

**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Cheryl Lynette Marsden  
**Date:** Sunday, 19 February 2023 2:15:58 pm

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The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Cheryl Lynette Marsden

Organisation name:

Agent's full name:

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

Contact phone number:

Postal address:

20 Thistle close

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

101.1

101.2

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.

101.3

- 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.

101.4

- 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.

101.5

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 - Ian Reid Marsden  
**Date:** Sunday, 19 February 2023 2:30:54 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Ian Reid Marsden

Organisation name:

Agent's full name:

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

Contact phone number:

Postal address:

20 Thistle close

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

102.1

102.2

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.

102.3

- 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.

102.4

- 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.

102.5

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

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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Chrissy Willcocks  
**Date:** Sunday, 19 February 2023 3:00:52 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Chrissy Willcocks

Organisation name:

Agent's full name:

Email address: seajunternz@gmail.com

Contact phone number:

Postal address:

14 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? 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

103.1

103.2

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.

103.3

- 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.

103.4

- 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.

103.5

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 - Brenda Mary Saunders  
**Date:** Sunday, 19 February 2023 3:16:01 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Brenda Mary Saunders

Organisation name:

Agent's full name: Kevin Andrew Saunders and Brenda Mary Saunders

Email address: bmsaunders@outlook.com

Contact phone number:

Postal address:  
69 Bell Road  
Beachlands  
Beachlands 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:

Inadequate infrastructure in local area to support a development of this size. In light of climate change, the intention to build on a known flood plain and flood prone land is likely to be a huge risk that could come back to bite Council at a later date.

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 object to this proposal on the grounds that there is inadequate infrastructure in existence or planned in the local area to ensure the development's success. On the contrary, the addition of 3,000 dwellings in this area without improvements to power, water, sewerage, roading or education is likely to have a detrimental effect on the existing and proposed population of the area.

The proposed development is to be built on a known flood plain and flood prone area. The catastrophic impacts of Cyclone Gabrielle should have taught us one thing – that building housing on this type of land without making sure it can withstand the challenges of severe weather events and climate change in the future is foolhardy and irresponsible. The developers seem to have the attitude that infrastructure is “not their problem”, so will Council step up and lead the way with some innovative and forward thinking to benefit future generations?

I call for an immediate moratorium on the proposal to allow a thorough review of the plans and time

104.1

104.2

to ensure that the requisite infrastructure be built before any new development starts. I note that Mayor Wayne Brown himself said in an interview published in the NZ Herald on February 19, 2023 that we need a fresh approach:

“We need to have a big, grown-up conversation. The events of the last two weeks have drawn big questions about building on cliffs, which is generally wealthy people, and bigger questions about intensification in stormwater paths, which generally affects poorer people.”

There are examples of new developments on floodplains where stormwater infrastructure prevented flooding, like a Kainga Ora development at Northcote, but in Māngere, there were rushed developments before the infrastructure was put in and homes got flooded, Brown said.

“I think the last council did their best to limit the impacts of Plan Change 78, but I think it’s time to review that again. Did we do enough because we have learned some very severe lessons in the last two weeks,” he said.

The UK, for example, has already learned the harsh lessons of building on flood plains and is now taking a more cautious approach to planning as this UK Guardian article shows: Building new homes on land prone to flooding 'making damage worse' | Planning policy | The Guardian My objection can be summarized as “Infrastructure first, development second”.

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

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.

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 - Hunter Willcocks  
**Date:** Sunday, 19 February 2023 3:45:52 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Hunter Willcocks

Organisation name:

Agent's full name:

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

Contact phone number:

Postal address:

14 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? 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

105.1

105.2

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.

105.3

- 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.

105.4

- 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.

105.5

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

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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Zach Willcocks  
**Date:** Sunday, 19 February 2023 4:00:53 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Zach Willcocks

Organisation name:

Agent's full name:

Email address: zachsnz@gmail.com

Contact phone number:

Postal address:

16 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 skyscape. 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

106.1

106.2

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.

106.3

- 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.

106.4

- 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.

106.5

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 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

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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Stephen Leach  
**Date:** Sunday, 19 February 2023 5:15:54 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Stephen Leach  
Organisation name:  
Agent's full name:  
Email address: stephenleach@outlook.co.nz  
Contact phone number: 02102403049  
Postal address:  
22 blakewell place  
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:  
6.8, 6.9, 6.10

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 roading, waste and water infrastructure cannot support the increased housing proposed in the Beachlands area.

