

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)

Zainal Trustee Limited

Address for service of Submitter

647 Whitford-Maraetai Road

Telephone:

21588989

Fax/Email:

greatdragon98@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 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezone of land, change of rural

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

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

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

I wish to have the provisions identified above amended Yes ☐ No ☐

The reasons for my views are:

Help the growth of Auckland and its councils, develop greater opportunities for our city.

1.1

(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)

01/23/2027

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.

Alice Zhou

From: Karin Vince <kvince@beachlands.school.nz>
Sent: Wednesday, 1 February 2023 9:58 am
To: Unitary Plan
Subject: Beachlands South Submission No to "Future Urban"

Categories: Manisha

To whom it may concern

We are, in principle, happy with most of the initial proposals for Beachlands South Development. However our current access road Whitford Maraetai Road is gravely insufficient to currently cope with day to day traffic let alone any additional vehicles, including heavy construction and building vehicles.

The intersection at Jack Lachlan and Whitford Maraetai Rd is a congestion point and a dangerous entrance and exit point.

There is no continuous footpath linking current residences in Jack Lachlan and the Avenues with public transport, e.g. the Pine Harbour Ferry.

We are definitely opposed to the 'Future Urban' portion of the Beachlands South application. This area is currently an area of rural that needs to remain so. It is the green space that allows for view points for all out across Whitford. To have this as a higher density residential area would be a scar on our green landscape. Currently at 1 dwelling per 10HA the integral character of this area remains intact. There is plenty of other areas that could be utilised closer to Beachlands, Te Puru and Maraetai that could be used for the 'Urban Sprawl' which would link residents to the 'new' infrastructure.

Kind regards

Karin Vince

2.1

2.2

Alice Zhou

From: Unitary Plan
Sent: Wednesday, 1 February 2023 7:46 am
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Adam Johnson

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Adam Johnson

Organisation name:

Agent's full name: Adam Johnson

Email address: apjohnson@gmail.com

Contact phone number:

Postal address:
 34 Liberty Crescent
 Beachlands
 Auckland 2018

Submission details**This is a submission to:**

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
 Provision for a high school to be built

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

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

The reason for my or our views are:
 We desperately need a high school in the area, even more so once the proposed development is built

3.1

I or we seek the following decision by council: Approve the plan change without any amendments

3.2

Details of amendments:

Submission date: 1 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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Alice Zhou

From: Unitary Plan
Sent: Tuesday, 31 January 2023 11:00 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Ashti chauhan

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ashti chauhan

Organisation name:

Agent's full name:

Email address: chauhanashti@fmail.com

Contact phone number: 0210406677

Postal address:

Submission details**This is a submission to:**

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Beachland secondary school

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Easy for families and kids

I or we seek the following decision by council: Approve the plan change without any amendments

4.1

Details of amendments:

Submission date: 31 January 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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Alice Zhou

From: Unitary Plan
Sent: Tuesday, 31 January 2023 8:45 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Catherine White

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Catherine White

Organisation name:

Agent's full name:

Email address: cwhite2711@live.co.uk

Contact phone number:

Postal address:
 18 Cherrie Rd
 Beachlands
 Christchurch 2018

Submission details**This is a submission to:**

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: Beachlands south

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
 Support new housing in the area and support towards new secondary school

I or we seek the following decision by council: Approve the plan change without any amendments

5.1

Details of amendments:

Submission date: 31 January 2023

Attend a hearing

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

Declaration

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

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

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

No

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Alice Zhou

From: Unitary Plan
Sent: Tuesday, 31 January 2023 9:00 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Harriett Brownell

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Harriett Brownell

Organisation name:

Agent's full name:

Email address: harriettbrownell@icloud.com

Contact phone number:

Postal address:

Submission details**This is a submission to:**

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
 Proposed development of houses in Beachlands

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I strongly believe a development of this size should only be approved if there is adequate amenities (both primary and high school education, additional employment, healthcare services (GP in particular) and transport included within the plans. The need for a high school along the Coast is essential. The number of children already travelling on an unsafe road, on buses where they have to stand is not acceptable in such an affluent and growing area. There are a huge number of junior school age children, so this problem is only going to get greater. The plans for future growth must be joined by significant investment into education

6.1

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: A high school!

Submission date: 31 January 2023

Attend a hearing

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

Declaration

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

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

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

No

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Alice Zhou

From: Unitary Plan
Sent: Monday, 30 January 2023 4:16 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Jason Wayne Monson

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jason Wayne Monson

Organisation name:

Agent's full name:

Email address: j_monson@icloud.com

Contact phone number:

Postal address:
 90 Third View Ave
 Beachlands
 Auckland 2018

Submission details**This is a submission to:**

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
 B3 - Infrastructure. Waste water
 B3 - Transport

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

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

The reason for my or our views are:

B3. The proposal provides inadequate assessment of impacts from waste from 3000 homes to the proposed plant. Eg There is no assessment of likely sizes of treatment required in relation to storm events for instance or impacts on system water discharges. nor any mention made of current consent requirements for this element of the process. What monitoring? When? By who? What limits Etc

The submitted must provide assessment of these issues. Perhaps a separate consent for the waste water treatment plant must be applied for and further development on housing to be restricted until such is approved.

7.1

Transport: again inadequate assessment of transport had been put forward. The information ignores that This road is already straining at the seams with cars backed up for 2 km between Henson road and Whitford village in peak times. The figures relied upon are 4 years old, a period that has included substantial development and increased road use.

7.2

The submitter must provide funding for road widening (2 lanes each direction) along Whitford-Maraetai road. Asserting or implying mode changes (ferry/bus) is unrealistic in context of a semi rural community that has to travel significant distances to a wide variety of locations making public transport infeasible.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: 1. Require approval of consent for water treatment plant with relevant conditions prior to further work being done. 2. Require provision of funding to widen Whitford-Maraetai road to allow two lanes both directions to be built within the next 5 years.

7.3

7.4

Submission date: 30 January 2023

Attend a hearing

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

Declaration

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

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

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

No

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Alice Zhou

From: Unitary Plan
Sent: Sunday, 29 January 2023 3:31 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Justine Benson

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Justine Benson

Organisation name:

Agent's full name:

Email address: paul_jussie@slingshot.co.nz

Contact phone number:

Postal address:

Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Complete development

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

We do not have adequate infrastructure to add this huge amount of population and businesses to our community. You have not looked at the impact on the entire region. What about the knock on effect of roading in and out of Whitford and Maraetai, which are also expanding in population. You do NOT have adequate roading to facilitate this. People live in Beachlands because we DO NOT want shopping complexes and businesses on our doorstep! Of particular concern, is the "light industrial" complex you wish to make, which is completely out of step with ALL of Beachlands. It will devalue the properties along Jack Lachlan Drive significantly. When people drive into Beachlands, the very first thing they will see is an light industrial complex. This is meant to be a rural/residential area where people enjoy

8.1

8.2

nature, go to the beach etc. Your interpretation of "looking after the ecology" is by demolishing it and replacing it with apartment buildings and man made parks! The community you represent DO NOT want this. I am disappointed that this has become a money grabbing exercise for a small group of people. Once you blemish our wonderful community with this development it can never be restored.

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

Submission date: 29 January 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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Alice Zhou

From: Unitary Plan
Sent: Saturday, 28 January 2023 1:15 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Nathir Natik Dawood

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nathir Natik Dawood

Organisation name:

Agent's full name:

Email address: nathir.dawood.nz@gmail.com

Contact phone number: 21774494

Postal address:
 33 Kaiawa Street
 Beachland
 Auckland 2018

Submission details**This is a submission to:**

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
 Change 88 and roads

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

My concerns are around commute. I don't believe we have efficient and reliable roads. Adding extra business and housing will lead to congestion to our roads and potentially have more accident to an already over congested Rd.

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

Submission date: 28 January 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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Alice Zhou

From: Unitary Plan
Sent: Friday, 27 January 2023 5:30 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Samuel James nobilo

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Samuel James nobilo

Organisation name:

Agent's full name:

Email address: samuelnobilo@gmail.com

Contact phone number:

Postal address:
 26 Kaiawa Street
 Beachlands
 Auckland 2018

Submission details**This is a submission to:**

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
 Unsure

Property address: Unsure - Formosa, Beachlands development

Map or maps: Unsure

Other provisions:
 Unsure

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

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

The reason for my or our views are:
 I support the development as long as the school and commercial space goes ahead with it and improvement to roads.

10.1

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 27 January 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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Alice Zhou

From: Unitary Plan
Sent: Wednesday, 1 February 2023 1:31 pm
To: Unitary Plan
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Valerie Oldfield

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Valerie Oldfield

Organisation name:

Agent's full name:

Email address: ragle1965@yahoo.co.nz

Contact phone number:

Postal address:

Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Complete development.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The presence of Industrial and Commercial buildings will devalue properties throughout Beachlands. Beachlands is a rural residential area and is a close community. The plan to ruin the natural beauty of the area and replace it with man made lakes etc is ludicrous. Recently built new homes have been restricted to the amount of concrete allowed, which plants, shrubs and trees can be planted in gardens and Waka Kotahi dictated the width of driveways. Surely the building of 3000 new homes and industrial premises would require vehicle parking and pathways. A concrete jungle to say the least!. Infrastructure is inadequate. Roading in particular. The traffic to and from Whitford and Maraetai is increasing due to new developments. We do not have a 24 hour A&E facility in the area. We have a volunteer fire

11.1

11.2

11.3

service, water is not reticulated. In the event of serious accidents or fire would the service cope whilst waiting for appliances battling congested roads from other areas.

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

Submission date: 1 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Guohong Li

Organisation name:

Agent's full name:

Email address: emilyw0917@hotmail.com

Contact phone number:

Postal address:
8 Kervil Avenue
Te Atatu Peninsula
Auckland 0610

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: 651 whitford-Maraetai Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
I support the rezone as this will lead to more local business and centres which improves the accessibility of local living.

I or we seek the following decision by council: Approve the plan change without any amendments | 12.1

Details of amendments:

Submission date: 2 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jeremy Stockton

Organisation name:

Agent's full name:

Email address: jeremy.a.stockton@gmail.com

Contact phone number:

Postal address:
17 First View Avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
Plan change

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

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

The reason for my or our views are:

The roading, infrastructure related to water and waste is currently insufficient. Further expansion of light industry and unneeded commercial and residential expansion will further negatively impact this area.

The use of existing green spaces for leisure and lifestyle is essential for ongoing wellbeing in this community.

This expansion is undesired and unnecessary.

13.1

13.2

13.3

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

Submission date: 3 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Barney Sharland

Organisation name:

Agent's full name: Barney Sharland

Email address: sdl1995@outlook.co.nz

Contact phone number:

Postal address:

sdl1995@outlook.co.nz

Beachlands

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: Formosa Golf Club

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Traffic on Whitford / Maraetai Rd. The road need to upgraded to support the increase in volume.

14.1

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Traffic Volumes.

Submission date: 3 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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Dear Sir/Madam

Regarding the planned re-zoning of approx 307ha of land south of Beachlands from Rural-countryside Living zone to a mix of business, residential, open space and Future Urban zones,
I wish to put in a Submission **against** this proposal.

I have lived in Maraetai for over forty years now and I strongly believe that there is not sufficient infrastructure in place to support the plan change.

The Maraetai-Whitford-Howick road is already extremely congested during rush hour times with workers and school children travelling through the area. 15.1

I also believe that there is insufficient sewage facilities to support such a plan change which would obviously involve thousands more vehicles on our access roads. 15.2

I am not against progress, and in the future, once the Howick - Maraetai roads have been widened to double lanes both ways and sewage treatment plant extended or upgraded then it could be a feasible change, but for now until major upgrading and improvements of infrastructure have been made to support such a plan change I feel it would put a crippling strain on the existing roading and other infrastructure facilities.

Already there are many accidents on our Howick-Maraetai roads and every time there is an accident, even a fairly mild one, it involves a road closure which forces travellers to go many many kilometers out of their way to get home or to work.

Therefore I wish to submit my strong opposition to the planned change.

Yours sincerely

Rhonda Mary Pike

rhondampike@gmail.com

16 Omana Esplanade,

Maraetai, Auckland 2018

021909724

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rita Olga Yakich

Organisation name:

Agent's full name:

Email address: ritayakich@hotmail.com

Contact phone number: 021421942

Postal address:
682 Whitford-Maraetai Rd,
RD1 Howick
Beachlands
Auckland 2571

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Rezoning south of Beachlands township from country living to residential/business'/urban living

Property address: 682 Whitford-Maraetai Rd

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The road is already terribly busy the condition of the road is such that the speed limit has been lowered over and over again to keep drivers safe, as it is apparently too expensive to fix the road. There is no industry/employment opportunities in this area, which puts more stress on the road. As it stands if there is an accident on the main road in or out of Beachlands the residence have to travel around the coastal road which will add at least an extra 1:30min on any journey. Secondly the coastal road running through Maraetai gets many slips in winter and the tides keep washing it away, yet again this needs to be fixed up. There is no High school out in the Beachlands/Maraetai area, the primary/intermediate school is bursting at the seams and yet the council has done nothing about that. Unreliable power supply with ample outages as well as tank water supply which is limited. One very small medical Centre that is already at its capacity. With all of these things in mind it is ludicrous to put in more houses with this insufficient infrastructure, which has been at capacity for a few years now. There is already significant

16.1

16.2

16.3

housing development in progress now by countdown/spinnaker bay and all the extra housing that has gone up in Beachlands it self has already put all the existing infrastructure under immense pressure. To increase the number of housing with this infrastructure would be beyond stupid. I would wish that our city council would try and resolve the existing issues rather than starting a new project and creating more problems for the residence of our rural community! Fire and ambulance services also need to be upgraded for the Health and safety of all residence before any new plans are made. Our observation of the very narrow and unsurpassable roads in the new subdivision of Beachlands already cannot accommodate for ambulances and fire trucks because of the short sightedness and unprofessional planning of our council.

16.4

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: All the points mentioned above!

Submission date: 4 February 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lauren Hewitt

Organisation name:

Agent's full name:

Email address: laurenelisahewitt@gmail.com

Contact phone number:

Postal address:
5 Ealing Crescent
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Building more residential homes

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
The road and infrastructure are already under stress due to rapid growth.

Current road is gridlocked going through Whitford and to Somerville via the gorge due to morning and evening work commuting and number of school buses on the road.

17.1

Secondary school and recreation facilities (indoor and outdoor sports fields, indoor swimming pool), library and community facilities are needed prior to any more housing. Our community includes both young and old and there are not currently enough facilities to take care of this population in the local area without going into Botany or further.

17.2

Water supply, waste water, power infrastructure are also under stress.

