularly leafy with a strong historical heritage component. It is unfortunate that there are increasingly few areas left in Auckland that have any special character with links with the past. Something that many cities overseas recognise and vigorously maintain.
- (ii) I am totally flabbergasted and cannot understand how the Auckland Council which went through a significant process culminating in the issuance of a Unitary Plan that explicitly and clearly specifies the residential classification of the area being single house zone with special character overlay, can then do an about face and consider the potential for a commercial development.
- (iii) The objective of the Unitary Plan is that it determines what can be built and where, and ensures that environmental standards are respected and upheld. How can considering a large scale commercial development in a single house zone with special character overlay be remotely linked to fulfilling the objectives of the Unitary Plan? What is the point of bothering to complete a Unitary Plan in the first place if the process allows anyone to apply for a development that is totally at odds with what the Unitary Plan allows?
- (iv) During the Unitary Plan process everyone has the opportunity to make comments prior to the initial preliminary release, with further opportunity to submit comments, leading to the formal release of the Unitary Plan. It is extremely annoying that as a rate payer I now have to spend my own personal time and money on issues such as this which the proposed activity does not come remotely near the current zoning activity. In addition there is no buffer zone between the proposal and existing zoning, so you go straight from a 25m structure to single house next door.
- (v) If the Auckland Council allows this commercial development then it sets a very clear precedent for developers wanting to develop elsewhere. The message simply being that the Unitary Plan zoning is irrelevant to what you want to develop. Put your application in and you have a very high chance of it being approved, even if the activity is totally at odds with the Unitary Plan.
- (vi) Gilles Avenue is already a significant traffic bottleneck and allowing this scale of development will only exasperate the current traffic blockages and hold-ups.

In summary it is ridiculously preposterous that this proposal should be given any consideration or the time of day. There is zero justification as to how a 25 metre tall commercial structure should be built bang in the centre of a steeply historical residential area.

SIMON JONES

5/5

5

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

CAROLINA PATRICIA BOYLE (NEE MÜLLER)

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

Address for service of Submitter

1155 Gillies Avenue, Epsom, Auckland 1023

Telephone:

09 638 6547

Fax/Email:

ncpmuller@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 21

Plan Change/Variation Name

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

THE Proposed Plan change in its entirety

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

Submission no 100

The reasons for my views are: PLEASE ATTACHED PAGES.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- | | |
|---|-------------------------------------|
| Accept the proposed plan change / variation | <input type="checkbox"/> |
| Accept the proposed plan change / variation with amendments as outlined below | <input type="checkbox"/> |
| Decline the proposed plan change / variation | <input checked="" type="checkbox"/> |
| If the proposed plan change / variation is not declined, then amend it as outlined below. | <input type="checkbox"/> |

- | | |
|---|-------------------------------------|
| I wish to be heard in support of my submission | <input checked="" type="checkbox"/> |
| I do not wish to be heard in support of my submission | <input type="checkbox"/> |
| If others make a similar submission, I will consider presenting a joint case with them at a hearing | <input checked="" type="checkbox"/> |

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

x 18 April 2019
Date

Notes to person making submission:

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

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

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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:

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

Submission no 100

2. In addition, I have these concerns:

Introduction

- i) My name is Nina Muller. I am a family lawyer working in Henderson. I am the mother of two children Marie aged 10 years and Lauren aged 7 years.
- ii) My husband and I purchased and moved to 1/155 Gillies Avenue in September 2018. 155 Gillies Ave is a 1970s concrete block of attached homes for want of better description six units on the corner of Gillies Avenue and Brightside Road directly opposite to the proposed Hospital site.
- iii) I like the Eden Epsom area. I have lived mostly in the Eden Epsom area since 1988. I like the special character of the Eden Epsom area with it's older buildings and special local character. I like Brightside Road in particular for its relatively quiet living in the weekends and holidays.
- iv) During the working week Brightside Road is a very busy street for parking and through traffic. Gillies Ave during the week is a very busy street with through traffic. Gillies Avenue and Brightside Road are particularly congested during peak hour traffic.
- v) My husband and I purchased 1/155 Gillies Avenue in particular for its proximity to good schools for my two daughters.
- vi) It was envisaged that I would eventually be able to work from home which is the reality of many new Zealanders today.
- vii) I believed that my daughters could walk to and from school.
- viii) I hoped that my children could study at home as well.

The Hospital

- ix) I object to the construction of an expansion of Brightside Hospital because of the impact on the residential area along Brightside Road and Gillies Avenue.
- x) The Brightside Road and Gillies Avenue and surrounding road network is not built to support a building up to 25 metres in height. What I mean is the traffic for workers and clientele will require access of a magnitude that expansion of the current road ways will be necessary.
- xi) Currently Brightside Road and surrounding side streets to Gilles Avenue are used for the current workers at Brightside Hospital, students and teachers at

Submission no 100

Epsom Girls College and workers and clientele from the Gillies Ave Southern Cross clinic for parking. An increase in workforce and clientele from Brightside Road Hospital will exacerbate an already pressured area for parking.

- xii) Gillies Avenue is also busy for thoroughfare traffic for the on and off ramp to state highway 1 as well as an arterial route for Highway one access to the Auckland International airport. The congestion that is generated by the Brightside Hospital will impact on the Gillies Avenue through traffic.
- xiii) The use of Gillies Avenue and Brightside Road as a thoroughfare for pedestrians throughout the day peaks with congestion of students to and from the neighbouring schools whether Kohia Terrace, Newmarket Primary, Auckland Boys Grammar, and predominantly Epsom Girls Grammar in time for school hours and after school activities. There is a mixture of use of the footpaths of families and students.
- xiv) It is estimated that the 25 metre height of the Hospital will overshadow my home and that of my neighbour at 157 Gillies Avenue. Currently my home is approximately 8 metres and the surrounding homes are in the vicinity of 8 metres. It would be inappropriate that a 25 metre Hospital be constructed in a residential area overshadowing neighbouring houses as a visual intrusion and worse still inflicting privacy issues on me and my neighbours as well.

Construction

- xv) I do not accept that the construction of the proposed expansion as described by the Southern Cross spokesperson, "We have worked to minimise disruption to neighbouring properties, including designing the building in such a way as to preserve historic trees and rock walls on the site and to keep any additional traffic away from the quieter residential streets and on the main thoroughfare of Gillies Ave," is entirely viable.
- xvi) Construction will impact on traffic thoroughfare with blasting alone. Blasting caused road closures and whilst the estimation of timeframes are estimated there is no guarantees that timeframes will be adhered to. The current proposal aims to blast three times (at the very least) the construction of 1990s.

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- xvii) The plans for blasting basalt rock alone was underestimated in the 1997 construction and the current plans triple the current capacity and would therefore be three times the blasting and timeframes are likely to be underestimated. There is an unreasonable level to personal safety (direct risk in terms of dust, rockfall and impact on hearing) for a prolonged period of time will be absorbed by the Eden Epsom residents. This is unacceptable.

Loss

- xviii) Of concern from local residents is the fact of any loss that is caused to personal safety it is conceivable that ACC will cover personal injury.
- xix) However the issue of damage to property will not be covered by insurance. This is outrageous whether directly affected or indirectly affected by the construction of a Hospital in a residential area that the neighbouring houses will fund the effects of blasting to their homes that Southern Cross do not take into account.

My Worries – A new Precedent

- xx) I am now worried by the idea that a hospital can simply apply and obtain a change in the residential area to the Auckland Unitary plan.
- xxi) This is a very worrying concern that residential area can simply be changed by an application by a company who have purported to have consulted widely and obtained reports on the Brightside Road and Gillies Avenue area. These consultation documents fail to take into account the residents of all the surrounding streets that will be affected by traffic and pedestrians.
- xxii) Whilst Southern Cross has stated that they consulted with the neighbouring lands, this is incorrect. I was not consulted about this proposal by Southern Cross.
- xxiii) The Eden Epsom area is residential special character land and should remain.
- xxiv) I object to the change to the Unitary plan that is proposed if granted it sets a precedent that any unitary plan can be altered despite the extensive consultation taken to set up boundaries for development at the time of setting the Auckland Unitary Plan.

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- xxv) The Southern Cross proposal for a change in the use of the present site to "Special Purpose - Healthcare Facility and Hospital Zoning" – and that this is the most appropriate classification for the use of the site.
- xxvi) It is understood that under the hospital zone that Southern Cross wants, Southern Cross if granted the change to the Unitary plan could build to a maximum height of 25m. It is doubtful once the zone is changed that council will be able to control what happens in construction. This impact on the surrounding streets will have a negative effect.
- xxvii) The capacity is guessed to triple in capacity which effect the traffic through, to and from the hospital. The support services for the Hospital will increase too.
- xxviii) The private hospital network has lodged a plan change through Auckland Council to rezone the sites of three homes on Gillies Ave and one home on Brightside Rd for hospital purposes.
- xxix) I object to the Plans by Southern Cross to knock down and or remove houses from Gillies Avenue next door (149, 151 and 153) to expand the Hospital on 3 Brightside Road. Two of the houses on Gillies Ave were built before 1940 and have special character status. We as a community value our heritage homes.

Submission no 101

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

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



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

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

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Prudence Jane Cotter

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

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cotter-smith@xtva.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 21

Plan Change/Variation Name

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

The entire plan.

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

Submission no 101

The reasons for my views are:

See attached - Technical
- Personal

(continue on a separate sheet if necessary)

I seek the following decision by Council:

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

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


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

15.4.19.
Date

Notes to person making submission:

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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 no 101

ATTACHMENT -- Reasons for Submission

1. **I/we oppose** Proposed Plan Change 21 (PC 21-private) for the following reasons:
 - (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
 - (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
 - (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
 - (d) The subject site lies within an established area of residential zoned land with the Gillies Ave part of the site covered by an overlay which seeks to retain and manage the special character values of this part of Epsom, integrated as it is with the eastern side of Mt Eden. The purpose of the overlay is described in Chapter D18 of the AUP. PC 21 undermines the integrity of the Special Character Overlay by introducing a land use which is contrary in all respects to the heritage and special character purpose of the overlay.
 - (e) PC 21 has potential adverse effects on neighbouring properties and the locality arising from the potential intensity of development, the incompatibility of built form relationships contemplated by PC 21, the proposed reduction in required parking for the private hospital and the requirement for blasting to achieve underground parking. Together, these actual and cumulative adverse effects confirm that the locality of PC 21 is unsuitable.
 - (f) Adverse effects from PC 21 also include the undermining and degradation of the residential and character heritage environment of the subject site and its vicinity as well as the urban amenity considered and protected by the integration of the Single House Zone and the Special Character Overlay in this location.
 - (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.

Submission no 101

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
- (i) PC 21 has failed to protect the substantial trees over the subject area which contribute important landscape and vegetation amenity to the neighbourhood and is recognized in the Special Character Overlay.
- (j) Overall, PC21 has failed to provide the necessary justification required under s.32 of the Act to create the extent of change and modification to the operative planning provisions covering the subject area and the adjoining neighbourhood. In particular –
 - i. the evaluation of the objectives of PC 21 to achieve the purpose of the Act is inadequate,
 - ii. the appropriateness of PC 21 to achieve the relevant objectives having examined alternatives, assessed the efficiency and effectiveness of the proposal to achieve those objectives is not provided , and
 - iii. the summary of the reasons for deciding on PC 21 as the correct course of action does not follow the instruction of s32 RMA, and
 - iv. it has not been demonstrated that the objectives of the applicant cannot be met in appropriately zoned areas of the City.
- (k) The serious failure to address the requirements of s.32 RMA has fundamentally flawed the ability for PC 21 to be considered and assessed under the Act.
- (l) Accordingly, the failure to meet the requirements of s.32 RMA confirms that PC 21 is contrary to the purpose of the Act as set out in Part 2, in particular, it does not provide for the sustainable management of the urban environment of the subject site and the neighbourhood required by s5 RMA. For these reasons PC 21 fails to meet the purpose of the Act and accordingly cannot proceed.

Submission no 101

Personal Submission

Jane Cotter

We moved to Epsom in 1988 and raised our three sons there , they all attended schools in the area , and we left at the end of 2018 as they have all now left home .

We moved there not only for the fantastic schooling but also the strong sense of community that exists in the Eden Epsom area .Having now left the area we appreciate what a unique community it is how strong it is .

We lived in Shipherds Ave during the first Brightside development 20 years ago and lived through many months of disruption involving rock excavation , construction noise and increased traffic. Subsequently we noticed a huge increase in parking down our street .

In addition some of our neighbours adjacent to the development sustained damage to their properties and received no compensation for the property damage caused by the relentless rock blasting , to say nothing of the emotional distress this caused .