107.1

Public transport is not practical in the area to the city, and traffic is already very heavy in the mornings, evenings and even weekends. Another road MUST be built in order to facilitate more people if the houses are being built.

107.2

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

Details of amendments: Secondary school built. Additional roads in/out of Beachlands provided. Town supply provided for

107.3

Submission date: 19 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

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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Shaun Bannan  
**Date:** Sunday, 19 February 2023 7:00:52 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Shaun Bannan

Organisation name:

Agent's full name:

Email address: sbannan@hotmail.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? 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 skyscape. 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 limited to roading, water, sewerage, flood management, waste management, power, transport,

108.1

108.2

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.

108.3

- 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.

108.4

- 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.

108.5

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.

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:** [Deborah Garty](#)  
**To:** [Unitary Plan](#)  
**Subject:** Proposed Beachlands new subdivision Formosa Golf Course.  
**Date:** Monday, 20 February 2023 6:56:51 am

---

I am opposed to this new subdivision going ahead at this present time. Infrastructure is already stretched to it's limits with the current population in this area. There is only 1 road into Beachlands and this is already congested at peak times of the day. The sewerage system is at capacity. There is a desperate need for a junior high school and secondary school in the area as children are standing on the bus, some being left behind as there is no room for them. Primary schools have reached their limits.

109.1  
109.2  
109.3

There is a major need for an upgraded road to this area, the sewerage and electrical supply to be upgraded and the schooling issue to be addressed, before this new development should proceed at this time.

Kind regards,  
Deborah Garty  
027 5366093

## 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](mailto: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) Ba ry Wade

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

Whitford Esturaries Conservation Society Incorporated

#### Address for service of Submitter

150 Wades Rd, R. D. 1, Howick, Auckland 2571

Telephone:

5309 180

Fax/Email:

info@riverestate.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)

Appendix 13 and 18: Appendix 11, and attachments 8 and 13

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:

WECS are opposed to any treated wastewater discharge into the Waikopua/ Whitford Embayment or the Tamaki Strait.

The current WWTP is already over capacity and discharges are currently happening into the stream this year.

WECS are also concerned with respect to the increased traffic volumes and scant dismissive regard to this issue.

(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.

ALL wastewater must be connected to the Auckland wastewater network

The access roads of Whitford and intersections must be built to take the increased traffic volumes, which are already above the understated volumes in the reports.

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)

02/20/2023

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 - Sarah Buckland  
**Date:** Tuesday, 21 February 2023 2:15:16 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Sarah Buckland

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:  
17 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:

Property address:

Map or maps:

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

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:  
Concerns re traffic, increased road use, no updates to current infrastructure to manage traffic, traffic control, power usage, land useage, noise etc.

| 111.1  
| 111.2

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

Submission date: 21 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 - Melissa Fahey  
**Date:** Monday, 20 February 2023 5:18:18 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Melissa Fahey

Organisation name:

Agent's full name:

Email address: melissafaheynz@gmail.com

Contact phone number:

Postal address:  
38 Brownhill Road  
Whitford  
Auckland 2576

**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:  
Road infrastructure upgrades are completely inadequate

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:  
Whitford Maraetai Road already has very high traffic volumes without any verge. It is already difficult and dangerous for cars to turn onto the road from side roads such as Clifton Road during peak travel times with cues often running from the village back past Clifton Road in morning traffic. It is also dangerous for cyclists. Doubling the population of Beachlands without any material improvement to the road network will result in deaths and serious injuries.

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

Details of amendments: Significant road infrastructure improvements needed

Submission date: 20 February 2023

112.1

**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](mailto: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) Paul Andrew Hebditch

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

### Address for service of Submitter

16 Fern Place, Beachlands, Auckland 2018

Telephone:  Fax/Email:

Contact Person: (Name and designation, if applicable)

## Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

### The specific provisions that my submission relates to are:

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

Plan provision(s)

Or  
Property Address

Or  
Map

Or  
**Other (specify)**

Surrounding road network inefficient operation and safety concerns with the rezoning and development of the Plan Change 88 (Private)  
Surrounding road network inefficient operation and safety concerns with the rezoning and development of the Plan Change 88 (Private)

## 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 Whitford-Maraetai Road is currently almost at capacity during rush hour. Significant upgrade to the road needs to happen before additional dwellings in PC88 (Private) are constructed.