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

Submission date: 4 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: KAYLEIGH SHAW

Organisation name:

Agent's full name:

Email address: kayleighshaw@hotmail.com

Contact phone number: 0273263657

Postal address:
5 Albacore way
Mareatai
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Rules

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
No guarantee to improvements to the following:

Roading infrastructure improvements to all the roading and out of the Pohukukawa coast.	18.1
No improvements to transport options: Need for increase in public transport, bus and ferry options.	
No guarantee of improved electricity infrastructure. Currently all over head and frequent power outages occur.	18.2
No guarantee of a high school within the next 10 years. This should be compulsory.	18.3
No improvements to water infrastructure. We need town water supply and better waste water services.	18.4
No improvement to council services such as council pools and gyms, full library.	18.5
No improvement to health care services to take accommodate extra housing and people. GP, after hours care, Plunket services, midwifery, ambulance service, FENZ	18.6
No improvement to policing services in Beachlands and Mareatai.eg a 24 hour manned station.	

No improvement to competitive retail on the Pohutukawa Coast

18.7

Intensification with the possibility of a 30/30/30 model (sold private, first home, state housing) leads to an increase in anti-social behaviour in the community and crime. There are no wrap around services based on the Pohutukawa Coast.

18.6

For me to agree to the change in land use the developer and council MUST improve and future proof the above resources in our area to enable safe development of the land Beachlands South

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

Submission date: 4 February 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Martina Katharina Toebosch

Organisation name:

Agent's full name:

Email address: makatoe@gmail.com

Contact phone number:

Postal address:

Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Private plan change request.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Roading in and out of Beachlands is not adequate now for existing and future road users (see current developments in Beachlands) An additional 6000 to 9000 vehicles would have to use Whitford Maraetai Road, should Beachlands South go ahead. Prior to that construction traffic, some heavy, will further damage this road and result in higher volume of traffic leading to a higher risk for all road users. Not to mention the extra emissions from passenger cars, commercial vehicles and heavy trucks. Disturbing the natural flow of the land and building many hectares of hard surfaces will be to the detriment of the sea water quality (run off is enormous already now) ; resulting in negative effects on sea life and recreational activities in and on the water.

19.1

19.2

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

Submission date: 6 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brian Reed

Organisation name:

Agent's full name:

Email address: mohungaaotea@yahoo.co.nz

Contact phone number:

Postal address:
99 First View Avenue Beachlands
Beachlands
Auckland 2011

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Water supply, Schools, sewage, boat ramps

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

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

The reason for my or our views are:

Beachlands relies on rainwater for it's water supply which has led to questionable drinking water standards in n increasingly urbanized area with large traffic movements. The area needs a fit for purpose water supply if development is approved.	20.1
--	------

MOE is still working on census data from the previous good census despite being informed of their ineptitude. There needs to be a Secondary school and a middle school and another primary school built prior to development. If Countdown can do the maths why can't MOE.	20.2
--	------

The limited sewage system designed for rain water supply and forest percolation was for a much smaller population and needs rethinking and rebuilding before development.	20.3
---	------

We have been in Beachlands for 30 plus years and there has been no upgrading of public ramps that are inadequate these need redesigning and expansion before adding to the population and Pine Harbour Marina needs to be required to dredge the deliberately silted ramp that was part of the conditions on the marinas establishment.	20.4
---	------

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: As above

Submission date: 7 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Zanel Burger

Organisation name:

Agent's full name:

Email address: zmburger73@gmail.com

Contact phone number:

Postal address:
72 Constellation Avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
PC88

Property address: Beachlands South

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Why get rid of a golf course and nature, just to cause gridlock into Howick on an already busy road.
Beachlands doesn't want to look like Flat Bush.

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

21.1

Submission date: 8 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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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/Mrs/Miss/Ms (Full Name)

HELEN FRANCES HETHERINGTON

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

Address for service of Submitter

84 Second View Avenue, Beachlands, Auckland 2018

Telephone:

621 125 2371

Fax/Email:

tryner@orcon.net.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 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

to re-zone northern portion from Rural / to rezone southern portion from Rural .
new precinct - Stormwater -

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

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: Kent the whole area cannot support expansion as requested by developers i.e. whole water, reclamation & same, main road as ferry only goes to city; industrial development; future precinct; storm water catchment in view of climate change;

(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. ☐

22.1

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.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Arvin Gardiola

Organisation name:

Agent's full name: Arvin Gardiola

Email address: gadjie007@yahoo.com

Contact phone number: 02102787016

Postal address:
97 Maraetai Drive
Maraetai
Manukau
Manukau 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

rezone the northern portion of the land (159.54 hectares) from Rural – Countryside Living zone to a mixture of Future Urban, Residential – Mixed Housing Urban, Business - Local Centre, Business – Light Industry; Business – Mixed Use; and Open Space zones
rezone the southern portion (147.58 hectares) from Rural – Countryside Living zone to Future Urban Zone, requiring a future plan change to zone the land for development

Property address: 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746, 758 and 770 Whitford-Maraetai Road, Beachlands

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Traffic, roads, school, and other amenities cannot support the additional housing/people

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

23.1

Submission date: 13 February 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Shane norton

Organisation name:

Agent's full name:

Email address: onorty@xtra.co.nz

Contact phone number: 0274224828

Postal address:
33 sunkist bay rd
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Infrastructure

Property address: Formosa beachlands

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
No infrastructure

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

24.1

Submission date: 10 February 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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I am making a submission regarding the plan change as I believe I will be adversely affected by this as I border onto the Formosa golf course. I think this will affect my property value also I moved out here 18 years ago for the peaceful lifestyle. | 25.5

Currently there is only one road in and out and this proposed change does not allow for an upgrade of the main road into the area and if there is an accident we are trapped. | 25.1

Also the environmental impact on this area would endanger native birds lizards and frogs. | 25.2

Currently we have water tanks but cannot see how high rise apartment/intensive housing would be able to meet their water requirements. Are they looking to supply articulated water. | 25.3

There are other concerns regarding cultural significance in the area adjoining the golf course. | 25.4

I object to the proposed plan change for all the reasons as above.

Sent from Glenis Clapham

6 Tui Brae

BEACHLANDS 2018

Phone 09 5366305

Mobile 021 140 6688

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hayden

Organisation name:

Agent's full name:

Email address: haydenessa@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

6.9 Transport and movement

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

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

The reason for my or our views are:

The vast majority of working residents of Beachlands and Maraetai rely on private vehicle comutes via Whitford-Maraetai into east Auckland and beyond. The proposed develop will significantly increase the population, and while there is a desire by the developer and council for the existing Ferry connection to offset vehicle commutes, this assumes that residents will be employed in the CBD; while realistically one can expect the majority of employment to come from nearby East Tamaki and wider east Auckland.

Over recent years Beachland and Maraetai have grown ahead of infrastructure, due to the age and two lane design of the arterial route , current morning and afternoon commutes see bottle necks at intersections which result in delays and frustration for users. Without addressing the capacity of the Whitford-Maraetai arterial route by increasing the lane count, I strongly believe such a significant increase in commuter traffic as a result of the proposed development will have a large negative impact to the existing Beachlands and Maraetai residents and is likely to result in an increase of vehicle accidents.

26.1

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Include upgrade of Whitford-Maraetai arterial route road to four lanes, and widening of bridge on Whitford road.

26.2

Submission date: 11 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Adriana Janssen

Organisation name:

Agent's full name:

Email address: adrianajanssen@hotmail.com

Contact phone number:

Postal address:

2018

Beachlands

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Infrastructure to roading

Property address:

Map or maps:

Other provisions:

Infrastructure needs to be upgraded to support further housing development, Specifically roading

27.1

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:

Already heavy traffic in and out

Poor roading

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Infrastructure

Submission date: 11 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Micaela Watson

Organisation name:

Agent's full name:

Email address: micaela.watson@bjball.co.nz

Contact phone number:

Postal address:
2018

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

My concerns are around the lack of infrastructure in the area already!

| 28.1

No water. Limited footpaths and drainage. No high school and one road in and out that is shared with 100s of trucks. The drive that used to take 20 mins now takes over an hour. Ridiculous and you want to cram more housing in?????

Property address: 14a Sunkist Bay Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Sit in the traffic in the morning to get the picture

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

Submission date: 11 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Benjamin Doidge

Organisation name:

Agent's full name:

Email address: ben@doidge.co.nz

Contact phone number: +64 21 977 309

Postal address:
2018
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Additional medium density housing rezoning

Property address: Beachlands

Map or maps: Beachlands

Other provisions:

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

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

The reason for my or our views are:
There has been no consideration to increased traffic that the increased housing will have on the road in and out of beachlands. There has also been no consideration to the impact of the beachlands community.

29.1

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

Submission date: 11 February 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David Kemshall

Organisation name:

Agent's full name:

Email address: dave_kemshall@hotmail.com

Contact phone number:

Postal address:

Maraetai
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: Formosa development

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The development will bring too large a growth in population and car traffic than the existing infrastructure can handle. This is a safety risk, and also will increase carbon emissions due to additional travel delays for the existing population. A lower density development may be okay.

30.1

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

Submission date: 11 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Cheryl Jones

Organisation name:

Agent's full name:

Email address:

Contact phone number: 09 948 6694

Postal address:
132 second View Avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Beachlands South

Property address: Beachlands South

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Not enough infrastructure- schools, roads, shopping, water.

31.1

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

Submission date: 11 February 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mathew Guadagni

Organisation name:

Agent's full name:

Email address: matt.guadagni@gmail.com

Contact phone number:

Postal address:
9 Herbert Pollard Drive
Maraetai
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746, 758 and 770 Whitford-Maraetai Road, Beachlands.

Map or maps: All

Other provisions:
Lack of road upgrades and High School

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

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

The reason for my or our views are:

The road to Beachlands simply cannot cope with the current levels of peak hour traffic let alone an effective doubling of the population should this plan be approved. There are massive bottlenecks at Whitford and the gorge leading up to Somerville.

32.1

The public transport is atrocious other than the ferry, but that's also at capacity during peak hours. School busses are also overflowing with kids often being told the bus is full and left behind.

For once, can Auckland Council sort out the infrastructure FIRST and then approve the development? Beachlands simply cannot cope with such a massive development without the supporting infrastructure, something developers don't care about.

32.2

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

Submission date: 11 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Phoebe Taylor

Organisation name:

Agent's full name:

Email address: phoebetaylor@hotmail.co.uk

Contact phone number:

Postal address:
782 Clevedon Kawakawa Rd
Clevedon
Auckland 2585

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Changing the zoning of the area from rural to medium density housing.

Property address: 97 Second View Ave, Beachlands

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The roading going into and out of Beachlands is seriously insufficient to allow this many new houses to be built in the area. The schools are at capacity. The Pine Harbour ferry is full in commuting hours. The development will add to environmental problems as the commute into Auckland is very long. There are many areas closer to Auckland or train transport hubs that would be better develop into houses. This development will have a huge negative impact on the lifestyle of the people living in Beachlands and Maraetai and will be harmful to the environment.

33.1

33.2

33.3

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

Submission date: 11 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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To whom it may concern,

To start of rezoning our beautiful Beachlands and creating another botany is disgusting. Our roads are horrible as it is let alone when more housing happens. We desperately need to highschool now not in 10 years time our kids will end up suffering in high density highschools. I am strongly against this development and what it stands for.

Rebecca

34.1

34.2

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Philip Stout

Organisation name:

Agent's full name:

Email address: [REDACTED]

Contact phone number:

Postal address:

[REDACTED]

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Says optional but won't let me submit without. Doesn't need to apply to "rules". It's a general opinion.

Issue applies to multiple areas. Traffic, parking, public transport and the very need for it in the first place.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

First and foremost, what I'd the point of a regional plan set for many years, if someone can just pass a few gilts in front of council and apply to walk all over the regional plan.

35.1

I bought a house in a rural area "knowing" that the swathe between Beachlands and Whitford would remain rural. 1 year in and money talks. This shouldn't even get air time.

Ok, so you don't care about that, but here are some practical reasons.

1). There is no parking to sustain a bigger ferry service. Just no space.

35.2

- | | |
|--|------|
| 2) the road is unsuitable for a doubling of traffic. Whitford especially will be a bottleneck. | 35.2 |
| 3) with the advent of home working, desire for property near Auckland is waning. People can work from Hamilton, Tauranga, Wellington. Auckland doesn't need to expand. So last decade. | 35.3 |
| 4) congestion in Flat Bush and botany will be terrible. | |
| 5) botany cannot sustain more business. Car parks are regularly full. | |
| 6). Flat Bush isn't complete. Even more demand on local infrastructure. That's Without this. | 35.2 |
| 7) traffic congestion reaches a tipping point. It's linear to a point and then gridlock follows. We were stuck at tōtara today. Roads are at capacity. | |

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

Submission date: 11 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Terry ray Honey

Organisation name:

Agent's full name:

Email address: honeyhouse@xtra.co.nz

Contact phone number: 0276054592

Postal address:
81 Pineharbour parade
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: Formosa golf club

Map or maps: All of it

Other provisions:
Infrastructure or the lack of it.

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

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

The reason for my or our views are:
This project is going to be a disaster, environmentally, socially structurally, and Geographically, to many dwelling's, no supporting infrastructure, developers promises that are never kept.

A slum in the making. 😞 😞 😞 ☐ ☐

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

36.1

Submission date: 11 February 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Louise Barratt

Organisation name:

Agent's full name:

Email address: lsbarratt@outlook.com

Contact phone number:

Postal address:
14 Reliance Crescent
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
3.18 Transport

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The proposed development should not proceed until road safety is addressed for the existing traffic volume. Construction vehicles and increased traffic during works will contribute to further degradation of the roads which are already in poor condition. | 37.1

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

Submission date: 11 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lorna Peachey

Organisation name:

Agent's full name:

Email address: lpeachey@hotmail.co.uk

Contact phone number:

Postal address:
60 Pine Harbour Parade
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Formosa

Property address: Formosa

Map or maps: Formosa

Other provisions:

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

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

The reason for my or our views are:

Roads inadequate, school bus currently inadequate - children standing, no seats, overcrowded, severe congestion into Somerville Roads, houses on tank water, environmentally friendly? No, more cars on roads, pollution, currently 2 weeks to book into see a Dr, more houses more waiting time

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

38.1

Submission date: 11 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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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/Mrs/Miss/Ms(Full
Name)

Alistair Dinnis

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

Address for service of Submitter

51 Karaka Road, Beachlands, 2018

Telephone:

021306003

Fax/Email:

alistairdinnis@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 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

rezone the land from rural -countryside living zone to mix of future urban, residential, business

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

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

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

I wish to have the provisions identified above amended Yes ☐ No ☐

The reasons for my views are:

The existing local road network is over capacity. The local ferry services at pine harbour are constrained by the dimensions of pine harbour and the depth of the water. The proposal does not adequately provision for the transport infrastructure required and will directly contribute to Auckland's existing transport problem.