I am concerned that this proposed expansion is not only going to again disrupt the neighbourhood during its construction which will undoubtedly be substantially longer than the first but will also change the nature of the neighbourhood with a substantially larger hospital than currently exists .

Firstly I would like to point out what an incredibly busy block the Owens Rd/ Gillies Ave /Brightside Rd and Mountain Rd is . Particularly before and after school , there are huge numbers of school children of all ages , walking , cycling , driving and being driven which makes this whole block a danger zone .

Gillies Ave is a main arterial route with access to the motorway at the end of it so not only does it take school traffic but also normal commuter traffic destined for the city and beyond . I have spent 30 years turning in and out of Brightside at all times of the day and it is a nightmare , further more the righthand turn into Owens Rd from Gillies Aves exacerbates the problem and traffic backs up , the pedestrian crossing is incredibly busy at school peak hours , Brightside is used as a cut through to Owens and Mountain and the access into Mountain Rd is diabolical in that it is so narrow , that busses often cant turn into it from Owens . All in all the block , traffic wise is chaotic .Throw in a rainy day and there is bedlam !

Add into this a construction site blasting rock and then removing truck loads of it off site presumably out of the Gillies Ave entrance , which will be very close to an incredibly busy pedestrian crossing and there is a huge potential for accidents .

Post construction , and with the main access to the hospital off Gillies Ave there is more potential for traffic hazards for patients and service vehicles, as turning into and out of the hospital from anywhere other than North bound Gillies Ave will be fraught with problems at most times of the day.

The size and scale of the proposed building is also of concern as it is so totally out of character with the rest of the suburb which prides itself on the large numbers of heritage buildings which I understood the Unitary Plan sought to protect . It seems strange that having agreed the Unitary Plan after a huge amount of acrimony and debate , that Southern Cross are now seeking to have a part of it overturned and rezoned . A business as large as SX would have a strategic plan and it seems inconceivable to me that this development has not been on the agenda for some time and certainly before the unitary plan was finalised .

Jane Cotter

Submission no 102

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

JAMES LAWSON BOYLE

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

Address for service of Submitter

1155 GILLIES AVENUE, EPSOM, AUCKLAND. 1023

Telephone:

09 638 6547

Fax/Email:

James.boyle0259@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 21

Plan Change/Variation Name

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

Submission no 102

The reasons for my views are: PLEASE SEE ATTACHED SHEETS

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
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- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

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

18 APR 2019
Date

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- (a) adversely affects the environment; and
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Submission no 102

ATTACHMENT -- Reasons for Submission

1. I/we oppose Proposed Plan Change 21 (PC 21-private) for the following reasons:

- (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
- (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
- (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
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- (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.

Submission no 102

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
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 - iii. the summary of the reasons for deciding on PC 21 as the correct course of action does not follow the instruction of s32 RMA, and
 - iv. it has not been demonstrated that the objectives of the applicant cannot be met in appropriately zoned areas of the City.
- (k) The serious failure to address the requirements of s.32 RMA has fundamentally flawed the ability for PC 21 to be considered and assessed under the Act.
- (l) Accordingly, the failure to meet the requirements of s.32 RMA confirms that PC 21 is contrary to the purpose of the Act as set out in Part 2, in particular, it does not provide for the sustainable management of the urban environment of the subject site and the neighbourhood required by s5 RMA. For these reasons PC 21 fails to meet the purpose of the Act and accordingly cannot proceed.

Submission no 102

2. In addition I wish to include the following comments and concerns:

- a. I moved to this address in the latter part of last year (2018), the main reasons for which include:
 - i. It being a long established residential area that is close to many good local amenities, shopping and schooling.
 - ii. It has good access to main arterial road networks, and other transport options.
 - iii. The surrounding residential housing in many cases is of a heritage nature resulting in an overall quality area to live within and enjoy quietly with my family and neighbours.

- b. It is of concern that such a significant commercial building project can even get to such a stage as it is at now, when it will be clear to many people that it is going to have significant detrimental consequences to the local residents (N.B. in a long established major residential area) both during the very long construction phase, and also indefinitely after it may be completed – should this project actually, and I would suggest, ill-advisedly, go ahead.

- c. Such a large commercial project has no place in this major residential area, which should be left for all the residents to quietly enjoy in exactly the manner it was intended from the very beginning. The local residents should also never have had to worry about their quality of life being potentially severely degraded in this manner. I would argue that the quality of life aspect and quiet enjoyment of living in this area is simply of far greater importance and benefit to all residents, than any other that this proposed commercial building project may be thought to bring with it.

- d. I would like to highlight just a few concerns I have with the construction phase of this potential commercial building project:
 - i. Continuous excavation and blasting operations. I believe that this could reasonably expect to continue over a period of about 4 years, given the experience seen with the construction of the existing Healthcare facility. I understand blasting products were seen to land on Brightside

Submission no 102

Road, and also the roof of property on the south side of the road.

Clearly we can see that despite the H&S precautions and controls that may be in place, it is reasonably foreseeable that blasting products will still fail to be contained if this project was to go ahead. The consequences will be similar causing potential damage to property (Houses & Cars etc) and injury to non-worksites personnel. I have two young children and do not want them exposed to this risk and be injured, or worse. In addition, there is a school nearby with many students. When these students are walking to and from the school, the risk exposure will be very high should blasting operations be planned at the more or less the same time. As a local resident and parent this risk is personally intolerable. This is irrespective of whether Project OSH Subject Matter Experts consider the risk can be low, and minimised so far as is reasonably practicable. Alternative daily timings for blasting operations cannot possibly be sustainable over the whole duration of the up to 4 year excavation and blasting phase. The best way is to eliminate this risk, and for the project not to go ahead. It is unreasonable to expect residents to endure these blasting operations for any prolonged period, and most certainly up to the expected 4 year timescale.

- ii. The noise associated these blasting operations is also an unreasonable impact on residents, particularly for those who are very young, very old or work a shift pattern, and are trying to sleep during daytime hours. Again this will be over an expected 4 year timescale.

- iv. There will be an adverse impact on parking options for residents due to the numbers of workers on the worksite needing parking. On some occasions currently I have to park many hundreds of metres away from my property. With the increased pressure on available parking options this is going to increase in frequency and distance from my property. The reality is that this will also apply after construction is completed, should it go ahead. This adverse impact on parking for residents is also unreasonable.

Submission no 102

- v. The amount of daily construction traffic, lorries and the like, over the four year period is also going to be a major disturbance factor to local residents (continuous disruption, noise, risk of damage to parked cars etc.) and significantly, gives rise to a greatly increased risk of an accident. I would again mention I have two young children, and there is a school nearby where considerable numbers of students will be walking nearby regularly each school day. This increased risk of an accident involving young children is again reasonably foreseeable. I would not want my children involved in any associated accident, particularly when there is no real need, or justifiable reason for this commercial build project to be imposed on what is a main residential property area, and not commercial area. At times the traffic trying to negotiate between Brightside Road and Owens Road/Gillies Avenue can be chaotic, and this is also simply just going to exacerbate the troublesome issue.

- vi. As regards any completed Health facility, the proposed height is going to severely and negatively impact on my property. The project building may be up to 25 metres tall. This potential new outlook from my property greatly and negatively impacts in comparison to what is currently there. This gives rise to issues of privacy and simple intrusion into my quality of life while living in my property. This is unfair and unreasonable.

Submission no 103

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

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



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

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

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

James Edmond McLennan

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

Address for service of Submitter

2/2A Valley Road, Mt Eden, Auckland 1024

Telephone:

(09) 623 0747

Fax/Email:

j.mclennan@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 21

Plan Change/Variation Name

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

The proposed plan change in its entirety.

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

Submission no 103

The reasons for my views are:

Please see attached.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

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

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


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

18/4/19
Date

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Submission no 103

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom - PC 21

Reasons for Submission

I oppose Proposed Plan Change 21 (PC 21-private) for the following reasons:

- (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
- (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
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- (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and purpose of the

Submission no 103

operative land use pattern and urban design outcomes represented by the operative land use zones.

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
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- (k) The serious failure to address the requirements of s.32 RMA has fundamentally flawed the ability for PC 21 to be considered and assessed under the Act.
- (l) Accordingly, the failure to meet the requirements of s.32 RMA confirms that PC 21 is contrary to the purpose of the Act as set out in Part 2, in particular, it does not provide for the sustainable management of the urban environment of the subject site and the neighbourhood required by s5 RMA. For these reasons PC 21 fails to meet the purpose of the Act and accordingly cannot proceed.



Submission no 103

Additional Submission

1. I am a home owner and resident of approximately 12 years in the Mt Eden area (Valley Road). I am also the landlord of 2 residential flats in Valley Road too.
2. Therefore, I live approximately one kilometre away from SCHL's existing hospital facility in Brightside Road.
3. I am opposed to the proposed Plan Change the subject of this matter concerning the properties in Brightside Road and Gillies Ave. By a separate annexure, I have given technical reasons for my submission in opposition to the proposed Plan Change 21.
4. There was extensive consultation before the Auckland Unitary Plan was put in place. I expect that the requirements regarding residential zoning under the Unitary Plan would stay in place, and be observed, not as Southern Cross Hospital Limited (SCHL) now seek to do, and have a Plan Change made.
5. The Unitary Plan was not something arrived at without considerable time and effort involved. There should be no reason why it is not strictly adhered to. If the Unitary Plan has any status and standing, it must be strictly observed in my submission. It would completely water down the importance of the Unitary Plan if – in this instance for no good reason apart from the commercial interests of SCHL and contrary to the residential zoning expectations of the local residents under the Unitary Plan – such a Plan Change was permitted in this application. The surrounding Mt Eden area is already very well served by Mercy Hospital which is I would estimate is about 500 metres away from the proposed extension to SCHL's existing hospital facility in Brightside Road. Apart from its commercial interests, there is no reason for there to be an extension of SCHL's existing hospital.
6. Furthermore, located next to the Ellerslie Racecourse, is the Ascot Hospital, which I would estimate would be approximately 2kms from SCHL's existing hospital facility. Again, the surrounding area is perfectly well catered for with hospital facilities, and there is no need for an extension for SCHL's benefit.
7. The surrounding area is of residential dwellings, modest retail shops and development (i.e. the Mt Eden Village Shops), parks and schools. An extension of SCHL's hospital at Brightside Road is not only contrary to the Unitary Plan (hence the Plan Change that they seek), but would be totally out of keeping with the surrounding location and the (natural) expectations under the Unitary Plan of the local residents as to what the Mt Eden/Epsom area they live in should continue to be in to the future.
8. A zone change would have considerable impact I submit on the surrounding area, and the legitimate expectations of the local residents as to what their environment is under the Unitary Plan. I submit it is not an area for large buildings of a commercial nature being extended as SCHL seeks in its Plan Change.
9. The residential nature of the surrounding area should be maintained and fostered by the Unitary Plan, not the reverse, as SCHL seeks.
10. I submit that the construction of SCHL's proposed development – if it is permitted – would have considerable impact which needs to be taken into account. The surrounding area is volcanic rock, which would require rock blasting which would be extremely noisy, and would



Submission no 103

be a danger to houses in the nearby vicinity of Brightside Road/Gillies Ave. It will also be a danger to children going to and from school (as there are a number of schools in this area).

11. The construction phase could be envisaged to take a number of years. This phrase will inevitably entail cranes, heavy machinery, and large trucks moving supplies and machinery to and from the site. It will create what is meant to be a quiet residential area, into a noisy industrial zone for the duration of the construction phase. And it being turned into an industrial zone will continue once it may be completed, with the greatly increased traffic which the increased size of SCHL's hospital will create.
12. For houses in the immediate vicinity in Brightside Road/Gillies Ave, the construction process will have a dire impact upon their living environment, and also the value of their properties once a huge hospital may have been constructed next to their homes.
13. By an extension of SCHL's hospital, it will obviously mean many more people attending it. I note there is going to be an extension of the parking too as part of the proposed development, which is understandable. The impact upon local residents by the very much increased number of people who would be attending SCHL's hospital if the Plan Change is permitted, cannot be under estimated. This will have an impact also on school children going to school in the morning, and coming home in the afternoon. The school children may be walking, riding bikes, or using scooters. The increased traffic will present as a danger to them.
14. The increased traffic is also going to have an impact upon the already existing traffic problems that Auckland, and in this instance, that Mt Eden/Epsom have. That is unavoidable. One only needs to go to Gillies Ave in the rush hour in the morning and in the evening after work, to see the traffic congestion that is already in this area at the moment. SCHL's proposal is only going to increase that traffic.
15. It is very well known already that Auckland has a scarcity of housing for its residents, and people who would like to become residents of Auckland. Allowing plan changes to enable commercial buildings to be sited in residential zones, is going to remove valuable residential land from Auckland.
16. I note that 149, 151, and 153 Gillies Ave are character residential properties. Such character residential properties must be maintained and upheld, and the land should not be utilised for commercial buildings as sought by SCHL. Once character residential properties are demolished, they can of course never be retrieved. Every time such a character residential property in Auckland is demolished for a commercial building, a part of Auckland's history is lost forever. The status of a property as a character residential property must mean something and therefore, I submit that it must be upheld.
17. The precedent effect of allowing a Plan Change on SCHL's application is something that is very important too. Allowing a Plan Change in this situation – for no good reason apart from the commercial interests of SCHL – waters down the status of the Unitary Plan. Inevitably that will mean that future plan changes – whether in Mt Eden/Epsom, or throughout Auckland - will become easier to be permitted, and destroy prime residential areas in Auckland and turning them into commercial and industrial zones. If it has any teeth, then the Unitary Plan must be upheld. Allowing SCHL's Plan Change will inevitably mean that other developers will use this as a primary example to utilise to seek to allow their plans to intrude upon residential areas in Auckland.