See attached for further information.

(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.

Consent to PC88 (Private) to be conditional on the upgrade of the Whitford-Maraetai Road works being completed.

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)

02/20/2023  
Date

**Notes to person making submission:**

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

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

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

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

(a) adversely affects the environment; and

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

## Appendix to Submission on a notified proposal for policy statement or plan change or variation.

**Submitter Details:** Paul Hebditch, 16 Fern Place, Beachlands, Auckland 2018. 0272519299

### Plan Change 88 Beachlands South

Specific Provision Other: Surrounding road network inefficient operation and safety concerns with the rezoning and development of 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746 758 and 770 Whitford-Maraetai Road, Beachlands. Further information:

- 1 The current Road infrastructure is insufficient to support any further residential development in the area. This is supported by the Auckland Council document “Proposed Plan Change 78 - Intensification (PC78) Proposed Plan Change 78 - Intensification to the Auckland Unitary Plan (Operative in part) Section 32 and section 77J / 77L new or additional qualifying matter: INFRASTRUCTURE – BEACHLANDS TRANSPORT CONSTRAINTS CONTROL EVALUATION REPORT”. Excerpts of some of the valid points follow:
  - a. *“Beachlands is predominantly a car-reliant coastal settlement positioned on a peninsula. Although there are ferry and bus options these are limited and infrequent with capacity constraints. The Whitford-Maraetai Road is the only road connection to the wider regional destinations to the west and has limited capacity to accommodate additional traffic. Significant investment (including acquisitions) would be required to upgrade the road and the surrounding rural roading network.”*
  - b. *“The inability to provide new dwellings with adequate access to employment, education and community services, including by public and active transport is a significant resource management issue. Providing for the level of intensity anticipated by the Medium Density Residential Standards (‘MDRS’) and Policy 3 of the National Policy Statement for Urban Development (‘NPS-UD’) within the constrained Beachlands area does not align with Objective 1 of the NPS-UD which emphasises the importance of a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.”*
  - c. *“. In summary, the Beachlands Transport Constraint is a necessary qualifying matter to be included in PPC78 to justify limiting further residential intensification in areas subject significant transport infrastructure constraints. This is considered necessary to achieve:*
    - i. *• the overarching objective of the NPS-UD for well-functioning urban environments which enable people and communities to provide for their social, cultural, economic and environmental wellbeing and health and safety; and*
    - ii. *• RPS objectives seeking to provide for quality compact urban environments”*
  - d. *“Although there are ferry and bus options these are limited and infrequent with capacity constraints. Residents currently travel outside of Beachlands for the majority of employment, education and community service opportunities.”*
- 2 Previous 4 lane road plan should be implemented prior to development commencing. 113.2
- 3 No traffic light intersections should be incorporated into the BSLP intersection roading upgrade design in order to keep the Maraetai Beachlands road flowing at at least 80km/h. Traffic on the road during the working week continuously flows from around 6am until 9am and having traffic lights interrupting that flow will cause severe backlogs. Flyovers or tunnels should be implemented to preserve the traffic flow. 113.3
- 4 Beachlands is a satellite suburb of Auckland and a large majority of the working residents depend on an efficient roading network for access to multiple work destinations. The current public transport system only supports those working in the City (Pine Harbour Ferry 113.4