(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)

12 Feb 2023

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.

Dear Sir/Madam

Regarding the planned re-zoning of approx 307ha of land south of Beachlands from Rural-countryside Living zone to a mix of business, residential, open space and Future Urban zones, I wish to put in a Submission **against** this proposal.

I have lived in Maraetai for over forty years now and I strongly believe that there is not sufficient infrastructure in place to support the plan change.

The Maraetai-Whitford-Howick road is already extremely congested during rush hour times with workers and school children travelling through the area.

40.1

I also believe that there is insufficient sewage facilities to support such a plan change which would obviously involve thousands more vehicles on our access roads.

I am not against progress, and in the future, once the Howick - Maraetai roads have been widened to double lanes both ways and sewage treatment plant extended or upgraded then it could be a feasible change, but for now until major upgrading and improvements of infrastructure have been made to support such a plan change I feel it would put a crippling strain on the existing roading and other infrastructure facilities.

40.2

Already there are many accidents on our Howick-Maraetai roads and every time there is an accident, even a fairly mild one, it involves a road closure which forces travellers to go many many kilometers out of their way to get home or to work.

Therefore I wish to submit my strong opposition to the planned change.

Yours sincerely

Jennifer Anderson
7 Fern Place
Beachlands

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lyndsay Gerard Turner

Organisation name:

Agent's full name: Lyndsay Turner

Email address: lyndsayt@slingshot.co.nz

Contact phone number:

Postal address:
lyndsayt@slingshot.co.nz
 Manukau
 Manukau 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
 PC 88 (Private): Beachlands South

Property address: Formosa Golf Club , Jack Lachlan drive Beachlands

Map or maps: Jacklachlan drive

Other provisions:

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

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

The reason for my or our views are:

My reason for objecting is that the Roads in and out of area our over crowed and Health & Safety risk , I identify it as Hazard more traffic to life & limb. 41.1

The traffic is queued most morning trying to get to work

Also object that the council is starting to limit the number of properties that can put a minor dwelling on , so the can swap the numbers over to help the development proceed, the community does not want this development . 41.2

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

Submission date: 12 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Keith Walker

Organisation name:

Agent's full name:

Email address: walker_keith@hotmail.com

Contact phone number:

Postal address:
31 Te Pene Road
Maraetai Beach
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Entire Plan Change

Property address: 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746, 758 and 770 Whitford-Maraetai Road, Beachlands.

Map or maps: Entire Plan Change

Other provisions:

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

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

The reason for my or our views are:

Maraetai and Beachlands are currently serviced by a single two-lane carriageway that struggles to cope with the existing traffic. Adding 3000 dwellings will basically bring the area to a stand still during rush hour. The road is frequently closed due to accidents resulting in a long diversion through Clevedon. The rural roads have not been designed to accommodate the projected traffic volumes. The ferry that services the area is also frequently cancelled due to weather. It is cancelled as I type this.

42.1

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

Submission date: 12 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Paul David Mason

Organisation name:

Agent's full name:

Email address: pdlkmason@xtra.co.nz

Contact phone number:

Postal address:
201 Jack Lachlan Drive
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: PC 88 (Private): Beachlands South

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Like the area as it is rural. Roads can not handle the extra traffic

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

43.1

Submission date: 12 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Linsey Karen Mason

Organisation name:

Agent's full name:

Email address: pdlkmason@xtra.co.nz

Contact phone number:

Postal address:
201 Jack Lachlan Drive
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: PC 88 Private Beachlands South

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The area can not with stand extra residential properties. Roding is a danger

44.1

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

Submission date: 12 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lisa Ball

Organisation name:

Agent's full name:

Email address: lisaball@hotmail.co.nz

Contact phone number: 021547241

Postal address:
13 Hutukawa Drive
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Rezoning all land from rural - country side living to all proposed zones listed in pc 88

Property address:

Map or maps:

Other provisions:

307 ha is comparable in size to the current foot print of Beachlands now. My objections to this submission is primarily focussed in the area shaded as future urban zone and shown on PC 88 - appendix 1 - plan change zoning map.

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

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

The reason for my or our views are:

The area of land being proposed for rezoning is too large and impactful on the surrounding environment, transport network, utilities network and social amenities (schools, medical/hospital). The road network is already extensively used and road infrastructure is not in good condition and there are no plans contained in this submission to widen or upgrade the road corridor over its entire length, despite there being live destinations in the AUP for the Whitford bypass and for road widening along Whitford Maraetai Road, as stated in Appendix 4 - Beachlands South Structure plan. The impact to ferry services are already very busy. This service would need to be heavily improved with bigger boats and new infrastructure at Pine Harbour. Environmental impact is already occurring due to mature trees and bush being fully cut down along the

45.1

45.2

45.3

ridge line of the beach at Pine Harbour Marina which is directly adjacent, and borders against, Formosa Golf Resort. The impact to wild/bird life has been highly noticeable. I am concerned with any kind of development this will continue to be detrimental to all wild life on the coast line from Beachlands to Whitford.

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

Submission date: 12 February 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jack Benson

Organisation name:

Agent's full name:

Email address: jussiebenno@gmail.com

Contact phone number:

Postal address:
57 Jack Lachlan Drive
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
The rezoning of Beachlands

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I'd like to begin by reminding you of some facts about NZer's attitude to using private motor vehicles: NZ has the 4th highest rate per capita of car ownership in the world. In 2018, 59.5% of NZ households owned two or more cars. In 2019 NZ car ownership rate was 837 light vehicles per 1000 people. In 2018, 70% of all trips were made in Auckland using a private or company car.

I recall reading that Auckland Council established a Transport Emissions Reference Group to develop options to help achieve the bold emissions-reduction targets outlined in Te Tāruke-ā-Tāwhiri: Auckland's Climate Plan. The group, made up of Councillors, Independent Māori Statutory Board (IMSB) members, members of the Mana Whenua Kaitiaki Forum, and members of the Auckland Transport (AT) board, will provide strategic direction to officers from the council and AT who are jointly developing a Transport Emissions Reduction Plan that will outline concrete actions to dramatically reduce transport emissions by 2030.

Chair of the Environment and Climate Change Committee and member of the new Reference Group,

Councillor Richard Hills says “We need to take bold action to achieve our emissions reduction goals, and there’ll be some tough decisions to be made along the way.

“When we released Te Tāruke-ā-Tāwhiri: Auckland’s Climate Plan in December, we set out what is required to halve Auckland’s emissions by 2030, reach net zero emissions by 2050 and prepare for the impacts of climate change. The work the Reference Group will do will help shape up the options that will go to decision-makers.

Auckland Council, you promised Auckland you were going to halve our emissions in the next seven years and yet by allowing this development to proceed you will be increasing it, (based on AT statistics and just in the first stage of this development alone) by adding at least an extra 2,511 cars to Beachlands. That is based on the number of ‘Dwellings’. Every time you add a storey to each ‘dwelling’ you are adding this many cars to our roads. You have an obligation to adhere to your goal to reduce the emissions, if you allow this development to proceed you will be prioritising developers lofty ambitions and empty promises above our climate emergency. You only have to look at the impact of floods and storms we have endured so far this year to see that we need to take urgent action and be serious about it. Have you factored in the additional emissions created by the development itself? Heavy diesel trucks and machinery trundling up and down our roads, creating traffic issues, creating potholes and dumping carbon emissions into our community. Then there is the ‘light industrial building’ the developers have proposed on the corner of Jack Lachlan drive. This alone will also, no doubt create on-going emissions itself, it will require logistics, freight and more gas guzzling, carbon spewing vehicles to our area. Just how serious are you about your commitment to reducing emissions? Is it something to be believed or just empty words? Your actions and decisions will show us if you are to be trusted or not. If you let this go ahead, then you should really refund all rate payers the climate component we have been paying as you are obviously not serious about it and do not represent the public’s stance on this issue.

46.1

Even if there was an unlikely sudden increase in the ownership of electric vehicles in our area, I still have concerns. A study was conducted at Hobsonville around infrastructure and the public’s attitudes to electric vehicles. The outcome was that people felt less guilty about owning several cars if they were electric. While this may reduce some of the impact of emissions it certainly does not help with the impact on our roading, which brings me to our infrastructure.

Adding thousands of cars to Beachlands not only greatly increases the emissions to our area which will further damage our climate but also it is going to add traffic, create huge congestion and problems associated with it. We have one road in and one road out. Whitford, Clevedon and Maraetai are all increasing in population also. All of this traffic will funnel into Whitford and then into Howick, Flat Bush and East Tamaki.

46.2

The developers are putting their selfish needs before the community’s. If there is an accident or a medical event in Beachlands, Whitford or Maraetai, how will emergency services be able to get to the scene? All it would take is a car crash which will result in a back log of hundreds of cars and the nearest ambulance service (from Howick) would not be able to get to the scene in time. This could possibly lead to loss of life, all because of congestion because of an unwillingness to address suitable roading BEFORE any development. It is careless and selfish of the developers and the council to think that such a development is suitable for our community, to put the development ahead of infrastructure and then leave it to the people to deal with. This will inevitably cost us unfairly in an increase in rates to pay for the roading and other infrastructure just so the developers can do a quick trade of land for money and lumber us with the problems they do not care about, because once they sell the land, they have no responsibility.....and you would have let them. YOU will be responsible for this.

46.3

We do not have adequate roading, infrastructure and medical facilities to safely support the thousands of people you will be allowing into the area. That is WHY we are a RURAL area and that is why we MUST remain a RURAL area. We have an obligation to our environment to reduce emissions. We have an obligation to keep our community safe, to be able to provide medical assistance in the case of an emergency (ambulances come to us from Howick, we have no A&E or medical facility in the area).

46.3

Aside from that you are also at risk of ruining the character of our community. Multi storied dwellings littering our coastline for the sake of a group of selfish people to make money and then leave our community with the problem. This is not right, and this is not the right thing to do. The Russell group will make their millions and leave the Beachlands community with a litany of problems which WE will have to fix and pay for. Auckland Council, WE voted YOU in, YOU represent US, you have made promises to the people of Beachlands and our environment. We won’t forget who represented us and who didn’t in the next election. Please listen to us, listen to our concerns, consider the huge and negative impact this horrendous development will have on Beachlands, do the right thing and reject this proposal!

46.5

“Strong action on climate is critical. As New Zealand’s largest city, Auckland has a responsibility to combat climate change and reduce emissions so we can protect our children and grandchildren from the most severe impacts of global heating.” – Phil Goff

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

Submission date: 12 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Angus James Scott-Knight

Organisation name:

Agent's full name: Angus Scott-Knight

Email address: angus.scottknight@gmail.com

Contact phone number: 0299844772

Postal address:
7 Alexander Avenue
Maraetai
Auckland
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
The entire plan change

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:

Beachlands Maraetai already had to absorb a large development within the last 10 years which was massively opposed by objectors but forced on us by the then Manukau City Council. Today we find ourselves facing another plan change to vastly increase the local residential population and none of the impacts which were identified then have been addressed.

47.1

The two lane highway between Ormiston and Beachlands is already at capacity. A precondition of any further development in the area should be that this highway be four-laned. Given that this is totally unlikely, the plan change should be declined due to lack of roading/transport capacity into and out of the area.

47.2

There is no secondary school in the area meaning children have to be bussed to schools in Howick, Botany etc. Supporters of the change will argue that the increased population will tip the balance in favour of Min Ed building a new school in the area. I say that unless the Min of Ed actually commit to

47.3

building such a school as a precondition of the plan change, then it should be judged on the current situation, no school exists yet. No school is yet proposed by the Min of Ed, therefore the plan change should be declined. 47.3

Overall the plan change contributes to Auckland's transport problems while doing nothing to mitigate the social and environmental impact of further car journeys. There is no significant source of employment in the area. The majority of working age residents will need to commute out of the area to work. This does nothing to improve Auckland's climate change footprint and makes it worse. 47.4

Other infrastructure such as sewage, drinking water and storm water also lack capacity for increased population. 47.5

Finally, as a kite-surfer I am concerned about the impacts on the Pine Harbour foreshore. The fall into three categories:

1. Wind effects. The Pine Harbour foreshore is one of the best, safest areas for kite-surfing in westerly winds in the Auckland region. Kite-surfing is particularly sensitive to factors which disturb the wind flow. The planned multi-story buildings along hillside at Formosa will negatively affect kite-surfers creating turbulence. This is a hazard. 47.6

2. Silting and mangrove encroachments. There is already a noticeable increase in silting on the inter-tidal zone. This is the result of increased rainfall and run off from the development at Jack Lachlan and tree removal at Formosa. We are already seeing mangrove encroachment. The council must mitigate this by mangrove removal, before this develops into a hazard. 47.7

3. Access and rigging area. There is a limited safe all-tide rigging area for kite-surfers at the northern end of the Formosa foreshore. This is already shared with dog walkers and day visitors and so far without incidents but there is a potential for conflict. Intensification and changes to the foreshore such as a walkway must make provision for a reserved kitesurf rigging area to preserve the existing amenity value of the estuary for kite-surfers. 47.8

Thank you.

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

Submission date: 12 February 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Murray R Stevens

Organisation name:

Agent's full name:

Email address: stevensassocs@xtra.co.nz

Contact phone number: 0274770001

Postal address:
77 Pine Harbour Parade
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746 758 and 770 Whitford Maraetai Road, Beachlands.

Map or maps:

Other provisions:
Private Plan Change request to rezone
approximately 307 hectares of land in
Beachlands from Rural – Countryside Living to
a mix of business, residential, open space and
Future Urban zones.