Submission no 103

18. A large-scale hospital as SCHL proposes operating day and night (as any large hospital does) in a residential area, is not what the Unitary Plan envisaged. It will directly affect all residents in the local area – myself included – for the reasons I have set out above. For the foregoing grounds, I submit that SCHL's Plan Change 21 should be declined.

SM

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)



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

Address for service of Submitter



Telephone:



Fax/Email:



Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 21

Plan Change/Variation Name

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify) The whole plan

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

Submission no 104

The reasons for my views are: Please see attachment

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

I wish to be heard in support of my submission

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

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

P.P. Naran

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

16/04/2019

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 no 104

ATTACHMENT -- Reasons for Submission

1. **I/we oppose** Proposed Plan Change 21 (PC 21-private) for the following reasons:
 - (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
 - (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
 - (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
 - (d) The subject site lies within an established area of residential zoned land with the Gillies Ave part of the site covered by an overlay which seeks to retain and manage the special character values of this part of Epsom, integrated as it is with the eastern side of Mt Eden. The purpose of the overlay is described in Chapter D18 of the AUP. PC 21 undermines the integrity of the Special Character Overlay by introducing a land use which is contrary in all respects to the heritage and special character purpose of the overlay.
 - (e) PC 21 has potential adverse effects on neighbouring properties and the locality arising from the potential intensity of development, the incompatibility of built form relationships contemplated by PC 21, the proposed reduction in required parking for the private hospital and the requirement for blasting to achieve underground parking. Together, these actual and cumulative adverse effects confirm that the locality of PC 21 is unsuitable.
 - (f) Adverse effects from PC 21 also include the undermining and degradation of the residential and character heritage environment of the subject site and its vicinity as well as the urban amenity considered and protected by the integration of the Single House Zone and the Special Character Overlay in this location.
 - (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and

Submission no 104

purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
- (i) PC 21 has failed to protect the substantial trees over the subject area which contribute important landscape and vegetation amenity to the neighbourhood and is recognized in the Special Character Overlay.
- (j) Overall, PC21 has failed to provide the necessary justification required under s.32 of the Act to create the extent of change and modification to the operative planning provisions covering the subject area and the adjoining neighbourhood. In particular –
 - i. the evaluation of the objectives of PC 21 to achieve the purpose of the Act is inadequate,
 - ii. the appropriateness of PC 21 to achieve the relevant objectives having examined alternatives, assessed the efficiency and effectiveness of the proposal to achieve those objectives is not provided , and
 - iii. the summary of the reasons for deciding on PC 21 as the correct course of action does not follow the instruction of s32 RMA, and
 - iv. it has not been demonstrated that the objectives of the applicant cannot be met in appropriately zoned areas of the City.
- (k) The serious failure to address the requirements of s.32 RMA has fundamentally flawed the ability for PC 21 to be considered and assessed under the Act.
- (l) Accordingly, the failure to meet the requirements of s.32 RMA confirms that PC 21 is contrary to the purpose of the Act as set out in Part 2, in particular, it does not provide for the sustainable management of the urban environment of the subject site and the neighbourhood required by s5 RMA. For these reasons PC 21 fails to meet the purpose of the Act and accordingly cannot proceed.

Submission no 104

Along with the technical concerns mentioned on the previous pages, I have the following concerns that I hope you will please take the time to read and consider.

My main concern above all else is what a 16 meter minimum building allowed under the zone change Southern Cross Hospital Limited (SCHL) are vying for would have on the area and my home in particular. They could, with resource consent go up to 25meters even.

The area of Epsom, and neighbouring Mt Eden is one with many residential homes. The special characteristic of these areas is that they are primarily made up of family homes that pay homage to Auckland's building history. The old historical villas and bungalows (these can be seen in abundance in the area), Edwardian-style bungalows, the single story weatherboard classics, the more recent trend of plaster homes. Amongst it all is the mix of small businesses that hide themselves amongst all these homes, and I do mean hide. Go along Gillies Ave for example, you would be hard done by to find many business buildings that exceptionally stand out drawing your eye away from the old style homes. Yes there are businesses within these homes and small signs but nothing that stands out by being overly tall, primary concrete, and certainly not a 16 meter hospital. The area has maintained its historical suburban charm. That is precisely what it is known for. Allowing such a zone change will ruin this charm. It will allow a giant concrete and glass building to situate itself among a sea of much smaller (half its size really) homes – many of which are placed under the special characteristic overlay by Auckland Council (as you move to the west/ of the proposed zone change and development sites).

Auckland Council when preparing past district plans and the current unitary plan placed special characteristic overlay upon homes and areas, I'm sure to protect historical homes that have been around for many years. To acknowledge the past of suburbs and ensure its features remains apart of not only the present but also the future. Southern Cross Hospital Limited is asking to remove this from homes on the three sites that they have purchased in Epsom. The overlay was placed on those sites for a reason. The overlay is to protect them and ensure those homes are not ruined or demolished. By allowing the zone change and removal of the special character overlay, Auckland Council would essentially be allowing and aiding Southern Cross Hospital Limited in taking away another piece (or three in this case) of Epsom history that has been around for nearly 100 years. Previously twenty years ago, Southern Cross removed another three homes that had historical value to the area of Epsom to build their current hospital on Brightside Rd. Now they want to remove more. Please protect these homes. Already SCHL have made us lose three beautiful homes. Don't let them take more. By allowing this to happen, I believe it will essentially open the door to others wanting to do the same thing, and given that one company got away with it, it sets a precedent that others can too. It allows the argument seen by many families between siblings – "they did, why can't I?" Allowing this to happen will spread this negative kind of attitude, open the door to more monstrosities in the area and ruin the special characteristics and charm Epsom has. Furthermore, the homes that sit on the three sites on Gillies Ave that Southern Cross Hospital Limited want to remove are sound homes that can house many and

Submission no 104

already do as one is a boarding home (you would never know from the outside – no noise from residents or anything as it just looks like a normal home). Auckland is facing a housing shortage, why remove good homes that could help fill this need Auckland has?

In terms of the direct effect on my home that I find concerning is the fact that the zone change would allow a 16 meter (25 with resource consent) concrete and glass monstrosity and eyesore to sit right across the road from my home. The entire façade of our home faces the façade of all three sites that Southern Cross Limited wants to develop – 149, 151 and 153 Gillies Rd. One part of the façade that I spend my day in almost every day, all day is the study that faces Gillies Ave as I work from home. It is a bright open study that has views of the top of Mount Eden. A study that has bright beautiful sunlight that streams through every afternoon when the weather is good. I find myself at times sitting here (where I am currently typing this submission from) looking out at the views, enjoying the sun and just smiling. You can see blue skies, green trees and the top of Mount Eden, how is that not an awesome sight that one would love and want to keep? It a view I'm very lucky to have on a daily basis. However, if SCHL are allowed their zone change, this view would be gone. It would be replaced with a concrete and glass building 16 meters tall, thus blocking out all views of Mount Eden, the blue skies and most likely my late afternoon sunlight/natural light. It would be an eye sore, and awful view at that.

To top it off, it would create a massive privacy issue as anyone in the hospital - staff, patients and their visitors, looking through the windows that would span over the 16 meters (I'm sure there would be many as you cannot have a hospital room without a window) would be able to see right across onto our property, directly into the sunroom and all the other west facing rooms of my home (living room, cousin's bedroom, deck, and part of the kitchen). There are no existing trees to help combat this. Nothing to hide the horrible view that will take the amazing one I have now and nothing to help retain privacy for my family and I.

As the last part of my submission I ask and urge you to please think about how you would feel if this was you and your family home. The one you have lived in for many years and plan to do so for many more. Would you want to put up with several years of construction? How would you feel if a massive hospital was to be built across the road from you, and so that night and day that is all you saw and heard? To consider that you would have strangers on a daily basis being able to look onto and into your property and home, and the only way you would be able to ensure that that didn't occur is to continuously keep blinds and curtains closed at all times of the day. How would you feel to lose the right to freely enjoy your home without this worry? How would you feel if this was you? How likely are you to agree to it if it was to occur outside your door? Please I ask you to consider all this.

Thank you for taking the time to read my submission.

Submission no 105

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

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



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

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

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

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

Address for service of Submitter

Telephone:

Fax/Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 21

Plan Change/Variation Name

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify) *The whole plan*

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

Submission no 105

The reasons for my views are:

Please see attachments

(continue on a separate sheet if necessary)

I seek the following decision by Council:

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

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

Ashtar . A-B-PATEL
Signature of Submitter
(or person authorised to sign on behalf of submitter)

16/4/19
Date

Notes to person making submission:

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

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

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

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

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

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

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

Submission no 105

ATTACHMENT -- Reasons for Submission

1. **I/we oppose** Proposed Plan Change 21 (PC 21-private) for the following reasons:
 - (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
 - (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
 - (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
 - (d) The subject site lies within an established area of residential zoned land with the Gillies Ave part of the site covered by an overlay which seeks to retain and manage the special character values of this part of Epsom, integrated as it is with the eastern side of Mt Eden. The purpose of the overlay is described in Chapter D18 of the AUP. PC 21 undermines the integrity of the Special Character Overlay by introducing a land use which is contrary in all respects to the heritage and special character purpose of the overlay.
 - (e) PC 21 has potential adverse effects on neighbouring properties and the locality arising from the potential intensity of development, the incompatibility of built form relationships contemplated by PC 21, the proposed reduction in required parking for the private hospital and the requirement for blasting to achieve underground parking. Together, these actual and cumulative adverse effects confirm that the locality of PC 21 is unsuitable.
 - (f) Adverse effects from PC 21 also include the undermining and degradation of the residential and character heritage environment of the subject site and its vicinity as well as the urban amenity considered and protected by the integration of the Single House Zone and the Special Character Overlay in this location.
 - (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and

Submission no 105

purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
- (i) PC 21 has failed to protect the substantial trees over the subject area which contribute important landscape and vegetation amenity to the neighbourhood and is recognized in the Special Character Overlay.
- (j) Overall, PC21 has failed to provide the necessary justification required under s.32 of the Act to create the extent of change and modification to the operative planning provisions covering the subject area and the adjoining neighbourhood. In particular –
 - i. the evaluation of the objectives of PC 21 to achieve the purpose of the Act is inadequate,
 - ii. the appropriateness of PC 21 to achieve the relevant objectives having examined alternatives, assessed the efficiency and effectiveness of the proposal to achieve those objectives is not provided , and
 - iii. the summary of the reasons for deciding on PC 21 as the correct course of action does not follow the instruction of s32 RMA, and
 - iv. it has not been demonstrated that the objectives of the applicant cannot be met in appropriately zoned areas of the City.
- (k) The serious failure to address the requirements of s.32 RMA has fundamentally flawed the ability for PC 21 to be considered and assessed under the Act.
- (l) Accordingly, the failure to meet the requirements of s.32 RMA confirms that PC 21 is contrary to the purpose of the Act as set out in Part 2, in particular, it does not provide for the sustainable management of the urban environment of the subject site and the neighbourhood required by s5 RMA. For these reasons PC 21 fails to meet the purpose of the Act and accordingly cannot proceed.

Submission no 105

Along with the technical concerns, I have attached other concerns that I have below.

Noise – the noise that will come with the construction of any building Southern Cross Hospital Limited builds on the sites they have purchased if they get their plan change, along with the actual hospital once expanded and built is a big concern for me. Construction will involve the removal of basalt rock which will require heavy machinery and trucks, and the building of the actual structure will also require numerous types of machinery, all of which will be very noisy to occupants that live around the site. Construction workers in and around the site on a daily basis will be noisy as well, especially as they arrive in the early morning for work as, go on their breaks and leave. Furthermore, once the planned expansion of the hospital is complete, the deliveries, rubbish collection and all that that goes on behind the scenes at a hospital to keep it running smoothly during the day will all be done off Gillies Ave and during the night when everyone is asleep as it is done now. This noise will travel to neighbouring homes, including mine and wake occupants as they try to rest. Noise travels and it will definitely effect those living right across the road like we do. Epsom appeal is that it is a quiet residential suburb, full of family homes that will be ruined if this hospital expansion is allowed via a zone change.