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

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

The reason for my or our views are:

- | | |
|---|------|
| 1. Proposed rezoning from rural countryside living to a mixed use including high density apartment dwellings and townhouses will severely degrade the visual amenity value of Beachlands and Pine Harbour. | 48.1 |
| 2. Sewerage and waste water treatment and disposal will require a major upgrade of Watercare facility as there is not the capacity. On land disposal as proposed potentially will pollute the Maraetai-Whitford aquifer and the local beaches, negatively impact endangered bird breeding grounds the adjoin the development. | 48.2 |
| | 48.3 |

- | | |
|---|------|
| 3. Proposed water supply from a new borefield and some existing bores has not been assessed in terms of potential impacts on the aquifer. There are numerous private bores in Beachlands drawing from this aquifer. The GWE and Tonkin and Taylor reports do not provide any results of drawdown testing, aquifer recharge, rates, transmissivity, is it a confined or unconfined aquifer, or the capacity of the aquifer to produce potable water for this development and any impacts on existing users. There has been no assessment of potential for salt water incursion if the proposed abstraction rates take place. | 48.4 |
| 4. Existing roading will need upgrading to two lanes each way to cope with doubling of population and traffic movements. New roundabouts will be required at entry ways to the development for safe turning. | 48.5 |
| 5. Land set aside for schooling does not guarantee the the Ministry of Education will build a new school here. They would have to buy the land first off the developer. There is no certainty that they will nor within a realistic time frame. | 48.6 |
| 6. There is an active landslide on the west part of the proposed plan change area that is moving out onto the adjoining beach, (Kahawairahi Beach) and indicates land instability in this area. Intensive housing not appropriate here. | 48.7 |

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

Submission date: 12 February 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: John and Elizabeth Oudney

Organisation name:

Agent's full name: John & Elizabeth Oudney

Email address: oudney@xtra.co.nz

Contact phone number:

Postal address:
62 Eighth View Avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Rezoning of 307 hectares South of Beachlands village in the area of Formosa Golf Course from rural to future urban residential etc

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Insufficient infrastructure for roading 2 lanes should be 4 lanes for increased traffic

Sewerage system as proposed is inadequate

Bore water is inadequate for a development of this size

Emergency services fire (run by volunteers) no ambulance insufficient medical facility. We are short of doctors now

No high school children are bussed out daily

No adequate public transport and no funds from AT Transport for more available. Ferry service small and restricted by weather which would cause more cars on the rural road

Power supply could be insufficient. Regular powers cuts at present.

Lack of work opportunities therefore people clogging roads to out of area employment

49.1

49.2

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

49.3

49.4

Details of amendments: Improve roading, wastewater, public transport, emergency services, water supply, high school needed, power supply improved

49.5

49.6

Submission date: 12 February 2023

49.7

49.8

Attend a hearing

49.9

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

Declaration

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

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

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

No

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dahya Hira

Organisation name:

Agent's full name:

Email address: kh200014@ncr.com

Contact phone number:

Postal address:
129 Beachlands Road
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: 129 Beachlands Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

We look forward to the increased housing and population growth. With increased population and housing, comes more choice for home buyers, as a more variety of housing, and budget, will be present, and also, there will be a total increase in rates and taxes for the area, which in turn will provide funding to improve the local amenities. It will also assist local businesses, to increase sales and help with finding staff.

50.1

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 12 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Susan Scott-Knight

Organisation name:

Agent's full name:

Email address: susan.scottknight@gmail.com

Contact phone number:

Postal address:
7 Alexander Avenue
Maraetsi
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

I oppose the plan change for the following reasons which are mostly about the existing infrastructure:

- | | |
|--|------|
| 1. There is no reticulated water in the Beachlands/Maraetai suburbs. Any increase in population also means an increase in water trucks on the Whitford Maraetai road. A single lane rural road that cannot cope with the current level of traffic at peak times. | 51.1 |
| 2. Waste water - the waste water plant that services Maraetai/Beachlands does not have the capacity to cope with the increase in wastewater from the proposed development. | 51.2 |
| 3. The road from Whitford to Beachlands Maraetai is a single carriageway road. It cannot cope with the huge numbers of road users on it during the rush hour. As someone who travelled to work by car to botany, I had to leave progressively earlier and earlier to get to work on time. If there is an accident the road is closed and the only option is for people to travel a long way round via clevedon/alfriston. It is not practical to increase the number of residents out here without improving the road, and I understand the developers do not see this as their responsibility/they do not intend to make any improvements beyond where the new roads will join the existing road. A wholly inadequate response from them. | 51.3 |
| 4. Public transport is inadequate and does not serve the area well enough to provide an alternative to personal car ownership and driving | 51.4 |
| 5. The area does not have a secondary school. Secondary school students are put on buses to | 51.5 |

Howick. These buses are already over-subscribed and there are already issues with students being refused entry on to a bus. A new school is not part of the plan as it stands. This means intolerable pressure will be placed on the Howick/Botany schools. It will also put extra pressure on the roads as parents endeavour to get their children to school. It will also put pressure on the existing primary and intermediate schools that have not been built to accommodate the extra numbers. 51.5

6. The existing medical infrastructure is not sufficient to cope with the extra population. 51.6

One of the reasons I like and moved to this area is that it is semi rural. The proposed development will change the nature of the suburb beyond all recognition. The suburb does not have the infrastructure to cope with this change. We do not need new businesses in the area and certainly not without upgrades in all of the current infrastructure which would make it workable.

If local amenities such as golf courses are going to be bought up and the use changed so that development can take place, I would suggest that it should be in places like Remuera where roads and schools and other infrastructure can better absorb the change.

The storms this year have proven that Auckland is struggling under the weight of development and perhaps we should no longer be used as a 'sponge' but the overflow sent to other areas that need development.

As a kite surfer I am also concerned that the development will have a negative impact on the access to the beach at Pine Harbour and the buildings will have a negative effect on the wind on the foreshore. 51.7
51.8

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

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

The reason for my or our views are:

The area cannot cope with the large influx of houses and people because of the lack of infrastructure.

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

Submission date: 12 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Dear Sir/Madam

Regarding the planned re-zoning of approx 307ha of land south of Beachlands from Rural-countryside Living zone to a mix of business, residential, open space and Future Urban zones,

I wish to put in a Submission **against** this proposal.

I have lived in Beachlands for over 15 years now and I strongly believe that there is not sufficient infrastructure in place to support the plan change.

The Maraetai-Whitford-Howick road is already extremely congested during rush hour times with workers and school children travelling through the area. And very little maintenance already to maintain the road

I also believe that there is insufficient sewage facilities to support such a plan change which would obviously involve thousands more vehicles on our access roads.

52.1

I am not against progress, and in the future, once the Howick - Maraetai roads have been widened to double lanes both ways and sewage treatment plant extended or upgraded then it could be a feasible change, but for now until major upgrading and improvements of infrastructure have been made to support such a plan change I feel it would put a crippling strain on the existing roading and other infrastructure facilities.

52.2

Already there are many accidents on our Howick-Maraetai roads and every time there is an accident, even a fairly mild one, it involves a road closure which forces travellers to go many many kilometers out of their way to get home or to work.

Therefore I wish to submit my strong opposition to the planned change.

Cheers

Craig Anderson

Senior Consultant



DDI: +64 9 531 5924

P: +64 9 531 5777

M: +64 21 286 1510

craig.anderson@verdegroun.co.nz

www.verde.co.nz



The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kirsten

Organisation name: Hewitt

Agent's full name:

Email address: kirsten@fpes.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Lack of roading and infrastructure. Currently can't cope with population, long queues, narrow bridges, frequent power cuts, water/waste water capacity , no high school, insufficient recreational areas

53.1

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

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

The reason for my or our views are:

Lack of roading and infrastructure. Currently can't cope with population, long queues, narrow bridges, frequent power cuts, no high school, insufficient recreational areas

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

Submission date: 13 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jane O'Neill

Organisation name:

Agent's full name:

Email address: janesupplynz@gmail.com

Contact phone number:

Postal address:
102 First View Ave
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Change of Plan

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

We have lived in Beachlands over 20 years. The infrastructure can not cope with the number of people currently living here so how is the proposed increase in housing going to help? We have no senior schools and the roads are not able to cope with the current volume of traffic. We do not need any more development in the area.

54.1

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

Submission date: 9 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Deborah Lea Keane
Date: Monday, 13 February 2023 11:15:52 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Deborah Lea Keane

Organisation name:

Agent's full name: Deb Keane

Email address: jdbeachlands@gmail.com

Contact phone number:

Postal address:
 36 Te Puru Drive
 Maraetai
 Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
 PC 88 - All

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The infrastructure currently in place does not meet the current needs of the community as is. Additional housing is not a practical solution without a complete overhaul of existing services from roading to power, to waste water and to schooling. Particularly given we have no High School and the buses to Howick College are already over-crowded. Our supermarket is hardly stocked as is, and you have to wait weeks to get a doctors appointment.

55.1

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

Submission date: 13 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Jean Alphonsus Philippus Toebosch John
Date: Monday, 13 February 2023 12:00:58 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jean Alphonsus Philippus Toebosch John

Organisation name:

Agent's full name:

Email address: japtoe@gmail.com

Contact phone number:

Postal address:

Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
Plan Change 88 Beachlands South

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

In order for the Council to approve of this plan change they need to make sure that the current ratepayers are not negatively effected and that future rate payers have adequate facilities for their needs. Therefore the following needs to be addressed:

1 Water supply and commitment from Watercare that the future and long term needs of our community can be met. Is there a likelihood that he aquifers can continue to deliver the required water supply long term and in case of a long term drought?

2 Transport in and out of Beachlands taking into account the large increase in vehicles and the safety of all road users before Council approves of this plan change.

3 Sewerage disposal needs to be addressed before approval of plan change.

4 Ministry of Education should commit to a new High School and further Primary Schools. The current situation of convoys of buses to take students to already over crowded high schools is already inadequate.

5 Public Transport: Ferries are cancelled in adverse weather conditions and are replaced by buses.

56.1

56.2

56.3

56.4

56.5

This issue needs to be resolved before a plan change is approved.

6 The environmental impact by run off, silt and litter into the sea would be enormous. Again a solution must be found before Council approval.

56.6

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: The solution of the above issues must be made a condition before the plan change can go ahead.

Submission date: 13 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Peter Jansen
Date: Monday, 13 February 2023 12:30:54 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Peter Jansen

Organisation name:

Agent's full name: Peter Jansen

Email address: pwcjansen@gmail.com

Contact phone number: 021972222

Postal address:

73 Pine Harbour Parade

Beachlands

Auckland

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address; 110 Jack Lachlan Drive; and 620, 680, 702, 712, 722, 732, 740, 746, 758 and 770 Whitford Maraetai Road, Beachlands.

Property address:

Map or maps:

Other provisions:

Private Plan change request to rezone approximately 307 hectares of land in Beachlands from Rural - Countryside living to a mix of business, residential, open space and future urban zones.

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

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

The reason for my or our views are:

1. Proposed rezoning to a mix of high density apartment living and townhouses will severely degrade the visual amenity value of Beachlands and Pine Harbour. | 57.1

2. Lack of infrastructure to support such a large development proposal including; Sewerage, fresh water availability, roading infrastructure. The proposed suggestions regarding sewerage disposal will potentially pollute the underground aquifer thereby effecting all local residents using water bores. | 57.2

3. Regarding fresh water availability, the proposed development of extracting water from water bores to supply water to the residents of the proposed development will have significant effects on local water bore users. | 57.3

4. Existing roads will need to be upgraded to a two lane road to support the significant increase in traffic expect following completion of the proposed development.

57.4

5. Land set aside for a proposed school does not mean that the Ministry of Education will necessarily have the funds to build a new school.

57.5

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

Submission date: 13 February 2023

Attend a hearing

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

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

Yes

Declaration

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

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

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

Yes

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

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From: [Malcolm Pike](#)
To: [Unitary Plan](#)
Subject: Plan opposition
Date: Monday, 13 February 2023 12:42:55 pm

Dear Sir/Madam

Regarding the planned re-zoning of approx 307ha of land south of Beachlands from Rural-countryside Living zone to a mix of business, residential, open space and Future Urban zones,

I wish to put in a Submission **against** this proposal.

I have lived in Maraetai for over forty years now and I strongly believe that there is not sufficient infrastructure in place to support the plan change.

The Maraetai-Whitford-Howick road is already extremely congested during rush hour times with workers and school children travelling through the area.

I also believe that there is insufficient sewage facilities to support such a plan change which would obviously involve thousands more vehicles on our access roads.

58.1

I am not against progress, and in the future, once the Howick - Maraetai roads have been widened to double lanes both ways and sewage treatment plant extended or upgraded then it could be a feasible change, but for now until major upgrading and improvements of infrastructure have been made to support such a plan change I feel it would put a crippling strain on the existing roading and other infrastructure facilities.

58.2

Already there are many accidents on our Howick-Maraetai roads and every time there is an accident, even a fairly mild one, it involves a road closure which forces travellers to go many many kilometers out of their way to get home or to work.

Therefore I wish to submit my strong opposition to the planned change.

Regards

Malcolm Pike

Sent from my iPad

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)

Rochelle (shelly) Geddes

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

Address for service of Submitter

14 Hapukupuku Ave Beachlands Auckland

Telephone:

021 741199

Fax/Email:

shellygeddes@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 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

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

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

I wish to have the provisions identified above amended Yes ☒ No ☐

The reasons for my views are: the road out to Beachlands / Maateai can not
handle the influx of vehicles this subdivision will create along with
the roads the storm water / sewerage system won't cope, our school
system won't cope we will need a new primary intermediate &
highschool the school buses are over loaded (continue on a separate sheet if necessary)
now.

59.1

59.2

59.3

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. ☒

Four lane road, Highschool built at beginning of project to account
for new pupils to hoping on already over crowded buses. we will need
a new community facility as the ones we currently have won't
be big enough.

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 ☐

59.4



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

13/2/2023

Date

Notes to person making submission:

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

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

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

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

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

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

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

Submission on a notified proposal for policy statement or 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)

Mr Christopher Havill

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

Address for service of Submitter

29 Kaiawa St, Beachlands

Telephone:

021535632

Fax/Email:

cshavill@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 88 (Private)

Plan Change/Variation Name

Beachlands South

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

110 Jacklan Dr and 620,680,682,702,712,722,732,740,746,758

Or

Map

and 770 Whitford Maraetai Rd, Beachlands

Or

Other (specify)

Submission

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

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

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

I wish to have the provisions identified above amended Yes ☒ No ☐

The reasons for my views are:

1. Proposed rezoning from rural countryside to a mixed use including high density apartment and town house dwellings will degrade the visual amenity of Beachlands and Pine Harbour. The road between Whitford and Beachlands is only 2 lanes. At present development of the 2 hectare blocks in conjunction with this new proposed development creates a major safety hazard on the existing road. The new development should not be undertaken until the new 4 lane road is constructed.

2. sewerage and waste water treatment and disposal requires a major upgrade of Watercare facility as there is not the capacity. At present Sunskirt Bay becomes polluted when there is a major storm or a failure overflow at the sewerage plant. With the new subdivisions the road width has been reduced to a point where parking is allowed on one side and therefore leaving no room for cars to pass in the remaining road width.

3. Tonkin and Taylors report does not detail bores taking water from the aquifer, we are only aware of one only assessment in the past regarding drawdown from the aquifer, our previous property, 79 Pine harbour Parade, was part of the draw down test. There was only a small number of bores tested at this time regarding draw down from the aquifer. Beachlands and maraetai have grown rapidly over the time we have lived here. The Retiremet Village has its own bores, Countdown parent company has bores that supply a large number of dwellings. Drinkrow Water also supplies a large number of dwellings. Drinkrow also fills water tankers. I believe that a full stress test of the aquifers must take place as this plan change may triple the number of dwellings taking water from the aquifer.

(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 ☐

Chris Havill

13th february 2023

Signature of Submitter

Date

(or person authorised to sign on behalf of submitter)

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Paul Stephen McKay
Date: Tuesday, 14 February 2023 12:15:37 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Paul Stephen McKay

Organisation name:

Agent's full name:

Email address: psmckay@xtra.co.nz

Contact phone number:

Postal address:

2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Rezoning of 307Ha South of Beachlands village in the area of the Formosa Golf Course from Rural to Future Residential etc.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

- | | |
|---|------|
| 1. Proposed intersection improvements will not improve road or safety conditions between Beachlands and Whitford without significant improvements to the existing carriageway (ie. wider shoulders or 4 lane carriageway). | 61.1 |
| 2. Further investigation required to ensure waste water requirements for the proposed development can be met and comply with existing and proposed Environmental regulations (ie. no leeching to ground and compromising existing Aquifer quality). | 61.2 |
| 3. Further investigation required to look at alternatives to bore water supply to the development to ensure the current aquifer source is not compromised (ie. reticulated water via Watercare). | 61.3 |

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: As referred above under 'Reasons for my views'.

Submission date: 14 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Allan Henry McGilvray
Date: Tuesday, 14 February 2023 3:00:36 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Allan Henry McGilvray

Organisation name: NA

Agent's full name: NA

Email address: workfutures@gmail.com

Contact phone number: 0274 329310

Postal address:

9 Tui Brae Pine Harbour

Beachlands

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Proposed rezoning

Property address: 307 Ha South of Beachlands Village in the area of Formosa Golf Course

Map or maps: Those referenced by Auckland City Council in their correspondence date 20 January 2023

Other provisions:

None

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

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

The reason for my or our views are:

1. The proposal if approved will lead to changes that will impact forever the identity of Beachheads as a rural community and the fabric/character and visualisation of the Beachlands Village. The visual photographs produced by Beachlands South Limited show that post the proposed rezoning there will be development that includes at least 1390 dwellings that are at least 5 or 6 stories in height. This is in stark contrast to the existing Beachlands skyline. If Beachlands is to retain its status as a rural community under the Auckland City Council Unitary Plan then any proposal to move dwelling construction from essentially single/double level dwellings to a high proportion of high-density housing, changes the Beachlands status diametrically.

62.1

2. My submission is that the proposal should be rejected until such time as agreement is reached with Beachlands South Limited that they will provide at their cost, all infrastructure (including but not

62.2

limited to roading, water, sewerage, flood management, waste management, power, transport, telecommunications) and associated services that Auckland City Council deem appropriate to support the additional 3900 plus dwellings that are proposed subsequent to this proposed plan change.

62.2

Critically:

- Roading upgrades are required to support the additional populations that come with 3900 plus new dwellings identified in Stage 1 of the proposed developments. Specifically, the existing rural two lane road between Beachlands and Whitford needs to be upgraded to a four lane road. This upgrade would also need to include the provision of safe and efficient entry/exit ways for communities along the roadway in particular, the upgrading Jack Lachlan Drive to cope with the increased traffic volumes.

62.3

- The proposal is for the use of bore water for all uses including residential, community and commercial across the proposed rezoned areas. Whilst I am no expert on these matters, common sense suggests that this will not work for a development of the size proposed by this rezoning application. On that basis town water needs to be available for all dwellings post the rezoning.

62.4

- The sewerage system proposed seems to be inadequate to process wastewater for a development of the size proposed. The proposal that wastewater could be dispersed across the existing ground water systems will not work; any proposal needs to consider the needs of a more environmentally conscious community, and have consideration for an area that has in the past had issues with water egress into nearby streams and creeks. A properly considered and well developed wastewater system is required and one that is flood proof.

62.5

Finally, a development of the size proposed cannot proceed without proper and full infrastructure (as indicated above) and, that infrastructure should be paid for by those wanting rezone and redevelop the area in the rezoning application.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Beachlands South Limited to provide at their cost all infrastructure as outlined above

Submission date: 14 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - DEREK SPENCER
Date: Tuesday, 14 February 2023 4:00:47 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: DEREK SPENCER

Organisation name:

Agent's full name: DEREK SPENCER

Email address: derek.spencer@outlook.co.nz

Contact phone number: 092149080

Postal address:

derek.spencer@outlook.co.nz

Beachlands

AUCKLAND 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

All

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The proposed intersection improvement will not provide/improve the future traffic flows sufficiently. The assumption that incoming residents will use a ferry service to access work locations in CBD is unreliable. It is likely that the majority will travel to work throughout East Auckland and beyond using road vehicles.

63.1

No indication that MD housing will provide sufficient garage space for offroad parking.

63.2

No provision for a duel carriageway road upgrade from Whitford to the site and upgrade to Jack Lachlan Drive.

No consideration for effects on existing roads of construction vehicles accessing the site including travel from quarries out of Brookby as an example or from Botany.

Insufficient information to determine quantity of water taken from boreholes sufficient for 3000 houses. An alternate/secondary source is required

63.3

Replace the proposed sewerage scheme with one not relying on disposal to existing ground

63.4

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Provide a dual carriageway from Whitford Road to Beachlands as a priority before substantial work is undertaken on this development

63.5

Submission date: 14 February 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Michaela martinez
Date: Wednesday, 15 February 2023 12:00:39 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michaela martinez

Organisation name:

Agent's full name:

Email address: mickie09@gmail.com

Contact phone number:

Postal address:
 29 Shelly bay road
 Beachlands
 Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: Formosa

Map or maps:

Other provisions:

Development of Formosa in Whitford-beachlands coastline including rural properties.

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

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

The reason for my or our views are:

This plan change cannot go ahead without significant infrastructure improvements to the Whitford maraetai areas. The road is dangerous already and will not cope with an additional 3k homes. Also keeping in mind the recent weather events, developing this land will cause further erosion and slips where the road (as above) cannot cope with traffic. School transport and non existent high school are an issue already with the current population.

64.1

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

Submission date: 14 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Dr Gail Fleming
Date: Wednesday, 15 February 2023 8:45:14 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dr Gail Fleming

Organisation name: None

Agent's full name: None

Email address: fleming_gail@hotmail.com

Contact phone number:

Postal address:

11 Craig road

Omana

Manukau 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Building more houses- the whole plan

Property address: All addresses mentioned in plan

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

There are traffic jams every weekday to get to my healthcare job in manukau. Hundreds of us sit in traffic already. The infrastructure can't support more housing. We rely on tanks for water and have none in a power cut. Our powerlines are down constantly- why put more people thru that?

65.1

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

Submission date: 15 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Kelvin Beere
Date: Wednesday, 15 February 2023 9:30:20 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kelvin Beere

Organisation name:

Agent's full name: Kelvin Beere

Email address: kelvinbeere@forcelogistics.co.nz

Contact phone number:

Postal address:

59 Te Pene Road

Maraetai

Maraetai 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: PC88 Beachlands South

Map or maps:

Other provisions:

No requirement to upgrade the road network accessing the area of the development.

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

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

The reason for my or our views are:

The Plan change will introduce 3000 additional dwellings to the area in its first stage. There is no requirement for the developers to improve the road system accessing the area, namely the Whitford/ Maraetai road and Whitford or Ormiston Roads that are already congested and falling apart due to the large number of vehicles and heavy transport into the area to access the existing dwellings and quarry. The additional dwellings will also increase the requirement for buses to carry school pupils to colleges outside the area thereby increasing further the heavy vehicle number on the roadways.

I oppose this plan in its entirety until it includes a responsible upgrade to the roading system to access the area to handle additional traffic volumes.

66.1

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

Submission date: 15 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Michael Bond
Date: Wednesday, 15 February 2023 10:01:36 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michael Bond

Organisation name:

Agent's full name:

Email address: bondfamilyeaters@gmail.com

Contact phone number:

Postal address:
 15 beachlands road
 Beachlands
 Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
 Re-zoning of land from rural to future urban.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The additional development of the Pohutukawa coast would severely impact the existing community with untenable impact on existing infrastructure. The increase in population would negative effect the character and quality of life of the area.

67.1
 67.2

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

Submission date: 15 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Graeme Watt
Date: Wednesday, 15 February 2023 10:30:26 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Graeme Watt

Organisation name:

Agent's full name: Graeme Watt

Email address: hb1kiwi@gmail.com

Contact phone number:

Postal address:
309 Clifton rd Whitford
RD 1 HOWICK
Auckland 2571

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
BEACHLANDS SOUTH DEVELOPMENT

Formossa development of 3000 - 4000 homes

Property address: FORMOSSA GOLF COURSE

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Kia Ora . our roads are already congested these extra 3- 4 thousand homes will make our roads unsafe and totally congested . (there is only one roundabout in whitford village and it is already problematic. Getting out of Clifton Rd onto WHitford Maraetai road will also be dangerous for myself and family. Also my house looks out to the Formossa golf course , the high density nature of this development will likely cause a loss in value of my property and enjoyment of it . Light pollution will also be an issue expecially when the tides in at night . the golf course light reflects off the water now let alone 3 -4 thousand houses . Nois pollution will also be a factor especially with the tide in as sound carries across it . the enviroment will also likely suffer . 3-4 thousand houses for this area on top of Beachlands other developments is just too much for our area in my view - a bad idea ! we will never get the natural beauty of the area back once its built over .	68.1
	68.2
	68.3
	68.4

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

Submission date: 15 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Natalie Balemi
Date: Wednesday, 15 February 2023 11:00:25 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Natalie Balemi

Organisation name:

Agent's full name:

Email address: natalie.balemi@gmail.com

Contact phone number:

Postal address:
 18 liberty crescent
 Beachlands
 Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Provide adequate improved roading, wastewater updates to the area. Include a high school to support current and future kids in the area.

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

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

The reason for my or our views are:

The road in and out of beachlands Maraetai area currently is very poor. Constant road works and increase in population does not help traffic flow. The area is only growing so it would be appropriate and very important to look and improve the current infrastructure first before any more housing development is approved.

A high school in the area would help the traffic flow for commuters every day. This would take pressure off the already full school busses and roading surface.

The bridges at Whitford and mangamanga gorge desperately need widening and strengthening to take on this additional pressure.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

69.1

Details of amendments: Improve main roads, bridges and include a school as priority before any more future developments

69.2

Submission date: 15 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Maryon Wils
Date: Wednesday, 15 February 2023 11:15:17 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Maryon Wils

Organisation name:

Agent's full name:

Email address: maryonw@me.com

Contact phone number: 021627966

Postal address:

2018

Beachlands

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Additional housing before roading infrastructure is upgraded/redeveloped.

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

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

The reason for my or our views are:

More cost effective and efficient to upgrade the roads prior to another 3000 people a day travelling on it. Current traffic jams and climate change, flooding etc leaving a community exposed to being isolated with one road usually obstructed leaving the other as the only way out. This road is also in bad repair and has several areas at risk from flooding, tree debris and daily traffic may as mentioned.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Upgrade the roading infrastructure ahead of construction of 3000 homes to take advantage of efficiencies and lessen disruption

Submission date: 15 February 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Jacqueline Cooe
Date: Wednesday, 15 February 2023 11:15:27 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jacqueline Cooe

Organisation name:

Agent's full name:

Email address: thecopesnz@gmail.com

Contact phone number:

Postal address:

64 Pine Harbour Parade

Beachlands

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Plan change 88 OC 88(private):Beachlands South

Property address: Beachlands village and existing subdivisions

Map or maps: South Beachlands

Other provisions:

The building of yet another 3000 dwellings on land which will forever change the village that was here when we purchased our house. It is already over populated with the new sub division adjacent to Pine Harbour marina and the golf course with yet more buildings going up next to Countdown.

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

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

The reason for my or our views are:

One road in one road out, no reticulated water or sewage provisions , no high school, poor transport all of which cannot sustain potentially another 10000 plus people and their cars. This was a beautiful semi rural area which you intend decimating like Flat Bush, turning it into yet another concrete jungle. Yes I strongly oppose this plan

71.1

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

Submission date: 15 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Martin Sommerville
Date: Wednesday, 15 February 2023 1:00:29 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Martin Sommerville

Organisation name:

Agent's full name:

Email address: martinsommerville@hotmail.com

Contact phone number:

Postal address:

71 Maraetai School Road

Maraetai

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Plan Change 88

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This submission relates to the fundamental nature of the surroundings in Beachlands and Maraetai and the Pohutakawa coast. I believe we cannot develop all of Aucklands land without thought to where residents of the more densely populated areas can have space to recreate and relax. Aucklands significant development in the south east, eg Botany, East Tamaki and Flat Bush over the last 30 years has seen the creation of town centres, schools, shopping malls, industrial places of work and so on. What has not happened is an increase in areas "away' from all this, where people can find more room for activities. It is an inevitability of urban development that large spaces will become smaller. And large undeveloped spaces are needed in our communities. Whilst I love Hagley Park in central Christchurch the bounding on all sides by the city places a physical and mental limit on the space that I believe not many would say they escape the city to Hagley park. The same can be said of the green spaces developed in the last 30 years in the urban areas previously mentioned in SE Auckland. Whilst they are great to have they do not satisfy that getting away from the city on a day off need. This requirement for larger spaces is well met by travelling the

72.1

relatively short distance to Beachlands, Maraetai and the Pohutakawa coast. I have lived here for 13 years now and have noticed a steady increase in families and visitors to this area particularly on Weekends and public holidays but generally a sunny day means its a great day to bring the family to the coast. People bring their kids, their pets, their relatives and friends because it is a great place to get away from the "city". That greatness, that specialness is not something we can create but it is something we can destroy. Maybe not in one plan change, or in one resource consent. But bit by bit like links in chain the nature of this area is being eroded and the sense of separation from the city diluted. Of course my submission is not entirely altruistic, I bought out here because Maraetai was different from Flat Bush and so on. I know that makes us lucky, but we are genuine in our belief that no-one owns the land in perpetuity and that we are all custodians for future generations. As such we should preserve the nature of special areas . This does not mean no change, it does not mean no improvement. But we have no belief that the current system is geared towards understanding that this area is an extremely important amenity for far more people than just the residents. It is an escape valve for much of South East Auckland. If that valve is restricted further it harms us all. As such I oppose this plan change as I believe a stop needs to be placed on further development in this area. That stop should remain until a plan for the whole Pohutakawa coast is developed which recognises its special nature and importance to the whole of SE Auckland. This current piecemeal approach that has already seen a huge change in Beachlands is not serving the local area or the broader SE Auckland area well.