Views and sunlight – under the zone Southern Cross Hospital Limited is trying to obtain, a hospital or any other building allowed under the zone can go up to 16m. This would mean that my home would lose the current view we have of the top of Mount Eden. You can literally see each person at the top standing on the summit from our house. As cheesy as it is, one of the first things we did was go up and wave down at family who stayed at home, who could be seen waving back. It is one of the things that makes our home special and different to others for my family and I. Not only that, the height of the development allowed under the new zone Southern Cross Hospital Limited want will mean that we lost our afternoon sun which is especially important, significantly so in winter to create light and heat a old villa during the day. It will make the home dark and gloomy as the west side of the house consists of the living room (one that I'm sure is important to many families including mine as it is the main area everyone congregates to when they get home from their day out to enjoy each others company), my son's bedroom, and the study/sun room – all areas which are used frequently every day. One of the main draws of this home when purchased to all the family was the fact that it had wonderful light through the whole west side in the afternoon, and the views that we get sitting in the living room or in the study as we work. The study is exceptional in the afternoon; the sunlight is uplifting and just brightens your day. My niece who works from home in the study spends her entire week there during the day, and loves the view and natural light she gets. Looking out the window to see a big concrete structure rather than a natural icon of Auckland would be really sad for her and the rest of us, made even worse by the fact that it then results in a dark, gloomy home to live in. I truly believe this plan change will ruin our home for us, and remove all the

Submission no 105

things that made us want to live in it in the first place. It would ruin the home for any future owners too.

Removal of Basalt rock – the basalt rock that sits under the sites that Southern Cross Hospital Limited have acquired and want to develop flows under Gillies Rd and under my home too. Being an old villa, the floors of my home shake/rattle when heavy trucks and buses drive by (or stop outside at the bus stop). The removal of this rock which will involve numerous trucks and machinery to get it off site, and even possible blasting to break it apart is sure to shake the floor even more. This could result in damage to my home and those around me. Even the Kaikoura earthquake that happened so far away we felt. It shook the floors and made everything sway that wasn't permanently attached to the wall. Blasting directly across the road from us will definitely be felt and have an effect on our home I believe. Those with homes not as old as ours (ours was built in the 1920's) that live near the Southern Motorway NZTA have done work on have had issues with vibrations damaging their homes, even though NZTA worked within vibrational limits. There are many old homes in this area like mine, many plaster homes too and even old homes recently just done up including one down the road, about two homes down Gillies Rd from where the sites Southern Cross Hospital Limited have purchased. All of these will feel the effects of the vibrations from rock removal, especially if done via blasting as the vibrations travel through the rock left behind. Ours though, will feel it just through the use of the heavy machinery coming and going on a daily basis, before blasting even takes effect. Furthermore, responsibly of any damage that occurs due to the 7m of removal across all three sites owned by Southern Cross Hospital Limited will be up in the air. As long as they ensure they work within the vibrational limits (like NZTA ensured to do) they will wipe their hands clean of responsibility, Auckland Council will be unable to help as all they did is provide the plan change right? And insurance companies do not cover vibration costs. Who will help us residents then?

Please and thank you for taking the time to read and consider my submission.

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Ms/Miss/Ms (Full Name)

GREGORY J. THWAITIE

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

Address for service of Submitter

P.O. BOX 6239 WELLESLEY ST/ST,
AUCKLAND 1141

Telephone:

3798550

Fax/Email:

3798449

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 21

Plan Change/Variation Name

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

THE ENTIRE PLAN CHANGE

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

Submission no 106

The reasons for my views are:

(continue on a separate sheet if necessary)

I seek the following decision by Council:

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

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


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

Date 18.04.2019

Notes to person making submission:

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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 no 106

The reasons for which I oppose the Application are as follows:

A. Legal Reasons for Submission

1. I/we oppose Proposed Plan Change 21 (PC 21-private) for the following reasons:

- (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
- (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
- (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
- (d) The subject site lies within an established area of residential zoned land with the Gillies Ave part of the site covered by an overlay which seeks to retain and manage the special character values of this part of Epsom, integrated as it is with the eastern side of Mt Eden. The purpose of the overlay is described in Chapter D18 of the AUP. PC 21 undermines the integrity of the Special Character Overlay by introducing a land use which is contrary in all respects to the heritage and special character purpose of the overlay.
- (e) PC 21 has potential adverse effects on neighbouring properties and the locality arising from the potential intensity of development, the incompatibility of built form relationships contemplated by PC 21, the proposed reduction in required parking for the private hospital and the requirement for blasting to achieve underground parking. Together, these actual and cumulative adverse effects confirm that the locality of PC 21 is unsuitable.
- (f) Adverse effects from PC 21 also include the undermining and degradation of the residential and character heritage environment of the subject site and its vicinity as well as the urban amenity considered and protected by the integration of the Single House Zone and the Special Character Overlay in this location.

Submission no 106

- (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.
- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
- (i) PC 21 has failed to protect the substantial trees over the subject area which contribute important landscape and vegetation amenity to the neighbourhood and is recognized in the Special Character Overlay.
- (j) Overall, PC21 has failed to provide the necessary justification required under s.32 of the Act to create the extent of change and modification to the operative planning provisions covering the subject area and the adjoining neighbourhood. In particular –
 - i. the evaluation of the objectives of PC 21 to achieve the purpose of the Act is inadequate,
 - ii. the appropriateness of PC 21 to achieve the relevant objectives having examined alternatives, assessed the efficiency and effectiveness of the proposal to achieve those objectives is not provided , and
 - iii. the summary of the reasons for deciding on PC 21 as the correct course of action does not follow the instruction of s32 RMA, and
 - iv. it has not been demonstrated that the objectives of the applicant cannot be met in appropriately zoned areas of the City.
- (k) The serious failure to address the requirements of s.32 RMA has fundamentally flawed the ability for PC 21 to be considered and assessed under the Act.
- (l) The application for PC-21 does not properly consider the frailty of the existing utilities infrastructure in the neighbourhood. The project would add extra demand for power, phone lines, storm water, and/or water supply. Some or all of the current infrastructure is at its limits, and extra demand could compound existing problems and lead to further outages.
- (m) PC-21 does not provide adequate on-site parking. It underestimates the number of cars of users of this site which would need to be parked on the neighbourhood streets, in competition with existing users of such carparks where supply is tight.



Submission no 106

- (n) The facility is adequate for the treatment of members of Southern Cross, but is also used for the treatment of persons who are not members of Southern Cross. If treatment is restricted to only Southern Cross members, a project of the proposed scale is not required.
- (o) Accordingly, the failure to meet the requirements of s.32 RMA confirms that PC 21 is contrary to the purpose of the Act as set out in Part 2, in particular, it does not provide for the sustainable management of the urban environment of the subject site and the neighbourhood required by s5 RMA. For these reasons PC 21 fails to meet the purpose of the Act and accordingly cannot proceed.

B. Personal Reasons for Submission

I regard the neighbourhood as one of the residential jewels of Auckland. It has proximity to Mt Eden, the beauty of the architecture, the high quality of the gardens and grounds, and the opulence of the housing stock. It can be easily accessed from the motorway.

I submit that the proposal (if granted) would involve the following adverse effects on the neighbourhood.

1. The supply of utilities in the neighbourhood (such as power, water, and gas) will be affected by the increased demand from a commercial building. Already neighbours report shortages of such utilities at times. The infrastructure is old, and can be easily overloaded.
2. The noise during the period of any construction, which will involve the removal of volcanic rock.
3. The interference with traffic flows during the period of any construction, which will involve the removal of volcanic rock.
4. The possibility of the extension of the commercial usage of the hospital onto Gillies Avenue, where it will change the nature of the streetscape of the residential neighborhood.
5. The height of the permitted building, which will be out of character with the height of the other buildings in the neighborhood.
6. The nature of the commercial activity (whether as a hospital or otherwise) in the permitted building, which will be out of character with the activity of the other buildings in the neighborhood.
7. The increased traffic in Gillies Avenue, and other streets, particularly at the time of a change of shift for the employees.
8. The increased traffic seeking a carpark in the streets of the neighbourhood.

Gregory J Thwaite

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

PETER GREGORY KING

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

Address for service of Submitter

18 BRIGHTSIDE ROAD, EPSOM
AUCKLAND 1023.

Telephone:

027 603 8162

Fax/Email:

peter_king@xtra.co.nz

Contact Person: (Name and designation, if applicable)

Peter King

Scope of submission

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

Plan Change/Variation Number

PC 21

Plan Change/Variation Name

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

[Empty box]

Or

Property Address

[Empty box]

Or

Map

[Empty box]

Or

Other (specify)

PC 21 in its entirety.

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

Submission no 107

The reasons for my views are:

Refer attachments A + B.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

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

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

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

Date

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.

ATTACHMENT **A** Reasons for Submission

1. **I/we oppose** Proposed Plan Change 21 (PC 21-private) for the following reasons:
 - (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
 - (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
 - (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
 - (d) The subject site lies within an established area of residential zoned land with the Gillies Ave part of the site covered by an overlay which seeks to retain and manage the special character values of this part of Epsom, integrated as it is with the eastern side of Mt Eden. The purpose of the overlay is described in Chapter D18 of the AUP. PC 21 undermines the integrity of the Special Character Overlay by introducing a land use which is contrary in all respects to the heritage and special character purpose of the overlay.
 - (e) PC 21 has potential adverse effects on neighbouring properties and the locality arising from the potential intensity of development, the incompatibility of built form relationships contemplated by PC 21, the proposed reduction in required parking for the private hospital and the requirement for blasting to achieve underground parking. Together, these actual and cumulative adverse effects confirm that the locality of PC 21 is unsuitable.
 - (f) Adverse effects from PC 21 also include the undermining and degradation of the residential and character heritage environment of the subject site and its vicinity as well as the urban amenity considered and protected by the integration of the Single House Zone and the Special Character Overlay in this location.
 - (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.

Submission no 107

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
- (i) PC 21 has failed to protect the substantial trees over the subject area which contribute important landscape and vegetation amenity to the neighbourhood and is recognized in the Special Character Overlay.
- (j) Overall, PC21 has failed to provide the necessary justification required under s.32 of the Act to create the extent of change and modification to the operative planning provisions covering the subject area and the adjoining neighbourhood. In particular –
 - i. the evaluation of the objectives of PC 21 to achieve the purpose of the Act is inadequate,
 - ii. the appropriateness of PC 21 to achieve the relevant objectives having examined alternatives, assessed the efficiency and effectiveness of the proposal to achieve those objectives is not provided , and
 - iii. the summary of the reasons for deciding on PC 21 as the correct course of action does not follow the instruction of s32 RMA, and
 - iv. it has not been demonstrated that the objectives of the applicant cannot be met in appropriately zoned areas of the City.
- (k) The serious failure to address the requirements of s.32 RMA has fundamentally flawed the ability for PC 21 to be considered and assessed under the Act.
- (l) Accordingly, the failure to meet the requirements of s.32 RMA confirms that PC 21 is contrary to the purpose of the Act as set out in Part 2, in particular, it does not provide for the sustainable management of the urban environment of the subject site and the neighbourhood required by s5 RMA. For these reasons PC 21 fails to meet the purpose of the Act and accordingly cannot proceed.

Submission no 107

Attachment B – Additional Concerns

1. We live in a 2-storey heritage home at 8 Brightside Road on the corner of Shipherds Avenue and Brightside Road. The house is directly opposite the existing Brightside Hospital constructed by Southern Cross in the late 1990's. We have lived there almost 20 years having acquired the property not long after the completion of construction. The house is a heritage home and features in the book "Coolangatta". The roof in particular has special character.
2. Effects from Previous Works at 3 Brightside Road

Our house incurred serious damage resulting from the effects of construction of the existing Brightside Hospital. The potential effects were not well assessed as part of the resource consent process for that project and it transpired that there were serious cumulative effects from blasting induced vibration affecting the roof, gib linings throughout the house and a loss of structural integrity of the veranda. These issues were not addressed by Southern Cross or their contractor who denied liability.

We have since rectified the damage as part of a major restoration of the house over several years. The work attributable to the construction effects has cost several hundred thousand dollars and has been completed to a high standard.