72.1

72.2

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

Submission date: 15 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Sam Benson
Date: Wednesday, 15 February 2023 1:15:59 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sam Benson

Organisation name:

Agent's full name:

Email address: pau.jus.benson@hotmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

I oppose the rezoning

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I understand some residents of Beachlands have been seeking and petitioning for a Pohutakawa Coast High School. I even signed the petition as I could see the advantages of having a local high school in our area.

When presented with the petition, the Ministry of Education responded by saying that the population of Beachlands would need to increase in order to justify a school in our area and that Whitford, Clevedon and Maraetai students would also need to utilise this.

The Russell group are now using this as a way to promote their development, intensify our community and rezone it from a rural area to an urban area. Of course, to maximise their profits, they have leapt on the opportunity to include many developments, shopping complexes, hotels, industrial buildings, all listed down along with a first stage development of 3,000 dwellings (which could be several storeys tall), all of this is apparently for the betterment of our community.

Apparently, the people of Beachlands should be grateful and embrace this notion of an urban area, we have been told by the developers we need this. Well, actually we don't. The thousands of people who signed the petition for a local High School had no idea it would mean this development would

be needed in order to get it, and I bet you would find most people who signed that petition would quickly remove their names if they could, now knowing what this will mean to our roads, water, pollution and the character of our community. The people who signed the petition for a High School must not be mistaken for supporting this development. The petition came first, nobody knew it would mean a major change to our community at the time of signing.

Firstly, there is no commitment from the Ministry of education that they will even purchase the land from the Russell group for a High School. The High School could be situated anywhere, Clevedon as an example. Also, the notion of needing a High School because currently the bus to Howick travels 20Km along "high-speed rural roads with high crash rates" is absurd. The notion of our roads being unsuitable for 9 buses to travel along to take our kids to Howick College along dangerous roads is unacceptable but somehow adding thousands of cars to it each day is somehow ok and needed?

73.1

The school is a red herring, being used to convince the community we need to destroy our beautiful area and replace it with intensification. The infrastructure does not allow it. We cannot add thousands of cars and scores more buses to our area. We have one road, it is not adequate for what you are proposing. It is dangerous and potentially life threatening. In the event of an accident, emergency services would not be able to access the scene. It is a single lane in and a single lane out, all of which will pile up at Whitford, the ambulance from Howick would not be able to safely get around the traffic to the accident or medical event. We have a retirement village which houses over 210 residents, this would compromise their health and safety. We have hundreds of people using our beaches at Omana and Maraetai, near drownings are commonplace and accessing the roads is essential for our emergency services. Adding thousands of cars just so we can have a high school seems ridiculous when you consider this.

73.2

The emissions from this traffic will be horrendous and goes against the Councils Transport emissions targets. I am surprised this development is even up for consideration just based on this. 80% of Aucklanders use their private vehicles to commute to work. The congestion is going to mean cars will be crawling up the road and carbon emissions will be pumping into our environment. There is no way we will meet our 50% reduction by 2030, in fact it will be worse than it is now. You will be adding around 2,400 cars per 'dwelling' and for every storey, keep adding this number. It is appalling.

73.3

If we are going to have a High School we will also have parents dropping their kids off each morning and picking them up, buses from Maraetai, Clevedon and Whitford will be using our roads and all of this will add to the emissions and congestion on our roads. What we currently have (9 buses travelling to Howick College) is looking like a far better alternative to this 'solution' in terms of our roading and emissions. Add to this the 'industrial development' they have proposed on Jack Lachlan Drive, heavy trucks coming and going, eroding our roads, adding carbon emissions, people travelling to work and back again and maybe the business itself, potentially producing goods which will result in emissions. The truth is we have no idea what this industrial business will mean and to what scale. It is not noted, it doesn't have to be. It will become a "wait and see" and then a "too late, they have put this in" scenario and we will be left with a polluting factory which ruins the look and character of our community, the very part where people see a sign welcoming them to Beachlands and right beside it will be this disgusting building which is totally out of step with what our community is all about. Beachlands is not about intensified multi storeyed dwellings, industrial complexes, hotels and manmade playgrounds. People come here to get away from that, they come to fish, swim, have picnics at our parks, go boating, enjoy nature, ride bikes, the things urban areas have lost are the things we hold dear and need to protect.

73.4

Our water and wastewater are not up to the task of being utilised for this development. We have experienced 8 power outages in a year alone, one power outage (not related to the cyclone, where we had 1 outage) meant we had a black out for 7 hours. It is unreliable at best, it is always breaking down and you intend to have schools, hotels and shopping complexes using this? It is laughable. We are rural, our facilities and infrastructure are rural. You are trying to stretch rural infrastructure to run a huge urban area and it just won't work.

73.5

I suggest the Russell group take a look around Beachlands, create something that fits with the community but do not make it a built up, sprawling concrete jungle which will mean more traffic, more accidents, more congestion, and more and more pollution. I am not opposed to people making money, but I am when it is at the expense of other people's safety, infrastructure issues, pollution and the character of our community. This development is not a solution, it is a dirty cloth, just wiping the problem of not having a high school to several other more important areas. It is not helpful, it is problematic. Do not rezone our beautiful community, work within it.

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

Submission date: 15 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Michele Cadman
Date: Wednesday, 15 February 2023 1:45:15 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michele Cadman

Organisation name:

Agent's full name:

Email address: michele.cadman@nztravelbrokers.co.nz

Contact phone number:

Postal address:

17 Blakewell Pl

Beachlands

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

All of the proposed plan

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The current infrastructure is unable to support any additional population. This relates to schooling, roading, sewerage, shops. The area is unable to cope with the population as it is. The pressure on our infrastructure would be untenable

74.1

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

Submission date: 15 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Mark Clapham](#)
To: [Unitary Plan](#)
Subject: Objection to plan change Beachlands
Date: Tuesday, 14 February 2023 5:12:01 pm

To whom it may concern,

I wish to object to the proposed plan change enabling the housing subdivision of the current Formosa golf course.

The current roading infrastructure along the Whitford/Maraetai road is not suitable for the intended volume of traffic as it is only two lanes and the only way in or out for us locals. The traffic volumes will impact current residents when complete and indeed during construction of such a large building project as more and more trucks etc...will be on the only road. Contributing to noise and air pollution.

75.1

I am also concerned of the environmental impact on and around the coastal shoreline that will arise from the construction, and once completed, the extra population will have. Currently there is a vast array of bird life, lizards and frogs etc.. that are becoming scarce in Auckland and as such should be protected.

75.2

As there is no secondary school in the area and few if any spaces available in the two current primary schools, this will impact even more on an already busy road as people will need to commute into Howick or Botany and Flat bush, assuming those schools have room.

75.3

Currently the bus service is ' patchy ' at best and the Ferry service would also not cope for those that work in Auckland CBD once the expected population increases and this project is complete. There has been no thought or planning by the owners/corporation undergoing the subdivision to address these obvious problems that will arise.

75.4

The Auckland ratepayers will be left with trying to fix these at great cost, a cost I'm sure that the corporation wishing to capitalize from this subdivision won't wish to contribute to.

In light of the recent weather events that highlighted the already poor infrastructure in Auckland, Mayor Wayne Brown has stated the need to re-think and plan these subdivisions with more care so as to minimize impact for us now and in the future.

Regards,
 Mark Clapham
 14 Lydiard Place
 Beachlands

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)

AMBER LEE SORRENSON

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

Address for service of Submitter

257 MARAETAI DRIVE, MARAETAI, AUCKLAND 2018

Telephone:

0210355360

Fax/Email:

AMBERSORRENSON1@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 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

PC 88 (Private)

Or

Property Address

BEACHLANDS SOUTH

Or

Map

Or

Other (specify)

Submission

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

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

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

I wish to have the provisions identified above amended Yes ☐ No ☐

The reasons for my views are:

INFRASTRUCTURE. THERE IS NO WAY BEACHLANDS, MARAETAI, WHITFORD, CLEVEDON WILL COPE WITH THE EXTRA HOUSING. 2 LANES IN AND OUTIL WE ARE ALREADY UNDER ENOUGH PRESSURE AS IT IS. WASTE OF PERFECT NZ LAND.

76.1

(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)

15/02/2023

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Michael John bartlett
Date: Wednesday, 15 February 2023 5:30:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michael John bartlett

Organisation name:

Agent's full name:

Email address: michaelbe@hotmail.com

Contact phone number:

Postal address:

11 bell road
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Rezoning of land to allow residential development

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This will effectively double the population of beachlands. Our ferry service and our road access will not be able to support this and we will have traffic jams daily and people getting left behind for the ferry.

77.1

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

Submission date: 15 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Grahame Cain
Date: Wednesday, 15 February 2023 6:30:22 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Grahame Cain

Organisation name:

Agent's full name:

Email address: grahame.cain@hussmann.com

Contact phone number:

Postal address:

2018

Beachlands

Manukau 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

I oppose the Formosa 3000 dwellings

Property address: PC 88

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Over populated area already inferior infrastructure

78.1

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

Submission date: 15 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Rebecca Owen
Date: Wednesday, 15 February 2023 7:30:40 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rebecca Owen

Organisation name:

Agent's full name:

Email address: becky@samuels.co.nz

Contact phone number:

Postal address:

64 Pine Harbour Parade

Beachlands

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Formosa housing

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

There is obviously not enough infrastructure to support more houses here

79.1

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

Submission date: 15 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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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/Mrs/Miss/Ms(Full
Name)

Mrs Sandra Magdalena Pike

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

Address for service of Submitter

27 George Town Drive, Beachlands 2018

Telephone:

2108481802

Fax/Email:

Sandypike12@yahoo.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 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from rural to urban resi

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

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

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

I wish to have the provisions identified above amended Yes ☒ No ☐

The reasons for my views are:

Poor roading, single lane in each direction, needs constant maintenance due to surface wear and tear, congested

Area poorly serviced by watercare, most on tanks, few on shared bore with limited capacity.

Frequent power cuts due to overhead supply and car accidents on congested road. Inadequate waste water

(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. ☒

Upgrade Whitford Maraetai Road with good shoulders, entry and access turn offs to adjacent roads, quiet su 80.1

Upgrade Jack Laughlin road for increased traffic flow and provide safe entry/exit junction _traffic lights or rou 80.2

Proper safe pavement for walkers from Beachlands Village at top of Jack Laughlin to new housing and marir 80.3

Potable water supply not from present inadequate bore and upgraded sewage treatment plant. Infrastructure in first, including high s 80.4

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 ☒

SPike

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

02/15/2023

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Sam Noon
Date: Thursday, 16 February 2023 9:45:51 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sam Noon

Organisation name:

Agent's full name:

Email address: hinoonhoki@gmail.com

Contact phone number:

Postal address:

11 Hapukupuku Avenue

Beachlands

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

H18 Future Urban Zone

Regional Policy Statement & Structure Plan Guidelines

Regional Policy Statement & Urban Growth

Property address:

Map or maps:

Other provisions:

Prioritised locations to support growth across Tāmaki Makaurau has already been adopted and PC 88 is excluded from this planning.

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

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

The reason for my or our views are:

- locations, priorities and scale of investment have been forecasted as set out in the link below and Beachlands is not included in this list. <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/development-strategy/growth-urban-auckland/Pages/growth-development-areas.aspx>

81.1

Given the areas for growth exclude Beachlands, where will the investment come from to improve connecting infrastructure to Beachlands e.g. road transport, ferry. The same can be said for future planning and investment in power supply, water, community facilities...

81.2

- In my view, the issues described above need to be addressed as part of considering PC88

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Provision of planning and investment for supporting infrastructure now and into the future.

Submission date: 16 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Rebecca Rix
Date: Thursday, 16 February 2023 10:00:53 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rebecca Rix

Organisation name:

Agent's full name: Rebecca Rix

Email address: rebeccarix29@gmail.com

Contact phone number:

Postal address:

40 Karaka Road

Beachlands

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

rezone the land from Rural – Countryside Living zone to a mix of Future Urban, Residential – Mixed Housing Urban, Business - Local Centre, Business – Light Industry; Business – Mixed Use; and Open Space zones.

- introduce a new precinct to replace the existing Whitford precinct (and sub-precinct) provisions.
- extend the Stormwater Management Area Flow 1 control over the plan change area.

Property address: 110 Jack Lachlan Drive, Beachlands (Formosa Complex)

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Having been a resident of the area for 40 years, we have seen the developments take place with no consideration to the infrastructure for the area. The existing roading is unsafe, and there is a lack of utilities in ratio to the number of existing residents (i.e. water supply, and power supply)

82.1

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

Submission date: 16 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Edith Anne Riddick
Date: Thursday, 16 February 2023 11:16:58 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Edith Anne Riddick

Organisation name:

Agent's full name: Christopher John Riddick

Email address: Bumbazonke@hotmail.com

Contact phone number: 02102820601

Postal address:

740 Whitford Maraetai Road

RD1

Howick

Beachlands 2571

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address: 740 Whitford Maraetai Rd

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Firstly, I would like to thank the council for sending a letter, dated 20 January 2023, informing me of the planned change. This was the first that I knew about this.

To give a bit of background, as a youngster, we were brought out to Maraetai on a weekly basis on a Sunday to the beach. My father said that he would like a property looking over the bay if one ever came up. One day a For Sale sign was visible, resulting in my parents purchasing from the Kellys, Dad had the first choice of these alternative lifestyle blocks., and chose 740 for the views of the coast, the surrounding countryside, the relaxed atmosphere and environment away from the hussle and bussle of city life. The council has it on record as being in the late 50s early 60s. It has stayed in the family since then, I am the Trustee and the second generation to look after the land and maintain it. This new proposal is contradicting all of the council's previous stance, which was to be maintained as a green avenue minus any infrastructures. With this proposal, it will not only be visually destroying the current outlook, as it is, we look on to a beautifully manicured World

83.1

Standard and challenging Golf Course; to where the planners want to destroy the beauty that they have made on this course, be it making the Golf Course smaller, or putting dwellings on it. but will also have a dramatic impact on the infrastructure.

The infrastructure is: Power outages: currently experienced on a regular basis, due to overloaded grid and vehicles hitting the posts, trees damaging the lines due to climate change. Some of these can be prevented, roads need to be widened and increased to four lanes.

Water infrastructure is already at a premium, another 3,000 dwellings will erode the ground water, making it an impossibility to adequately supply the need of the proposed community.

We have just experienced a weather incident which could, and probably will be on a more regular basis, putting a huge demand on a stretched First response community, namely, Fire, Ambulance and police.

There is no consideration or mention of the First Response teams mentioned above, there is an Old Age home being constructed now, who will be taking any patients to Middlemore, the nearest hospital when there is not road access in a convenient time frame in emergencies?

The facilities are stretched to capacity now, with an extra 3,000 dwellings to come initially, their attitude is for someone else to address this issue. this is irresponsible forward planning by a conglomerate intend of the almighty dollar.