I am very concerned the proposed plan change will result in further works involving blasting exposing our house to more damage from blasting induced vibration. We are vulnerable neighbours and could not sustain the emotional or financial impact of further damage. The previous project has demonstrated that any dispute process to recover damages is likely to be difficult with the costs rendering it impractical to pursue any remedy.
3. Assessment of Options

My view is that the assessment of options supporting PC21 is very weak. The assessment of alternative sites and demand is inadequate. There little insight into plans for development of 3 Brightside Road or consideration of alternatives – for example, a plan change for 149, 151 and 153 Gillies Ave only and retention of the current plan for the 3 Brightside Road property.
4. Heritage Properties on Gillies Ave

I am concerned about the loss of heritage homes on Gillies Ave. The current zoning and heritage overlay affords a high level of protection to these dwellings. The heritage homes, large setbacks and expansive lawns are of very high value to the area and those at 151 and 153 are particular jewels along Gillies Ave. The trees on these properties are also of very high value and date to the original occupation by the Owens family. Given the removal of other large trees in the area in recent years these need to be afforded a high level of protection and provision of appropriate space to respect their value. Included in these I would point out the tree on the front lawn of 151 Gillies Ave which is not protected but in my view is a fine specimen tree.

The wall on the Gillies Ave / Brightside Rd face of these properties is also important and includes the gate into the original Owens property

As an interesting aside, when I got up early this morning to draft this submission, my wife Heather and I saw a ruru (Morepork) in the front tree between our house and Brightside Hospital. During the 2018/2019 summer a tui family nested and successfully raised 3 chicks in a tree on our Brightside Road verge, directly opposite the Hospital. This illustrates important characteristics of the area and I am concerned the proposed plan change will erode the opportunity for native birds such as these to share our neighbourhood.

Submission no 107

5. Hospital Zoning

I have major concerns regarding the nature of the zone proposed in PC21. The implications of rezoning of the land to Healthcare Facilities and Hospital zone is of a scale and intensity that is incongruous with the special character of the area. The assessment of effects is largely based on assumptions around a topology of 16m built height, mitigated by retention of some trees retained stone walls etc. This does not reflect the potential extent of effects resulting from the plan change which would allow up to a 25m high built form and would not protect many of the existing trees or stone walls etc and potentially allow activities with far reaching impacts on the area. Once the proposed plan change is in place there will be relatively few restraints on the activities of Southern Cross or how they or any subsequent purchaser develop the properties. The effects of the plan change should therefore be assessed on a worst-case scenario basis for all effects.

Submission no 108

SUBMISSION ON PROPOSED PLAN CHANGE 21 (PRIVATE): 3 BRIGHTSIDE ROAD, 149, 151 AND 153 GILLIES AVENUE, EPSOM

To: Attention: Planning Technician
Auckland Council
Private Bag 92300
Auckland 1142
unitaryplan@aucklandcouncil.govt.nz

HOUSING NEW ZEALAND CORPORATION (“**the Corporation**”) at the address for service set out below makes the following submission on Proposed Plan Change 21 (Private): 3 Brightside Road, 149, 151 And 153 Gillies Avenue, Epsom (“**the Plan Change**”).

Introduction

1. This submission on the Plan Change is made on behalf of the Corporation.
2. The Corporation’s role includes the efficient and effective management of state houses and the tenancies of those living in them. In the Auckland context, the housing portfolio managed by Housing New Zealand comprises some 28,608¹ dwellings. Reconfiguring this housing stock in Auckland is a priority for the Corporation to better deliver to its responsibility of providing efficient and effective affordable and social housing.

Scope of Submission

3. The submission relates to the Plan Change as a whole, including, but not limited to, the removal of the Special Character Area Overlay from three sites at 149, 151 and 153 Gillies Avenue, Epsom.

The Submission is:

4. The Corporation opposes the Plan Change, for the reasons set out below.
5. The Plan Change is a privately initiated plan change which seeks to extend the Special Purpose – Healthcare Facility and Hospital Zone to include land

¹ As at 30 June 2018.

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at 3 Brightside Road, and 149, 151 and 153 Gillies Avenue, Epsom (“**the Proposal**”). As part of the Proposal the Special Character Area Overlay is proposed to be removed from three sites at 149, 151 and 153 Gillies Avenue, Epsom.

6. While the Corporation does not have an interest in the land subject to the Proposal and does not oppose the proposed activity, the Corporation has concerns regarding that part of the Proposal that seeks to remove the Special Character Area Overlay from three sites at 149, 151 and 153 Gillies Avenue, Epsom.
7. In summary, the Corporation has concerns regarding the appropriateness of, and adequacy of the case made in support of, the removal of the Special Character Area Overlay from the three sites at 149, 151 and 153 Gillies Avenue, Epsom.
8. Provided that the relief sought below is granted, the Corporation otherwise says that the Plan Change will be in accordance with the purpose and principles of the Resource Management Act 1991 (“**the Act**”) and will be appropriate in terms of section 32 of the Act;
9. In the absence of the relief sought, the Corporations says that the Plan Change:
 - (a) Is contrary to the sustainable management of natural and physical resources and is otherwise inconsistent with Part 2 of the Act;
 - (b) Will in those circumstances impact significantly and adversely on the ability of people and communities to provide for their social, economic and cultural wellbeing; and
 - (c) Is contrary to the purposes and provisions of the relevant planning documents, including the Unitary Plan; and
 - (d) Does not represent the most appropriate way to achieve the objectives of the Unitary Plan, in terms of s 32 of the RMA.

Relief Sought

10. The Corporation seeks the following decision from Auckland Council on the Plan Change:

Submission no 108

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- (a) That the proposed provisions of the Plan Change seeking the proposed removal of the Special Character Area Overlay from three sites at 149, 151 and 153 Gillies Avenue, Epsom, be deleted or amended, so as to provide for the sustainable management of the Region's natural and physical resources and thereby achieve the purpose of the Act.
 - (b) Such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out herein.
- 11. The Corporation does not consider it can gain an advantage in trade competition through this submission.
 - 12. The Corporation wishes to be heard in support of this submission.
 - 13. If others make a similar submission, the Corporation would be willing to consider presenting a joint case with them at hearing.

DATED this 18th day of April 2019

**HOUSING NEW ZEALAND
CORPORATION** by its solicitors
and duly authorised agents Ellis
Gould



C E Kirman / A Devine

ADDRESS FOR SERVICE: The offices of Ellis Gould Lawyers, Level 17, Vero Centre, 48 Shortland Street, PO Box 1509, Auckland 1140, DX CP22003, Auckland, Telephone: (09) 307-2172, Facsimile: (09) 358-5215. Attention: Dr Claire Kirman / Alex Devine. ckirman@ellisgould.co.nz / adevine@ellisgould.co.nz.

Submission no 108

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Copies to: Beca Limited
PO Box 6345
Auckland
Attention: Matt Lindenberg
Email: matt.lindenberg@beca.com

Housing New Zealand
PO Box 74598
Greenlane
Auckland
Attention: Gurv Singh
Email: gurv.singh@hnzc.co.nz

Submission no 109

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

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

Address for service of Submitter

Telephone:

Fax/Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 21

Plan Change/Variation Name

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

the whole plan

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

Submission no 109

The reasons for my views are:

please see attachments

(continue on a separate sheet if necessary)

I seek the following decision by Council:

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

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

D. Chhita-Patel
Signature of Submitter
(or person authorised to sign on behalf of submitter)

16/04/2019
Date

Notes to person making submission:

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

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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 no 109

ATTACHMENT -- Reasons for Submission

1. **I/we oppose** Proposed Plan Change 21 (PC 21-private) for the following reasons:
 - (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
 - (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
 - (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
 - (d) The subject site lies within an established area of residential zoned land with the Gillies Ave part of the site covered by an overlay which seeks to retain and manage the special character values of this part of Epsom, integrated as it is with the eastern side of Mt Eden. The purpose of the overlay is described in Chapter D18 of the AUP. PC 21 undermines the integrity of the Special Character Overlay by introducing a land use which is contrary in all respects to the heritage and special character purpose of the overlay.
 - (e) PC 21 has potential adverse effects on neighbouring properties and the locality arising from the potential intensity of development, the incompatibility of built form relationships contemplated by PC 21, the proposed reduction in required parking for the private hospital and the requirement for blasting to achieve underground parking. Together, these actual and cumulative adverse effects confirm that the locality of PC 21 is unsuitable.
 - (f) Adverse effects from PC 21 also include the undermining and degradation of the residential and character heritage environment of the subject site and its vicinity as well as the urban amenity considered and protected by the integration of the Single House Zone and the Special Character Overlay in this location.
 - (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and

Submission no 109

purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
- (i) PC 21 has failed to protect the substantial trees over the subject area which contribute important landscape and vegetation amenity to the neighbourhood and is recognized in the Special Character Overlay.
- (j) Overall, PC21 has failed to provide the necessary justification required under s.32 of the Act to create the extent of change and modification to the operative planning provisions covering the subject area and the adjoining neighbourhood. In particular –
 - i. the evaluation of the objectives of PC 21 to achieve the purpose of the Act is inadequate,
 - ii. the appropriateness of PC 21 to achieve the relevant objectives having examined alternatives, assessed the efficiency and effectiveness of the proposal to achieve those objectives is not provided , and
 - iii. the summary of the reasons for deciding on PC 21 as the correct course of action does not follow the instruction of s32 RMA, and
 - iv. it has not been demonstrated that the objectives of the applicant cannot be met in appropriately zoned areas of the City.
- (k) The serious failure to address the requirements of s.32 RMA has fundamentally flawed the ability for PC 21 to be considered and assessed under the Act.
- (l) Accordingly, the failure to meet the requirements of s.32 RMA confirms that PC 21 is contrary to the purpose of the Act as set out in Part 2, in particular, it does not provide for the sustainable management of the urban environment of the subject site and the neighbourhood required by s5 RMA. For these reasons PC 21 fails to meet the purpose of the Act and accordingly cannot proceed.

Submission no 109

Further concerns I have along with the technical concerns attached include the following:

1) The construction that any proposed development that Southern Cross Hospital Limited will be able to do if they get the plan change will be very big and will be across three large sites. This construction will involve a lot of digging and doing things that will create a lot of dust that will move through the air and across to my home as we are very close the sites. All three sites are right across the road from us. I am a big allergy and asthma sufferer. I cannot work in a dusty environment or be around a lot of dust and dirt as this means that I cannot breathe properly. At night I will already wake up unable to breathe just by being around normal day to day dust that I cannot avoid. If construction occurs, this will make the dust around my home even worse and harder to avoid. Southern Cross Hospital Limited is supposed to help people with their health, not make it worse but the work they plan to do will directly affect me and make my health worse. I am sure that the work site will also affect others as they walk by too, especially school students who walk right by the homes that Southern Cross Hospital Limited have bought and want to knock down.

2) If Southern Cross Hospital Limited gets the plan change they want, they will be able to build a really large hospital of up to 16 meters tall right in front of my home. If you look at the power poles on the road on Gillies Rd, they are not even that tall but they block out afternoon sun coming into my home when the sun is behind them in the sky. They sit really close to the homes that Southern Cross Hospital Limited has bought. Any building that they build on the land under those homes, will be higher than the lamp posts, and will be a big rectangle shaped building right across the area, so this means it will block out the sun even more every day from my home. This means that our living room, my room, the sunroom and part of the kitchen will all lose afternoon sun really early in the afternoon. They have no other way to get sunlight as they only have windows facing west. I enjoy the afternoon sun in my room. It is the only time when my room feels very bright naturally, and is the best time to be in my room. It is when I spend the most time in my room as well as. It will be really horrible if Southern Cross Hospital Limited area allowed to build a huge building on this site, and I am sure that if it was your home, you would feel the same way about it.

3) Epsom is known as a residential area where people live. There are small businesses in the area but they do not stand out. They all look like other homes as they are not tall, and made to stand out. I do not think that anything Southern Cross Hospital Limited builds on the land they have bought will fit into this area. I think it will actually ruin it. It will be an eye-sore, stand out among all the homes that surround it and visually detract from the natural suburban type of area that Epsom is. There are so many old homes and Epsom is known for the villas and bungalows in the area. It is not an area for 16 meter hospital building. There are other areas where Southern Cross Hospital Limited can build the hospital they want to. One where their building will fit in with those around it.

Submission no 109

4) Another thing that I think is a big concern is the privacy problem. If Southern Cross Hospital Limited builds a big 16meter building directly across from my home because they get the plan change, it means that any one in the hospital will be able to see right across the road into my home. There are no trees that can stop this from happening. They will be able to see into my room if I have my curtains open, and I think it will be very unreasonable if my only solution is for me to keep my curtains closed all day. My room will always be dark unless I turn on the light all the time. However, that would just means I have to use more power and aren't we as New Zealanders supposed to be supporting a clean green way of living by using less power and such. Using more power adds to our environmental footprint. Using natural light is one way to reduce this, but I won't be able to if Southern Cross Hospital Limited builds their hospital. I do not want people looking into my home and I am sure if you were in my position, you would find this quite concerning too.

Thank you for reading my submission and I hope you see how bad allowing the zone change will be for not only me, but everyone else who lives with and around me.

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

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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)

IAN FRANCIS WOLFGRAM

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

Address for service of Submitter

17 SHEPHERD'S AVENUE, EPSOM, AUCKLAND 1023

Telephone:

021 660462

Fax/Email:

ian.wolfgram@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 21

Plan Change/Variation Name

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

[Empty box]

Or

Property Address

[Empty box]

Or

Map

AUCKLAND ISHMAN'S DISTRICT PLAN MAPS E09 + D09

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

Submission no 110

The reasons for my views are:

(1) SEE ATTACHMENT - REASONS FOR SUBMISSION

(2) THE MAJOR DIFFICULTIES THAT ~~WILL~~ ARISE
FROM INCREASED CARPARKING AND TRAFFIC FLOWS. (continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

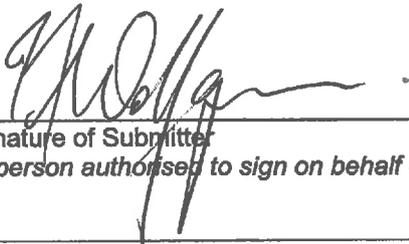
If the proposed plan change / variation is not declined, then amend it as outlined below.

No RELAXING OF THE PARKING RATIO FROM
1:50 sq.m GFA TO 1:64 sq.m GFA.

I wish to be heard in support of my submission

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

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



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

18.04.19
Date

Notes to person making submission:

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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 no 110

ATTACHMENT -- Reasons for Submission

1. **I/we oppose** Proposed Plan Change 21 (PC 21-private) for the following reasons:
 - (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
 - (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
 - (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
 - (d) The subject site lies within an established area of residential zoned land with the Gillies Ave part of the site covered by an overlay which seeks to retain and manage the special character values of this part of Epsom, integrated as it is with the eastern side of Mt Eden. The purpose of the overlay is described in Chapter D18 of the AUP. PC 21 undermines the integrity of the Special Character Overlay by introducing a land use which is contrary in all respects to the heritage and special character purpose of the overlay.
 - (e) PC 21 has potential adverse effects on neighbouring properties and the locality arising from the potential intensity of development, the incompatibility of built form relationships contemplated by PC 21, the proposed reduction in required parking for the private hospital and the requirement for blasting to achieve underground parking. Together, these actual and cumulative adverse effects confirm that the locality of PC 21 is unsuitable.
 - (f) Adverse effects from PC 21 also include the undermining and degradation of the residential and character heritage environment of the subject site and its vicinity as well as the urban amenity considered and protected by the integration of the Single House Zone and the Special Character Overlay in this location.
 - (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and

Submission no 110

purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
- (i) PC 21 has failed to protect the substantial trees over the subject area which contribute important landscape and vegetation amenity to the neighbourhood and is recognized in the Special Character Overlay.
- (j) Overall, PC21 has failed to provide the necessary justification required under s.32 of the Act to create the extent of change and modification to the operative planning provisions covering the subject area and the adjoining neighbourhood. In particular –
 - i. the evaluation of the objectives of PC 21 to achieve the purpose of the Act is inadequate,
 - ii. the appropriateness of PC 21 to achieve the relevant objectives having examined alternatives, assessed the efficiency and effectiveness of the proposal to achieve those objectives is not provided , and
 - iii. the summary of the reasons for deciding on PC 21 as the correct course of action does not follow the instruction of s32 RMA, and
 - iv. it has not been demonstrated that the objectives of the applicant cannot be met in appropriately zoned areas of the City.
- (k) The serious failure to address the requirements of s.32 RMA has fundamentally flawed the ability for PC 21 to be considered and assessed under the Act.
- (l) Accordingly, the failure to meet the requirements of s.32 RMA confirms that PC 21 is contrary to the purpose of the Act as set out in Part 2, in particular, it does not provide for the sustainable management of the urban environment of the subject site and the neighbourhood required by s5 RMA. For these reasons PC 21 fails to meet the purpose of the Act and accordingly cannot proceed.

Appendix 1

Comments on the Traffic Report.

The traffic report included in the zoning change application is less than thorough.

2.1.3. Traffic Generation

1. The traffic generation report is based on four hours observations on a single day; 04.04.17. It not only misses the morning peak hour traffic, but also is also far too small an example to be statically significant.
2. No mention is made of the weather conditions, which also have a major effect on traffic generation and parking needs; see comments on 2.1.4, below.

It is therefore not easy to draw reasonable conclusions from such data.

2.1.4. Parking Demand

1. There is only a parking analysis for Shipherds Avenue and Brightside Road over a 12 hour period. Cars parked on the Mt Eden side of Owens Road are ignored. These are definitely used by hospital staff.
2. There is no record of the weather on 04.04.17, which seems to have been a fine day. Bad weather has a major effect on car park demand in the streets.

This is shown in the results of my recent informal survey carried out mid morning, over 8 days - see Table 1.

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TABLE 1

Date	Weather	Car parks Shipherd/ Brightside	Car parks Owens to west	Comments
11.4.19	V Bad	100	9	No spare parks
12.4.19	Bad	95	8	5 spare parks
13.4.19	Fine	35	0	Weekend
14.4.19	Fine	39	0	Weekend
15.4.19	Fine	68	6	
16.4.19	Fine	80	5	25 spare parks
17.4.19	Fine	90	4	15 spare parks
18.4.19	Fine	88	4	
Average		87	6	
4.4.17		68	?	FLOW count at 10.30am

NOTES

1. FLOW's count is around 20 less street car parks than the average above.
2. The conveniently located bus stop in Brightside is always used for car parking. Four car parks there are included in the tally.
3. There is anecdotal evidence that extra car parking occurs in Mountain Road from time to time.

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From one day's observation, the report states, "This indicates that currently there is spare parking capacity on the streets surrounding the hospital site". This may be true only on occasional fine days, but in bad weather the existing hospital can use all surplus parking, therefore I believe that the FLOW estimate of peak car parking demand of 81 cars is much too low. A conservative estimate should include,

1. An additional 4-6 cars parked on Owen's Road that have not been counted.
2. At least 10-20 arising from statistically relevant counts taken over a number of days and in different weather conditions.

Thus a more reasonable estimate of car parks needed by the hospital is at least 100 cars on an 'average' day, i.e. 50 cars on site and 50 cars using street parking - not the 31 stated in the report.

Using the same calculation as FLOW, peak demand car parking for 5195 sq.m of floor area,

1. 50 car parks on site plus 31 on street gives, the required car parking ratio of 1:64 GFA,
2. With the revised car park numbers.
50 car parks on site plus 50 on street gives, 1:52 GFA

This shows that the minimum GFA car parking ratio of 1:50 sq.m, cannot be relaxed to 1:64 sq.m, in any request for an application to rezone the site.

Consequences

In the traffic assessment section 5.1 Development Proposition of the Proposed Plan change, FLOW stated that the total development on the site would have a GFA of 10,700 sq.m. Thus car parking requirements for 1:64 and 1:50 sq.m parks ratios GFA is

1. 10,700 sq.m @ 1:64 parks/sq.m is 167 car parks including 64 street park.
2. 10,700 sq.m @ 1:50 parks/sq.m is 214 car parks including 107 street parks.

As there are only around 110 car parks available, (including Owen's Road), there will be few car parks available for the residents under the relaxed requirement of 1:64 and none at all for an 'average' ratio of 1:50. On bad weather days in both scenarios there will be a drastic shortage of parking.

Similarly for an increase in development above 10,700 sq.m, there will be a large shortage of car parks for the hospital and definitely none for the residents.

Under any circumstance this must be considered a major effect on the neighborhood.

3.0 Transport Accessibility

It seems that the travel team have not tried all the modes of transport.

3.1 Private Vehicles

This will obviously be the most used method straining available parking and causing traffic problems.

3.2 Public Transport

At present the nearest bus services are relatively infrequent and do not run at night. This is evidenced by the fact, that the Bridgeside Road stop is used as permanent parking for 4 cars during the week. The Manukau Road services are good, but at least 7 minutes walk for a fit person in good weather. The train stations are at least 20 minutes walking distance on a good day.

3.3 Walking Accessibility

People walking to the hospital should be considered. If a fit healthy adult at the walking speed of the 15% percentile takes 20 minutes, what does the average fit and healthy adult walking at the 50th percentile take?

Note also that an average walk there and back to the Newmarket train station, takes a fit person 25 minutes by footpath. Thus the 1.5Km straight-line radius showing in the report is misleading.

3.4 Cycling Accessibility

As stated this option is poorly serviced. Any person cycling to Bridgeside Hospital is likely to take their life into their own hands.

5. Traffic Assessment of the Proposed Plan Change

5.1 and 5.2

Again, these assessments are based only on a four-hour observation on a single day in unknown weather. This makes the report's conclusions highly questionable. As per the under-estimation of the number of car parks required, it seems probable that the trip generation numbers will exceed 100vph and a trip generation assessment will be required.

5.3

1. What is SIDRA, some explanation should have been given
2. It is assumed that the under assessed trip generations numbers have been used which only improves the wait delays shown.
3. The right turn Brightside/Owens Road increased from 9 seconds to nearly 2 minutes. This huge increase would create mayhem in Brightside and lead to an increased accident rate at that corner.
4. The right turn Brightside/Gillies increases from 6 seconds to 72 seconds, an increase of 12x. Again mayhem will occur.
5. Similarly the right turn Kipling/Gillies causes wait increase of around 9x through out the day.

To maintain that these conservative estimates are 'considered typical for priority controlled local roads that join busy arterial routes', is difficult to believe. Who considers this to be the case?

In 5.3.6 Traffic Effects Summary the following are stated

- “Additional traffic predicted to be generated by the permitted development by the Proposed Plan Change could be easily accommodated by the surrounding road network”
- “The increase in delay on the surrounding arterial roads will be no more than minor”
- “The traffic assessment can be regarded as conservative”

All are based on questionable methodology and assumptions and thus subsequent calculations. It is highly likely the increased traffic generation will have a more than minor effect on the arterial routes and a huge effect on Brightside Road and Shipherd’s Ave.

5.4 Assessment of Safety Effects.

The calculated figures shown in the FLOW report indicate same massive waiting times increases – 9-12x and up to 2 minutes. More traffic leads to more delays, which leads to an increase in crashes.

In conclusion, the traffic effects of these developments of hospital activities that could be achieved under the Special Purpose – Healthcare Facilities and Hospital Zone, despite the above mentioned development instruments and possible mitigation measures, are definitely more than minor and considered unacceptable. Therefore from a transport planning perspective there is every reason to decline approval of the Proposed Plan Change.

9. The FLOW Report Summaries and Conclusions Revisited

- The location of the subject site provides very poor accessibility for cycling, poor accessibility for walking, reasonable bus accessibility and good access for private vehicles.
- The evidence in the FLOW report can easily be interpreted to show that vehicle trips will be unacceptable and the existing roads and intersections likely to provide significant interruptions to some traffic flows
- The relaxing of the minimum car parking provision (from 1:50sqmGFA to 1:64sqmGFA), is based on calculations resulting from poor methodology and assessments. It may be arguable with a better study that this ratio should be nearer to the 1:20 required for some health care providers.
- The controls given in Chapter E27 can be appropriately addressed if ever consent is sought. The Proposal Plan Change is **NOT** consistent with...etc

Some Reasons for Opposition Submission PC 21

I have lived at Shipherd's Avenue for nearly 3 years and enjoyed the peace and quiet and the convenience of its location. I have read most of the submission but I have had insufficient time to prepare a full commentary of it. However, I list below some of my concerns and reasons why Auckland City Council should decline submission PC21. These are,

Southern Cross Healthcare (SCH)

1. In their submission SCH stress that it is a non-profit organization whose primary objective is to look after the health of its 850,000 organization.
2. Despite being non-profit SCH have built up a large portfolio of assets. This is not stated in the submission.
3. SCH's submission and Ernest Young's supporting documentation give exclusive details of the public healthcare sectors requirements.
4. They also point out that Brightside hospital devotes 25% of operating time to elective surgery for various DHB's.
5. They therefore need to expand their facility to be more efficient and effective in carrying out more operations especially to make provisions to serve their subscribers as well as the DHB's. No doubt, that SCH are aiding these DHB's in order to increase their assets further – not make profits.
6. Catering for the public health service is not SCH's purpose and they therefore can have an additional 33% capacity to cater for their subscribers simply by ceasing to work for DHB's
7. Therefore the basic reasoning for SCH's need for expansion is flawed and the plan change should not proceed.