Storm water and waste water have not been adequately addressed, and Formosa already have a history of waste issues being sent out into the bay as raw sewage.

The plan shows a school position, however, when approached by them, the comment was that: "It is not their problem:.

Beachlands and Maraetai, present junior schools are at and over capacity now, as are other schools in the immediate vicinity.

There needs to be planning and building of both junior and senior schools before construction of the 3,000 dwellings applied for.

This leads to roads that are totally inadequate, even for present day traffic; it is of note that there is only one road into and out of Beachlands, a 2 lane, and the applicant has not deemed it necessary or an issue to address this.

The reality is that the area is woefully inadequate, bulging at the seams; and the applicant is derelict in their duty of concern as to the infrastructure needed to double the size of the population in the beachlands area without concern for implementing adequate structural changes to at least keep up with their anticipated increase in population and density.

The applicant seems to be oblivious to the increased needs of basic amenities, while looking to their own nest egg.

83.2

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Before any dwellings are planned, the following need to be implemented: Roading, Electricity, Water, Sewage, storm water, First Responce, Schools, Health, and recreational facilities, fields and undercover amenities.

83.3

83.4

83.5

83.6

Submission date: 16 February 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Rodger Shepherd
Date: Thursday, 16 February 2023 1:45:40 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rodger Shepherd
 Organisation name:
 Agent's full name:
 Email address: rodgershepherd@xtra.co.nz
 Contact phone number: 0296268000
 Postal address:
 168 Potts Rd
 Whitford
 Auckland 2571

Submission details

This is a submission to:

Plan change number: Plan Change 88
 Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
 Property address:
 Map or maps:
 Other provisions:
 Transport

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

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

The reason for my or our views are:

Whitford has already become choked up with traffic congestion at certain times of the day. The increased throughput from this development would make it untenable, and is changing the nature of whitford from a quiet onclave with 5 acre sections to a busy thoroughfare. It is essential the previously shelved road from bottom of Ormiston Rd straight across estuary and up behind trig road is implemented as part of this consent. It must be a condition precedent prior to the development going ahead.

84.1

84.2

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: A new transport corridor as outlined above

Submission date: 16 February 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Geoff Bignell
Date: Thursday, 16 February 2023 2:16:23 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Geoff Bignell

Organisation name:

Agent's full name:

Email address: geoffthepianoguy@gmail.com

Contact phone number:

Postal address:
 20 Alexander Avenue
 Maraetai
 Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Up market Retirement Village and a Secondary School. Infrastructure upgrade

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

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

The reason for my or our views are:

The above provisions to be included in the plan.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: To include a Retirement Village, a Secondary School and upgraded infrastructure I.e. reading, sewerage, storm water

85.1
 85.2
 85.3

Submission date: 16 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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Date.

85

No.

AUCKLAND COUNCIL

24 FEB 2023

CBD - ALBERT ST

Attn Planning Panel

This letter via Surface Mail should be taken into consideration as part of the email submission already forwarded. The Council designed submission form does not allow for a more protracted viewpoint as described herein. In other words the form provided has its limitations as it does not accept a format other than that supplied by email hence this letter and the use of "old fashioned" surface mail. I trust this explanation is both clear and satisfactory to and for the presiding planning panel.

Yours faithfully
EAB

Subject: Application for Land Rezoning of Formosa Golf Course and Surrounding land *Plan Change 88*

Attn Planning Panel

My history- My name is Geoff Bignell, a Pohutukawa Coast resident ratepayer for 50 years. I have owned two businesses on the Coast, the last one being a non franchised Real Estate Company. Originally a nurseryman I turned to real estate which swallowed up 32 years in practice. For a number of years I held the Chairperson's position for the now defunct Maraetai Residents and Ratepayers Association, belonged to the Maraetai Beach Boat Club, Pine Harbour Cruising Club, Probus, and have been involved in any number of groups and issues on the Coast as an advisory long time resident, horticulturalist, Real Estate agent and musician to name a few.

As a young person I was soon invited to join various platforms to lobby Council and a string of politicians on both a Secondary School and a quality retirement village. Finally and thankfully after 45 years approximately, Council granted consent for the MetLife Care Retirement Village sandwiched between Jack Lachlan Drive and Karaka Road for which residents are most grateful.

My knowledge and experience, I believe, qualifies me to move to my next point. Notwithstanding the dire need for a Secondary School on the Coast servicing servicing Clevedon, Whitford and nearby surrounding areas as well, there is a very real need to for quality retirement village on the Coast and I believe the western/north western flanks would be perfect for such a concept.

The reasons are as follows:

There is a substantial contingent of monied retirees on the Coast, many sitting on large and valuable properties. They are used to the luxury of space, privacy, sea air and a safe living environment. Many of these residents own properties with stunning views over the gulf. They are grateful for their privileged lifestyle

so will not relinquish their hold over it lightly. They are also involved in many activities on a mindful, physical, intellectual and social scale. Such activities include boating, motorhoming, golf, gardening, a large variety of clubs and craft groups. Many 'oldies' not only have developed long term friendships in the community but also have family here on the Coast so have no desire to leave their 'piece of paradise'. They are firmly rooted in the area. The idea of this sector of the retired community moving into a village type situation is abhorrent enough without having to accept only one local option, one that does not provide the quality and sized housing, space and outlook that they are used to and indeed want in their dwindling years on this 'mortal coil', simply because there has never been one available.

Frankly there is a need for all socia-economic groups. However the group of locals I refer to is just not being catered for on the Coast largely because the appropriately zoned land has never been available for this category. As I see it the flank of land I refer to would suit this need admirably , thereby encouraging more local 'oldies' to take up this option. A market survey would soon establish this one way or the other. Such a survey would also establish the needs and wishes for this particular demographic.

The overarching benefits to society would include the subsequent release of the owner occupied retirees properties, more suited to younger families appreciative of our special lifestyle area. In this way these retirees would inadvertently be doing their bit for the grave housing shortage in Auckland.

Such a village logically must fall under the umbrella of residential development, a case in point is the new development of the Pakuranga Golf Course.

I therefore urge the Planners Panel to seriously consider this submission. I can be reached on mobile 0274 976 507.

Respectfully yours,
Geoff Bignell
Maraetai

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Stephen George Pawsey
Date: Thursday, 16 February 2023 3:15:52 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Stephen George Pawsey

Organisation name:

Agent's full name:

Email address: steve@watts.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Nothing in the plan to address the additional infrastructure required to accommodate the increase in population

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

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

The reason for my or our views are:

Before the plan can be approved the following issues with infrastructure need to be resolved:

- | | |
|---|------|
| 1) a secure power supply needs to be installed. Beachlands South is currently supplied by aged overhead cables from Takanini to Maraetai with frequent outages due to weather and other incidents. | 86.1 |
| 2) no mains water supply. With the above frequent power outages water pumps from our tanks are not operational so we lose water also. This creates a health issue as toilets cannot flush | 86.2 |
| 3) we understand Watercare's waste water plant for Beachlands is at capacity and there are no current plans to extend this facility to handle the additional population | 86.3 |
| 4) I have driven the Howick/Whitford to Beachlands road for over 50 years and there has been a total lack of investment on this route by successive councils and it now struggles to handle the current volume of traffic. The only other route is out through Maraetai/Clevedon/Papakura which is an area known to flood with the combination of bad weather and high tide, leaving Beachlands and Maraetai cut off with the volunteer fire brigade the only emergency service able to respond | 86.4 |

5) the very recent weather events have clearly shown the consequences of allowing building to proceed without sufficient regard being given to supporting infrastructure, and to allow this plan change without provision to address the above issues has the potential to put lives of residents at risk in the future. Approval of the plan in its current form will only be creating problems for future councils.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Require infrastructure improvements detailed above to be an integral part of the approval

86.5

Submission date: 16 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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**Withdrawn please see errata notified
29 May 2023.**

**Withdrawn please see errata notified
29 May 2023**

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Angela Turner
Date: Friday, 17 February 2023 8:00:58 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Angela Turner

Organisation name:

Agent's full name:

Email address: angesturner@gmail.com

Contact phone number: 021661825

Postal address:
 48 Intrepid Crescent
 Beachlands
 Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
 Plan change 88

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The area currently can't handle the amount of cars/residences. The constant traffic jams leaving the area in the morning are frustrating. The local primary schools are bulging at the seams & slowly but surely their outdoor spaces are being taken up with classrooms, yet the health board will complain of obese children. If and I say IF this development is given the green light the local infrastructure needs to be fixed, roads, a High School, swimming pool, more facilities for medical, grocery stores, public transport. Beachlands/Maraetai has had exponential growth over the last 10 years yet the infrastructure has been slow come on council stop taking money from developers without there being rules in place for what they need to do to an area.

88.1

88.2

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Please see above statement

Submission date: 17 February 2023

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Eugenie Wendelien Hansen
Date: Friday, 17 February 2023 11:45:17 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Eugenie Wendelien Hansen

Organisation name:

Agent's full name:

Email address: wenhansen49@gmail.com

Contact phone number:

Postal address:

10 Tui Brae
 Beachlands
 Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Infrastructure proposed by BSL not adequate for the existing rural community regarding water infrastructure & waste water management

Roading surfaces will be impacted by the heavy trucks useage & BSL does not make any contribution for this.

Schools. The land offered by BSL is commendable but the Goverment has not plans for a addional schools at present and this may take some time to come to fruition. Therefore may more students will be bussed to othr schools who are also at capacity. EXisting Full Primary are at compacity.

89.1

Property address: 10 Tui Brae

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Severely impact existing Beachlands community and our property

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Reduce the high rise Money for roading

89.2

89.3

Submission date: 17 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Shelly Young
Date: Saturday, 18 February 2023 12:16:16 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Shelly Young

Organisation name:

Agent's full name:

Email address: dusty.boy1979@gmail.com

Contact phone number:

Postal address:

16 puriri road

Beachlands

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

PC 88 Beachlands south.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

It is not require in the area. Needs to keep its quaint community rural feel.

90.1

Road will not support this. Crime will be increase.

90.2

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

90.3

Submission date: 18 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

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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/Mrs/Miss/Ms(Full Name)

Alison Christine Jura

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

Address for service of Submitter

125 Second View Ave

Beachlands Manukau 2018

Telephone:

0212300420

Fax/Email:

ajura@yahoo.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 88 (Private)

Plan Change/Variation Name

Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

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 ☐

91

I oppose the specific provisions identified above ☒

I wish to have the provisions identified above amended

Yes ☒

No ☐

The reasons for my views are:

- ① Inadequate Roading to cope with increased population
- ② Inadequate schooling & no future provisions planned
- ③ No future planning for water supply (continue on a separate sheet if necessary)

91.1

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Brenda Milbank
Date: Saturday, 18 February 2023 1:16:04 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brenda Milbank

Organisation name:

Agent's full name:

Email address: brendamilbank@gmail.com

Contact phone number:

Postal address:

Whitford
2571

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Lack of roading upgrade between Beachlands and Howick / Ormiston.

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

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

The reason for my or our views are:

Too much traffic on a single country road, dangerous in peak hour to access side roads or turn off a side street onto main road. No bike lanes, no footpaths so you are forced to use your car.

92.1

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Widening of roads to Howick and Ormiston - double lanes each way plus new Mangamangaroa bridge. Footpaths /cycle lanes to allow safe walking and cycling. More roundabouts to allow side street traffic to access whitford road.

92.2

92.3

Submission date: 18 February 2023

Attend a hearing

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

Declaration

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

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

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

No

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

CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Greg Lowe
Date: Saturday, 18 February 2023 1:31:05 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Greg Lowe

Organisation name:

Agent's full name:

Email address: gelowe1@gmail.com

Contact phone number:

Postal address:

75 Pine Harbour Parade

Beachlands

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Zoning changes from rural to future urban mixed residential mixed use etc.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This will change the character of the Beachlands area. We moved out here to get away from city living. These proposed changes will radically alter the landscape and put huge additional strain on the already under performing infrastructure around the area.

93.1

93.2

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

Submission date: 18 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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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/Mrs/Ms (Full Name)

Stacy Joseph Shramana

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

Address for service of Submitter

2/8 Stanniland Street, Sunnyhills 2010

Telephone:

09 576 3705

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 88 (Private)

Plan Change/Variation Name Beachlands South

The specific provisions that my submission relates to are:

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

Plan provision(s)

Rezoning of 307Ha South of Beachlands Village in the area of Formosa Golf Course from Rural to future Urban Residential etc

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

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

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

I wish to have the provisions identified above amended Yes ☒ No ☐

The reasons for my views are:

The roading now is taxed, and cannot cope with current demand.

(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. ☒

The infrastructure should be in place before any more development. I come out to Maraetahi Beach School, to teach.

94.1

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 ☐

Stacy Joseph Shramana

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

Stacy Joseph Shramana

Date

18-02-2023

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.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Scott Jason Marsden
Date: Sunday, 19 February 2023 12:45:53 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Scott Jason Marsden

Organisation name:

Agent's full name: scott marsden

Email address: scottmarsden@xtra.co.nz

Contact phone number:

Postal address:

16 Tui Brae
 Pine Harbour
 Auckland
 Auckland 2571

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Proposed rezoning

Property address: 307 Ha South of Beachlands Village in the area of Formosa Golf Course

Map or maps: Those referenced by Auckland City Council in their correspondence date 20 January 2023

Other provisions:

None

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

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

The reason for my or our views are:

1. The proposal if approved will lead to changes that will impact forever the identity of Beachheads as a rural community and the fabric/character and visualisation of the Beachlands Village. The visual photographs produced by Beachlands South Limited show that post the proposed rezoning there will be development that includes at least 1390 dwellings that are at least 5 or 6 stories in height. This is in stark contrast to the existing Beachlands skyline. If Beachlands is to retain its status as a rural community under the Auckland City Council Unitary Plan then any proposal to move dwelling construction from essentially single/double level dwellings to a high proportion of high-density housing, changes the Beachlands status diametrically.

95.1

2. My submission is that the proposal should be rejected until such time as agreement is reached with Beachlands South Limited that they will provide at their cost, all infrastructure (including but not

95.2

limited to roading, water, sewerage, flood management, waste management, power, transport, telecommunications) and associated services that Auckland City Council deem appropriate to support the additional 3900 plus dwellings that are proposed subsequent to this proposed plan change.

95.2

Critically:

- Roading upgrades are required to support the additional populations that come with 3900 plus new dwellings identified in Stage 1 of the proposed developments. Specifically, the existing rural two lane road between Beachlands and Whitford needs to be upgraded to a four lane road. This upgrade would also need to include the provision of safe and efficient entry/exit ways for communities along the roadway in particular, the upgrading Jack Lachlan Drive to cope with the increased traffic volumes.