Zoning Change

The change of zoning is being sought because the current Brightside Hospital was built using an existing use right in a residential style property. Now SCH wish to effectively extent the original existing use rights to remove more residential character properties. There is little doubt that this “Zoning Creep” is likely to continue. The submission should be refused to maintain the integrity of the zoning system.

Benefit/Cost Analysis

This is extremely vague and long on perceived benefit for SCH but with no financial modeling whatsoever especially of the effects on the locals from potentially massive car parking/traffic increases.

Transport Effects

Appendix 1, details the significant discrepancies contained in the Traffic Assessment in the submission. Any proposed expansion will completely stifle the neighbourhood and local car parking as well as having a major effect on traffic and the surrounding roads. This in itself is enough to have submission PC21 declined.

Civil Engineering Report

The infrastructure in Epsom is amongst the oldest in Auckland and therefore more likely to be prone to failure. This has not been mentioned in the civil engineering report, concerns are

1. In 5.0 Earthworks no mention is made of using explosives to assist rock extraction. This apparently created serious problems in the original development.
2. In 7.0 Storm works Drainage soak pits are proposed based on Tomkin and Taylor soak pit tests. No mention is made of the relevance of these tests after a three level underground car park excavation is created

Submission no 110

3. Storm water Drainage calculations are filled with enough jargon to confuse the layman. Are these average or maximum flow rates?
4. The domestic electrical supply in the area is regularly in difficulties. No details of the high voltage supply are given but the comment "The existing electrical reticulation is expected to have sufficient capacity for potential development" is too off hand for a significant project such as this. A phone call to the lines company revealed that there could be some reservations about supply of electricity to the proposed development and more detailed comments should have been made in the report.

In Summary, this report seems rather sketchy with comments like "expected to have sufficient capacity" too common.

I do not believe that it is sufficient to support submission PC21.

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

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



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Mr/Mrs/Miss/Ms (Full Name)

LEONIE DALE DEANE

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

Address for service of Submitter

163 GILLIES AVENUE, EPSOM, AUCKLAND 1023

Telephone:

0274289003

Fax/Email:

leonie@deaneco.co.nz

Contact Person: (Name and designation, if applicable)

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PC 21

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The entire plan change

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I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are:

See attachment

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
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A. P. Doane
 Signature of Submitter
 (or person authorised to sign on behalf of submitter)

17 April 2019
 Date

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- (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
- (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
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- (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
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ATTACHMENT : The reasons for my views are:

I have lived in Epsom for the last 12 years. The reason we purchased our house in the suburb of Epsom because it is a residential area. I like the fact we are surrounded by lots of trees and beautiful classic heritage homes that have been here for more than 100 years. There is also a real sense of community in the Epsom area. Therefore I am very concerned that a very large commercial business is looking to be located in our residential area in less than a block away from our home. It will change the whole dynamics of our neighbourhood.

A building of this magnitude would create a massive amount of traffic delays during the construction phase for at least a couple of years. This would be very problematic for us as we need to come in and out of our property many times a day, and our road will be compromised for many hours each day. The volume of trucks on our already busy roads would be untenable.

At present there is very little street parking available. The situation would be horrific with a possible 24/7 hospital operating. This would mean that there would be an overflow of demand for carparks, people about in the street during day and night times arriving and departing from the hospital, including workers, day and shift workers, patients and visitors. This would increase noise volumes and also a variety of other issues.

The hospital should be located in a commercial area elsewhere with adequate roads and not in a residential location.

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

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



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Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Christopher Gary Deane

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

Address for service of Submitter

163 Gillies Avenue, Epsom, Auckland 1023

Telephone: *021-522-875*

Fax/Email: *Christopher@DeaneCo.co.nz*

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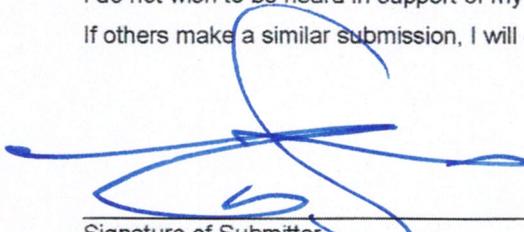
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18 April 2019

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 - (d) The subject site lies within an established area of residential zoned land with the Gillies Ave part of the site covered by an overlay which seeks to retain and manage the special character values of this part of Epsom, integrated as it is with the eastern side of Mt Eden. The purpose of the overlay is described in Chapter D18 of the AUP. PC 21 undermines the integrity of the Special Character Overlay by introducing a land use which is contrary in all respects to the heritage and special character purpose of the overlay.
 - (e) PC 21 has potential adverse effects on neighbouring properties and the locality arising from the potential intensity of development, the incompatibility of built form relationships contemplated by PC 21, the proposed reduction in required parking for the private hospital and the requirement for blasting to achieve underground parking. Together, these actual and cumulative adverse effects confirm that the locality of PC 21 is unsuitable.
 - (f) Adverse effects from PC 21 also include the undermining and degradation of the residential and character heritage environment of the subject site and its vicinity as well as the urban amenity considered and protected by the integration of the Single House Zone and the Special Character Overlay in this location.
 - (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and

- purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.
- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
 - (i) PC 21 has failed to protect the substantial trees over the subject area which contribute important landscape and vegetation amenity to the neighbourhood and is recognized in the Special Character Overlay.
 - (j) Overall, PC21 has failed to provide the necessary justification required under s.32 of the Act to create the extent of change and modification to the operative planning provisions covering the subject area and the adjoining neighbourhood. In particular –
 - i. the evaluation of the objectives of PC 21 to achieve the purpose of the Act is inadequate,
 - ii. the appropriateness of PC 21 to achieve the relevant objectives having examined alternatives, assessed the efficiency and effectiveness of the proposal to achieve those objectives is not provided , and
 - iii. the summary of the reasons for deciding on PC 21 as the correct course of action does not follow the instruction of s32 RMA, and
 - iv. it has not been demonstrated that the objectives of the applicant cannot be met in appropriately zoned areas of the City.
 - (k) The serious failure to address the requirements of s.32 RMA has fundamentally flawed the ability for PC 21 to be considered and assessed under the Act.
 - (l) Accordingly, the failure to meet the requirements of s.32 RMA confirms that PC 21 is contrary to the purpose of the Act as set out in Part 2, in particular, it does not provide for the sustainable management of the urban environment of the subject site and the neighbourhood required by s5 RMA. For these reasons PC 21 fails to meet the purpose of the Act and accordingly cannot proceed.



ATTACHMENT : The reasons for my views are:

Auckland is a beautiful city. One of the valuable aspects of Auckland City is the existence of the lovely leafy historic inner suburbs. Along with Parnell, Epsom is the most iconic and historical suburb. In the 1890's Epsom was the garden for Auckland city. The small farms with traditional stone fences made for a beautiful landscape, as described by many visitors at that time.

Our house, situated on Gilles Avenue has one of those stone dry-wall fences on one boundary, and one on another. Our part of Epsom is still beautiful. The large Victorian classic homes with the grand trees and those stone walls are iconic Auckland. Together with the harbour, Parnell and Epsom offer the stability and certainty that these timeless icons afford. These valuable characteristics help define Auckland. The visitor's impression of a city that respects its past is certainly a favourable one. These values define great cities the world over.

For those of us who have invested in our homes here have done so because of these values. Our children have grown up here, walked to school here. To a visitor, Epsom represents what can be.

My family, the Cleghorne's, Powditch and Deane's have lived in Epsom since the 1840's. The "Drive" was originally Cleghorne Drive. My great-great grandparents William Cleghorne & Rose-ann Powditch were the first couple married in the St Andrews church.

Leonie and I have lived in our current home on Gillies Avenue for twelve years.

This proposed development represents a monstrosity that is the antithesis of Epsom character. It will provide an awful contrast, but more-over it demonstrates, at minimum, complete disrespect for the beauty and values that Epsom stand for, and at worst a complete hate for Epsom and Epsom residents. Such a disrespect or indifference to an iconic suburb should not be promulgated by a Council that exists to protect these great Auckland values.

Gillies Avenue is already a busy road at times. At other times it is not so busy. Residents can have visitors and, as with any traditional residential suburb there is sufficient off-street parking. This lifestyle amenity will disappear.

Without detailing the extent of the impact on our lives of the construction phase, which will be horrendous, the long term impact, among all things, represents a transfer of our valuable lifestyle amenity to the owners of the development.

Please do not allow this destruction to take place.

This developer has not attempted to purchase suitable property in the appropriate commercial area, but merely seek to pursue what is expedient to them irrespective of the fact that it is placing a commercial building in a character residential suburb. To do this is not necessary.

One can liken Epsom to Pucinni's La Boheme. Certainly it is very old, but there is a timeless beauty. There is not enough of this in the world. As with the burning of Notre Dame, to observe the destruction provokes a great sense of loss. To facilitate such destruction is unconscionable.

Most often in life the important answers come down to a simple yes or no. This time your answer has to be NO!



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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Edward Augustine Deane

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

Address for service of Submitter

163 Gillies Avenue, Epsom, Auckland 1023

Telephone:

021 040 69 36

Fax/Email:

edward-deane@hotmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 21

Plan Change/Variation Name

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

Change the entire plan

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:

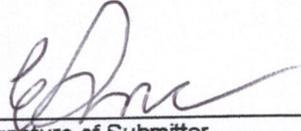
There is already significant amounts of traffic congestion and noise pollution in this ~~the~~ area. This plan will only make our problems ~~is~~ far worse and extremely difficult to live with.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

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

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


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

18th April 2019
 Date

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

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

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

I could / could not gain an advantage in trade competition through this submission.
 If you could gain an advantage in trade competition through this submission please complete the following:

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

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

ATTACHMENT -- Reasons for Submission1. **I/we oppose** Proposed Plan Change 21 (PC 21-private) for the following reasons:

- (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
- (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
- (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
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- (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and

purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
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 - iii. the summary of the reasons for deciding on PC 21 as the correct course of action does not follow the instruction of s32 RMA, and
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- (k) The serious failure to address the requirements of s.32 RMA has fundamentally flawed the ability for PC 21 to be considered and assessed under the Act.
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Submission on a notified proposal for policy statement or plan change or variation

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Ms/Miss/Ms (Full Name)

FRANCESCA ELEANOR REBECCA DEANE

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

Address for service of Submitter

163 GILLIES AVENUE, EPSOM, AUCKLAND 1023

Telephone:

021 130 9409

Fax/Email:

deane.francesca@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 21

Plan Change/Variation Name

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

The entire plan change

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

Submission no 114

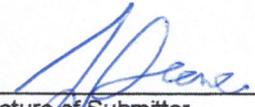
The reasons for my views are:

(continue on a separate sheet if necessary)

I seek the following decision by Council:

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

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



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

Date 18 / 04 / 19

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 no 114

ATTACHMENT -- Reasons for Submission

1. **I/we oppose** Proposed Plan Change 21 (PC 21-private) for the following reasons:
 - (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
 - (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
 - (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
 - (d) The subject site lies within an established area of residential zoned land with the Gillies Ave part of the site covered by an overlay which seeks to retain and manage the special character values of this part of Epsom, integrated as it is with the eastern side of Mt Eden. The purpose of the overlay is described in Chapter D18 of the AUP. PC 21 undermines the integrity of the Special Character Overlay by introducing a land use which is contrary in all respects to the heritage and special character purpose of the overlay.
 - (e) PC 21 has potential adverse effects on neighbouring properties and the locality arising from the potential intensity of development, the incompatibility of built form relationships contemplated by PC 21, the proposed reduction in required parking for the private hospital and the requirement for blasting to achieve underground parking. Together, these actual and cumulative adverse effects confirm that the locality of PC 21 is unsuitable.
 - (f) Adverse effects from PC 21 also include the undermining and degradation of the residential and character heritage environment of the subject site and its vicinity as well as the urban amenity considered and protected by the integration of the Single House Zone and the Special Character Overlay in this location.
 - (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and

Submission no 114

purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
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- (j) Overall, PC21 has failed to provide the necessary justification required under s.32 of the Act to create the extent of change and modification to the operative planning provisions covering the subject area and the adjoining neighbourhood. In particular –
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 - iv. it has not been demonstrated that the objectives of the applicant cannot be met in appropriately zoned areas of the City.
- (k) The serious failure to address the requirements of s.32 RMA has fundamentally flawed the ability for PC 21 to be considered and assessed under the Act.
- (l) Accordingly, the failure to meet the requirements of s.32 RMA confirms that PC 21 is contrary to the purpose of the Act as set out in Part 2, in particular, it does not provide for the sustainable management of the urban environment of the subject site and the neighbourhood required by s5 RMA. For these reasons PC 21 fails to meet the purpose of the Act and accordingly cannot proceed.

Submission no 115

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan change 21 - Alison Elizabeth Warren
Date: Wednesday, 17 April 2019 2:30:16 PM
Attachments: [Technical submission re Southern X.pdf](#)
[Personal Submission re Southern X.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Alison Elizabeth Warren

Organisation name:

Agent's full name:

Email address: awarrenz@yahoo.com

Contact phone number: 021618764

Postal address:
11 Ngauruhoe St
Mt Eden
Auckland 1024

Submission details

This is a submission to:

Plan modification number: Plan change 21

Plan modification name: PC 21 (Private): 3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

I object to the plan in its entirety.

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 wish to decline it in its entirety as indicated. Please see attached documents.

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

Submission date: 17 April 2019

Supporting documents

Technical submission re Southern X.pdf

Personal Submission re Southern X.pdf

Attend a hearing

Submission no 115

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 no 115

ATTACHMENT -- Reasons for Submission

1. I **oppose** Proposed Plan Change 21 (PC 21-private) for the following reasons:

- (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular, the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
- (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
- (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
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Submission no 115

purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
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 - iii. the summary of the reasons for deciding on PC 21 as the correct course of action does not follow the instruction of s32 RMA, and
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- (l) Accordingly, the failure to meet the requirements of s.32 RMA confirms that PC 21 is contrary to the purpose of the Act as set out in Part 2, in particular, it does not provide for the sustainable management of the urban environment of the subject site and the neighbourhood required by s5 RMA. For these reasons PC 21 fails to meet the purpose of the Act and accordingly cannot proceed.

Submission no 115

1. In addition I also have these concerns:
 - i) I have lived in the Mt Eden/Epsom area for 28 years.
 - ii) My children have gone to school in the area, which has involved them walking down Owens Rd and, in the case of my son, continuing along Mountain Rd to Auckland Grammar and, in the case of my daughters, continuing down Owens Rd to Manukau Rd to attend Diocesan School for Girls, passing Epsom Girls' Grammar along the way.
 - iii) The traffic along Owens Rd, Mountain Rd and Gillies Ave has always been heavy, both in the morning and the afternoon from about 2.30pm onwards. This is obviously a combination of traffic going to the motorway, people travelling to the nearby shopping and business areas, particularly Newmarket, and school traffic.
 - iv) The Newmarket retail/business traffic is bound to become exponentially heavier once the massive new Westfield shopping centre opens later this year. This will increase traffic along Gillies Ave, Manukau Rd and the roads that lead to and from these major arterial routes.
 - v) Children are still going to be walking and cycling along these roads and their parents will be driving them to and from school and to suggest that there be an additional commercial activity such as Southern Cross is suggesting right in the heart of this already heavily-used area is simply to invite chaos to reign during the entire day.
 - vi) This will drive traffic into other residential streets in an effort to avoid the heavily congested routes already used, in spite of calming measures already introduced in a number of those streets (speed bumps and chicanes) and ruin the residential ambience thereof.
 - vii) It will also increase the inevitable danger to the hundreds of school children who use these streets, going to two of the biggest schools in the Auckland region, not to mention other schools.
 - viii) To avoid this danger, I would suggest that more parents will elect to drive their children to school, further increasing the levels of traffic – I certainly would consider it, rather than letting my children take their lives into their hands every day on the simple school walk or ride.
 - ix) This development also would involve the loss of residential housing, at a time when Auckland is suffering a severe shortage of housing, not to mention houses of a heritage character.
 - x) The proposed size and scale of this preposterous development is completely out of keeping with a residential area. The suggested height of 25 metres would not only mean that the building itself would stick out like a sore thumb in a green leafy suburb where the maximum height of residential dwellings is not even a third of that height. There would also inevitably be a loss of privacy for properties in the vicinity.
 - xi) Furthermore, the blasting, which would be an inevitable part of the excavation given the proximity to the Maungawhau volcanic cone,

Submission no 115

would be more appropriate in an area which has surely been set aside in the Unitary Plan for such development, and not a daily disturbance to those living in the vicinity for weeks, month and years – why should they be subject to this loss of amenity?

- xii) The arrogance of Southern Cross, which surely had this development in mind at the time of the development of the Unitary Plan, of not raising this at that time but instead seeking to steamroller its profit-driven agenda through, in hope that the denizens of the area would be too busy or unaware to take the time and effort to oppose it, absolutely beggars belief. For the Council to even give this proposal the time of day would be a betrayal of decent, hard-working, rate-paying residents. We should be able to feel that the Council will play fair and protect the people it purports to represent, those without the deep pockets that Southern Cross certainly has. This is an act of bullying by Southern Cross and I sincerely hope the Council will suggest that it relocate its proposed development to an area ear-marked for exactly this sort of venture when the Unitary Plan was first promulgated.

Submission no 116

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

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



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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)

MARGARET PARKER

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

Address for service of Submitter

11 GLENFELL PLACE EPSOM AUCKLAND 1023

Telephone:

09 638 6898

Fax/Email:

margaretparker@
sangarchitects.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 21

Plan Change/Variation Name

3 Brightside Road, 149, 151 and 153 Gillies Avenue, Epsom

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

Plan provision(s)

PC 21

Or

Property Address

3 BRIGHTSIDE ROAD, 149, 151, 153 GILLIES AVENUE

Or

Map

EPSOM

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

Submission no 116

The reasons for my views are:

REFER SEPARATE SHEET

(continue on a separate sheet if necessary)

I seek the following decision by Council:

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

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

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

15 APRIL 2019
Date

Notes to person making submission:

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

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

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

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

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

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

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

Submission no 116

ATTACHMENT -- Reasons for Submission

1. I/we oppose Proposed Plan Change 21 (PC 21-private) for the following reasons:
 - (a) The proposed plan change has failed to implement the basic direction, objectives and policies of the Auckland Regional Policy Statement (RPS) set out in Chapters B1 & B2. In particular the plan change has undermined the relationship within the intended compact urban form of Auckland between residential, historic, heritage and special character protection and urban intensification development initiatives as outlined in the RPS.
 - (b) While medical facilities are recognised as part of the social infrastructure of Auckland, their location relies on following the spatial objectives of the Special Purpose-Healthcare Facility and Hospital Zone. The subject site does not achieve those objectives or policies.
 - (c) The Special Purpose – Healthcare Facility and Hospital Zone (the “Hospital Zone”) is inappropriate for the subject sites because the sites and their locality do not meet the zone description, objectives or policies found in Chapter H25.1, .2 or .3. Overall the location and scale of the built outcome derived from PC21 undermines the integrity of the Hospital Zone.
 - (d) The subject site lies within an established area of residential zoned land with the Gillies Ave part of the site covered by an overlay which seeks to retain and manage the special character values of this part of Epsom, integrated as it is with the eastern side of Mt Eden. The purpose of the overlay is described in Chapter D18 of the AUP. PC 21 undermines the integrity of the Special Character Overlay by introducing a land use which is contrary in all respects to the heritage and special character purpose of the overlay.
 - (e) PC 21 has potential adverse effects on neighbouring properties and the locality arising from the potential intensity of development, the incompatibility of built form relationships contemplated by PC 21, the proposed reduction in required parking for the private hospital and the requirement for blasting to achieve underground parking. Together, these actual and cumulative adverse effects confirm that the locality of PC 21 is unsuitable.
 - (f) Adverse effects from PC 21 also include the undermining and degradation of the residential and character heritage environment of the subject site and its vicinity as well as the urban amenity considered and protected by the integration of the Single House Zone and the Special Character Overlay in this location.
 - (g) The urban form depicted by the operative land use zone pattern covering the subject site and the surrounding neighbourhood firmly indicates the intention of low scale residential development consistent with the Special Character Overlay which covers part of the subject site and the neighbourhood. PC 21 is contrary to the integrity and

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purpose of the operative land use pattern and urban design outcomes represented by the operative land use zones.

- (h) PC 21 incorporates three special character residential buildings which front Gillies Avenue. These dwellings are included for the purpose of demolition and removal to allow the expansion of the private hospital facilities. The loss of these special character dwellings is inconsistent with the purpose of the Special Character Overlay specifically placed over this part of Gillies Avenue and the adjoining hinterland to the west for the purpose of heritage protection imposed through the RPS and implemented through the Special Character area provisions of the AUP district plan provisions.
- (i) PC 21 has failed to protect the substantial trees over the subject area which contribute important landscape and vegetation amenity to the neighbourhood and is recognized in the Special Character Overlay.
- (j) Overall, PC21 has failed to provide the necessary justification required under s.32 of the Act to create the extent of change and modification to the operative planning provisions covering the subject area and the adjoining neighbourhood. In particular –
 - i. the evaluation of the objectives of PC 21 to achieve the purpose of the Act is inadequate,
 - ii. the appropriateness of PC 21 to achieve the relevant objectives having examined alternatives, assessed the efficiency and effectiveness of the proposal to achieve those objectives is not provided , and
 - iii. the summary of the reasons for deciding on PC 21 as the correct course of action does not follow the instruction of s32 RMA, and
 - iv. it has not been demonstrated that the objectives of the applicant cannot be met in appropriately zoned areas of the City.
- (k) The serious failure to address the requirements of s.32 RMA has fundamentally flawed the ability for PC 21 to be considered and assessed under the Act.
- (l) Accordingly, the failure to meet the requirements of s.32 RMA confirms that PC 21 is contrary to the purpose of the Act as set out in Part 2, in particular, it does not provide for the sustainable management of the urban environment of the subject site and the neighbourhood required by s5 RMA. For these reasons PC 21 fails to meet the purpose of the Act and accordingly cannot proceed.

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PROPOSED PLAN CHANGE 21 (PC21-PRIVATE)

1. IN ADDITION WE ALSO HAVE THE FOLLOWING CONCERNS:

- (i) **PLAN CHANGE** - We do not agree with the proposed plan change to Special Purpose - Healthcare Facility and Hospital Zoning because of the impact it would have on our residential area.
- (ii) **BUILDING HEIGHT** - The current zoning permits buildings up to 8 metres high. If the zoning is changed to the whole site a building of up to 16 metres and possibly 25 metres could be permitted located 10.000 from the road boundaries. Brightside hospital could be demolished or altered to increase its height to match the height of the new building.

A building of this height and bulk would be highly visible to the neighbours, pedestrians and passing motorists and totally out of place in an area with a Historic Heritage and Special Character Overlay and predominately 2-3 storey residential dwellings. The planting of trees adjacent to it will not reduce its visual impact on the streetscape.

- (iii) **EXISTING HOUSES** – The sites included in the proposed plan change have a Historic Heritage and Special Character Overlay. We do not agree with the demolition or relocation of these houses or their fences as together they form an integral part of the character of the area, the streetscape and the environment. We do not agree with removal of existing trees from these sites either for the same reasons.
- (iv) **TRANSPORT** - Gillies Avenue is a busy arterial road with Owens Road and Mountain Road feeding into it. During peak hours in the morning and at night the roads cannot cope with the current volume of traffic because of the schools in the area, infill housing and high density development in the area.

If the proposed hospital is built the volume of traffic and the congestion would increase.

- (v) **PARKING** - There is already a shortage of parking in the area for students attending local schools and office workers leaving their cars and walking to Newmarket or catching the bus or train to the city. We live nearby and our street has no car parking spaces left by 8.15am on weekdays.

A new hospital would increase the parking problems in the area.

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- (vi) EXCAVATION –We do not agree with blasting of basalt volcanic rock and excavation and removal of excavated material to achieve on site car parking at the lower level of the building.

There will be delays for motorists, cyclists and pedestrians on Gillies Avenue while waiting for blasting to occur and truck movements to and from the site. Dust and noise will inconvenience students in near by schools and neighbours in the vicinity over an extended period.

- (vii) VISUAL EFFECTS - The proposed building will have high visual impact due to its height, bulk and location close to the main arterial road and side roads.

We totally disagree with the statement In LA4 Landscape report that "The visual amenity and quality of the environment surrounding the site will not be adversely affected by the development".

Trees and planting will not screen and reduce the impact of a bulky building between 16 and 25 metres tall located 10 metres from the road boundaries. It will be commercial in appearance and will have a serious adverse impact on the Historic Heritage and Special Character of this residential area.

- (viii) PRECEDENT – If this proposed plan change is approved it is likely to set a precedent for applications for future changes to the Unitary Plan in Auckland. There was much discussion before the Unitary Plan was adopted so there should not be changes to it under any circumstances.

SUMMARY

I DO NOT WISH TO HAVE THE PROVISIONS I HAVE IDENTIFIED AMENDED.

AUCKLAND COUNCIL SHOULD DECLINE THE PROPOSED PLAN CHANGE/ VARIATION IN ITS ENTIRITY FOR THE REASONS INDICATED.