95.3

- The proposal is for the use of bore water for all uses including residential, community and commercial across the proposed rezoned areas. Whilst I am no expert on these matters, common sense suggests that this will not work for a development of the size proposed by this rezoning application. On that basis town water needs to be available for all dwellings post the rezoning.

95.4

- The sewerage system proposed seems to be inadequate to process wastewater for a development of the size proposed. The proposal that wastewater could be dispersed across the existing ground water systems will not work; any proposal needs to consider the needs of a more environmentally conscious community, and have consideration for an area that has in the past had issues with water egress into nearby streams and creeks. A properly considered and well developed wastewater system is required and one that is flood proof.

95.5

Finally, a development of the size proposed cannot proceed without proper and full infrastructure (as indicated above) and, that infrastructure should be a paid for by those wanting rezone and re develop the area in the rezoning application.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Beachlands South Limited to provide at their cost all infrastructure as outlined above

Submission date: 19 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Gregory Bannan
Date: Sunday, 19 February 2023 1:01:01 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gregory Bannan

Organisation name:

Agent's full name: Gregory Bannan

Email address: g-cbannan@xtra.co.nz

Contact phone number:

Postal address:

g-cbannan@xtra.co.nz

Auckland

Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Proposed rezoning

Property address: : 307 Ha South of Beachlands Village in the area of Formosa Golf Course

Map or maps: Those referenced by Auckland City Council in their correspondence date 20 January 2023

Other provisions:

None

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

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

The reason for my or our views are:

1. The proposal if approved will lead to changes that will impact forever the identity of Beachheads as a rural community and the fabric/character and visualisation of the Beachlands Village. The visual photographs produced by Beachlands South Limited show that post the proposed rezoning there will be development that includes at least 1390 dwellings that are at least 5 or 6 stories in height. This is in stark contrast to the existing Beachlands skyline. If Beachlands is to retain its status as a rural community under the Auckland City Council Unitary Plan then any proposal to move dwelling construction from essentially single/double level dwellings to a high proportion of high-density housing, changes the Beachlands status diametrically.

2. My submission is that the proposal should be rejected until such time as agreement is reached with Beachlands South Limited that they will provide at their cost, all infrastructure (including but not

96.1

96.2

limited to roading, water, sewerage, flood management, waste management, power, transport, telecommunications) and associated services that Auckland City Council deem appropriate to support the additional 3900 plus dwellings that are proposed subsequent to this proposed plan change.

96.2

Critically:

- Roading upgrades are required to support the additional populations that come with 3900 plus new dwellings identified in Stage 1 of the proposed developments. Specifically, the existing rural two lane road between Beachlands and Whitford needs to be upgraded to a four lane road. This upgrade would also need to include the provision of safe and efficient entry/exit ways for communities along the roadway in particular, the upgrading Jack Lachlan Drive to cope with the increased traffic volumes.

96.3

- The proposal is for the use of bore water for all uses including residential, community and commercial across the proposed rezoned areas. Whilst I am no expert on these matters, common sense suggests that this will not work for a development of the size proposed by this rezoning application. On that basis town water needs to be available for all dwellings post the rezoning.

96.4

- The sewerage system proposed seems to be inadequate to process wastewater for a development of the size proposed. The proposal that wastewater could be dispersed across the existing ground water systems will not work; any proposal needs to consider the needs of a more environmentally conscious community, and have consideration for an area that has in the past had issues with water egress into nearby streams and creeks. A properly considered and well developed wastewater system is required and one that is flood proof.

96.5

Finally, a development of the size proposed cannot proceed without proper and full infrastructure (as indicated above) and, that infrastructure should be paid for by those wanting rezone and redevelop the area in the rezoning application.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Beachlands South Limited to provide at their cost all infrastructure as outlined above

Submission date: 19 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Stephen Gregory Marsden
Date: Sunday, 19 February 2023 1:15:53 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Stephen Gregory Marsden

Organisation name:

Agent's full name:

Email address: mekfour@hotmail.com

Contact phone number:

Postal address:
 24 Beachlands rd
 Beachlands
 Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
 Proposed rezoning

Property address: 307 Ha South of Beachlands Village in the area of Formosa Golf Course

Map or maps: Those referenced by Auckland City Council in their correspondence date 20 January 2023

Other provisions:
 None

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

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

The reason for my or our views are:

1. The proposal if approved will lead to changes that will impact forever the identity of Beachheads as a rural community and the fabric/character and visualisation of the Beachlands Village. The visual photographs produced by Beachlands South Limited show that post the proposed rezoning there will be development that includes at least 1390 dwellings that are at least 5 or 6 stories in height. This is in stark contrast to the existing Beachlands skyline. If Beachlands is to retain its status as a rural community under the Auckland City Council Unitary Plan then any proposal to move dwelling construction from essentially single/double level dwellings to a high proportion of high-density housing, changes the Beachlands status diametrically.
2. My submission is that the proposal should be rejected until such time as agreement is reached with Beachlands South Limited that they will provide at their cost, all infrastructure (including but not

97.1

97.2

limited to roading, water, sewerage, flood management, waste management, power, transport, telecommunications) and associated services that Auckland City Council deem appropriate to support the additional 3900 plus dwellings that are proposed subsequent to this proposed plan change.

97.2

Critically:

- Roading upgrades are required to support the additional populations that come with 3900 plus new dwellings identified in Stage 1 of the proposed developments. Specifically, the existing rural two lane road between Beachlands and Whitford needs to be upgraded to a four lane road. This upgrade would also need to include the provision of safe and efficient entry/exit ways for communities along the roadway in particular, the upgrading Jack Lachlan Drive to cope with the increased traffic volumes.

97.3

- The proposal is for the use of bore water for all uses including residential, community and commercial across the proposed rezoned areas. Whilst I am no expert on these matters, common sense suggests that this will not work for a development of the size proposed by this rezoning application. On that basis town water needs to be available for all dwellings post the rezoning.

97.4

- The sewerage system proposed seems to be inadequate to process wastewater for a development of the size proposed. The proposal that wastewater could be dispersed across the existing ground water systems will not work; any proposal needs to consider the needs of a more environmentally conscious community, and have consideration for an area that has in the past had issues with water egress into nearby streams and creeks. A properly considered and well developed wastewater system is required and one that is flood proof.

97.5

Finally, a development of the size proposed cannot proceed without proper and full infrastructure (as indicated above) and, that infrastructure should be paid for by those wanting rezone and redevelop the area in the rezoning application.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: : Beachlands South Limited to provide at their cost all infrastructure as outlined above

Submission date: 19 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Christine Bannan
Date: Sunday, 19 February 2023 1:15:55 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Christine Bannan

Organisation name:

Agent's full name:

Email address: cmbannan@me.com

Contact phone number:

Postal address:

18 Tui Brae
 Beachlands
 Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:

Proposed rezoning

Property address: 307 Ha South of Beachlands Village in the area of Formosa Golf Course

Map or maps: Those referenced by Auckland City Council in their correspondence date 20 January 2023

Other provisions:

None

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:

1. The proposal if approved will lead to changes that will impact forever the identity of Beachheads as a rural community and the fabric/character and visualisation of the Beachlands Village. The visual photographs produced by Beachlands South Limited show that post the proposed rezoning there will be development that includes at least 1390 dwellings that are at least 5 or 6 stories in height. This is in stark contrast to the existing Beachlands skyline. If Beachlands is to retain its status as a rural community under the Auckland City Council Unitary Plan then any proposal to move dwelling construction from essentially single/double level dwellings to a high proportion of high-density housing, changes the Beachlands status diametrically.

2. My submission is that the proposal should be rejected until such time as agreement is reached with Beachlands South Limited that they will provide at their cost, all infrastructure (including but not

98.1

98.2

limited to roading, water, sewerage, flood management, waste management, power, transport, telecommunications) and associated services that Auckland City Council deem appropriate to support the additional 3900 plus dwellings that are proposed subsequent to this proposed plan change.

Critically:

- Roading upgrades are required to support the additional populations that come with 3900 plus new dwellings identified in Stage 1 of the proposed developments. Specifically, the existing rural two lane road between Beachlands and Whitford needs to be upgraded to a four lane road. This upgrade would also need to include the provision of safe and efficient entry/exit ways for communities along the roadway in particular, the upgrading Jack Lachlan Drive to cope with the increased traffic volumes.

- The proposal is for the use of bore water for all uses including residential, community and commercial across the proposed rezoned areas. Whilst I am no expert on these matters, common sense suggests that this will not work for a development of the size proposed by this rezoning application. On that basis town water needs to be available for all dwellings post the rezoning.

- The sewerage system proposed seems to be inadequate to process wastewater for a development of the size proposed. The proposal that wastewater could be dispersed across the existing ground water systems will not work; any proposal needs to consider the needs of a more environmentally conscious community, and have consideration for an area that has in the past had issues with water egress into nearby streams and creeks. A properly considered and well developed wastewater system is required and one that is flood proof.

Finally, a development of the size proposed cannot proceed without proper and full infrastructure (as indicated above) and, that infrastructure should be paid for by those wanting rezone and redevelop the area in the rezoning application.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Beachlands South Limited to provide at their cost all infrastructure as outlined above

Submission date: 19 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Sean Patrick Cleary
Date: Sunday, 19 February 2023 1:30:52 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sean Patrick Cleary

Organisation name:

Agent's full name:

Email address: seanpcleary@yahoo.co.uk

Contact phone number:

Postal address:
 108 Beachlands rd
 Beachlands
 Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
 Proposed rezoning

Property address: 307 Ha South of Beachlands Village in the area of Formosa Golf Course

Map or maps: Those referenced by Auckland City Council in their correspondence date 20 January 2023

Other provisions:
 none

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

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

The reason for my or our views are:

1. The proposal if approved will lead to changes that will impact forever the identity of Beachheads as a rural community and the fabric/character and visualisation of the Beachlands Village. The visual photographs produced by Beachlands South Limited show that post the proposed rezoning there will be development that includes at least 1390 dwellings that are at least 5 or 6 stories in height. This is in stark contrast to the existing Beachlands skyline. If Beachlands is to retain its status as a rural community under the Auckland City Council Unitary Plan then any proposal to move dwelling construction from essentially single/double level dwellings to a high proportion of high-density housing, changes the Beachlands status diametrically.
2. My submission is that the proposal should be rejected until such time as agreement is reached with Beachlands South Limited that they will provide at their cost, all infrastructure (including but not

99.1

99.2

limited to roading, water, sewerage, flood management, waste management, power, transport, telecommunications) and associated services that Auckland City Council deem appropriate to support the additional 3900 plus dwellings that are proposed subsequent to this proposed plan change.

99.2

Critically:

- Roading upgrades are required to support the additional populations that come with 3900 plus new dwellings identified in Stage 1 of the proposed developments. Specifically, the existing rural two lane road between Beachlands and Whitford needs to be upgraded to a four lane road. This upgrade would also need to include the provision of safe and efficient entry/exit ways for communities along the roadway in particular, the upgrading Jack Lachlan Drive to cope with the increased traffic volumes.

99.3

- The proposal is for the use of bore water for all uses including residential, community and commercial across the proposed rezoned areas. Whilst I am no expert on these matters, common sense suggests that this will not work for a development of the size proposed by this rezoning application. On that basis town water needs to be available for all dwellings post the rezoning.

99.4

- The sewerage system proposed seems to be inadequate to process wastewater for a development of the size proposed. The proposal that wastewater could be dispersed across the existing ground water systems will not work; any proposal needs to consider the needs of a more environmentally conscious community, and have consideration for an area that has in the past had issues with water egress into nearby streams and creeks. A properly considered and well developed wastewater system is required and one that is flood proof.

99.5

Finally, a development of the size proposed cannot proceed without proper and full infrastructure (as indicated above) and, that infrastructure should be paid for by those wanting rezone and redevelop the area in the rezoning application.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

Details of amendments: Beachlands South Limited to provide at their cost all infrastructure as outlined above

Submission date: 19 February 2023

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Michelle Marie Pietras
Date: Sunday, 19 February 2023 1:30:53 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michelle Marie Pietras

Organisation name:

Agent's full name:

Email address: shellbell445@hotmail.com

Contact phone number:

Postal address:
 108 Beachlands rd
 Beachlands
 Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

Plan change name: PC 88 (Private): Beachlands South

My submission relates to

Rule or rules:
 Proposed rezoning

Property address: 307 Ha South of Beachlands Village in the area of Formosa Golf Course

Map or maps: : Those referenced by Auckland City Council in their correspondence date 20 January 2023

Other provisions:
 none

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

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

The reason for my or our views are:

1. The proposal if approved will lead to changes that will impact forever the identity of Beachheads as a rural community and the fabric/character and visualisation of the Beachlands Village. The visual photographs produced by Beachlands South Limited show that post the proposed rezoning there will be development that includes at least 1390 dwellings that are at least 5 or 6 stories in height. This is in stark contrast to the existing Beachlands skyline. If Beachlands is to retain its status as a rural community under the Auckland City Council Unitary Plan then any proposal to move dwelling construction from essentially single/double level dwellings to a high proportion of high-density housing, changes the Beachlands status diametrically.
2. My submission is that the proposal should be rejected until such time as agreement is reached with Beachlands South Limited that they will provide at their cost, all infrastructure (including but not

100.1

limited to roading, water, sewerage, flood management, waste management, power, transport, telecommunications) and associated services that Auckland City Council deem appropriate to support the additional 3900 plus dwellings that are proposed subsequent to this proposed plan change.

Critically:

- Roading upgrades are required to support the additional populations that come with 3900 plus new dwellings identified in Stage 1 of the proposed developments. Specifically, the existing rural two lane road between Beachlands and Whitford needs to be upgraded to a four lane road. This upgrade would also need to include the provision of safe and efficient entry/exit ways for communities along the roadway in particular, the upgrading Jack Lachlan Drive to cope with the increased traffic volumes.

100.3

- The proposal is for the use of bore water for all uses including residential, community and commercial across the proposed rezoned areas. Whilst I am no expert on these matters, common sense suggests that this will not work for a development of the size proposed by this rezoning application. On that basis town water needs to be available for all dwellings post the rezoning.

100.4

- The sewerage system proposed seems to be inadequate to process wastewater for a development of the size proposed. The proposal that wastewater could be dispersed across the existing ground water systems will not work; any proposal needs to consider the needs of a more environmentally conscious community, and have consideration for an area that has in the past had issues with water egress into nearby streams and creeks. A properly considered and well developed wastewater system is required and one that is flood proof.

100.5

Finally, a development of the size proposed cannot proceed without proper and full infrastructure (as indicated above) and, that infrastructure should be paid for by those wanting rezone and redevelop the area in the rezoning application.

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