## Appendix to Submission on a notified proposal for policy statement or plan change or variation.

**Submitter Details:** Paul Hebditch, 16 Fern Place, Beachlands, Auckland 2018. 0272519299

### Plan Change 88 Beachlands South

- with limited hours) or those working in Botany/Ormiston (again with limited hours). It is literally impossible to get to Manukau on the bus (we have tried it). Having a private car is essential for living in this satellite suburb).
- 5 Fletcher homes is currently constructing a further 250 homes adding to the road network deficiencies.
- 6 The outcome of the PC78 Intensification of Beachlands will also, over time, add to the road network deficiencies. 113.5
- 7 No confirmation from the Ministry of Education has been announced stating that a High School will be built in the area therefore the number of school children having to leave the area to attend school will significantly increase as well, adding to the intense traffic jams around the time the busses do their transfer in Whitford on school mornings.
- 8 BSLP's traffic volume information is dated November 2018 which is significantly out of date as intensification of the Countdown area as well as Pine Harbour has happened since then. Additionally the Integrated Transport Assessment hardly mentions the Whitford-Maraetai road negative impact.
- 9 The following statement from BSLP application is highly contentious as they are assuming that the population will consist of office working professionals only. As these are the most likely career options for the city. A large majority of the people I know who live in Beachlands are tradespeople who have to travel to East Tamaki, Manukau, Onehunga for example. It is arrogant to assume that trips from Beachlands to South or East Auckland will reduce in favour of catching the ferry to the city regardless of councils land use data stating that 18,000 new jobs will be created in the CBD in the next 10 years. 113.6
- a. *“Whitford-Maraetai Road Congestion – No significant capacity improvements are planned for this road and are considered unlikely to happen considering the Te Tāruke-ā-Tāwhiri:Auckland's Climate Plan in place to achieve the reduction in transport emissions. The exception being intersection upgrades to mitigate the effects of the development. As a result, the proportion of trips from Beachlands to South or East Auckland is likely to reduce in favour of trips to Auckland CBD due to increasing congestion on the road and more available jobs in the city. The number of jobs in Auckland CBD is estimated to increase by approximately 18,000 in the next 10 years based on council's land use data. Ferry is the most convenient transport mode from Beachlands to reach these jobs in the city centre.”*
- 10 The assumption that Beachlands will become “a largely self contained system” with the addition of the BSLP development needs to be proved before this application can be approved. There is no confirmation of a High School. There is suggestions that another medical centre could be introduced but currently Beachlands Medical Centre is at capacity but there has not confirmation that this is happening. Currently you can wait up until 3 weeks before you can see your GP. 113.7
- 11 As stated in the BSLP application, *“funding for the 2021 to 2031 Auckland Regional Land Transport Plan (RLTP) has recently been finalised and made public. While there is no funding identified for the road network around the PPC area, the transport effects of the rezoning and development will be mitigated by funding arranged by the applicant for the live zoned land. This will involve local road improvements and intersection improvements”*. The \$75m allocation to roading and upgrade to ferry terminal in their plan will be for the roads within the development and the one intersection on Whitford-Maraetai Road that will be traffic light controlled along with the roundabout at Jack Lachlan drive. This will not do anything to 113.8

## Appendix to Submission on a notified proposal for policy statement or plan change or variation.

Submitter Details: Paul Hebditch, 16 Fern Place, Beachlands, Auckland 2018. 0272519299

### Plan Change 88 Beachlands South

improve the Whitford-Maraetai Road and not mitigate ANY congestion issues along said road arising from the redevelopment of the land.

- 12 According to the Regional Policy Statement refer Appendix 4: Regional Policy Statement Objectives and Policies Assessment Table. *“B2.4.2 Policies (6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification.” “Furthermore the surrounding road network can operate safely and efficiently with the rezoning in place”* The current roading infrastructure along the Whitford-Maraetai Road is not adequate to service the proposed development and in now way would operate efficiently with the rezoning in place.

113.1

# 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](mailto: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) Susan Elizabeth Denby

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

### Address for service of Submitter

16 Fern Place, Beachlands, Auckland 2018

Telephone:  Fax/Email:

Contact Person: (Name and designation, if applicable)

## Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

### The specific provisions that my submission relates to are:

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

Plan provision(s)

Or  
Property Address

Or  
Map

Or  
**Other (specify)**

Surrounding road network inefficient operation and safety concerns with the rezoning and development of the Plan Change 88 (Private)  
Surrounding road network inefficient operation and safety concerns with the rezoning and development of the Plan Change 88 (Private)

## 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 Whitford-Maraetai Road is currently almost at capacity during rush hour. Significant upgrade to the road needs to happen before additional dwellings in PC88 (Private) are constructed.

See attached for further information.

(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.

Consent to PC88 (Private) to be conditional on the upgrade of the Whitford-Maraetai Road works being completed.

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)

02/20/2023  
Date

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

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

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(a) adversely affects the environment; and

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

# Appendix to Submission on a notified proposal for policy statement or plan change or variation.

**Submitter Details:** Susan Denby, 16 Fern Place, Beachlands, Auckland 2018. 0272696206

## Plan Change 88 Beachlands South

Specific Provision Other: Surrounding road network inefficient operation and safety concerns with the rezoning and development of 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746 758 and 770 Whitford-Maraetai Road, Beachlands. Further information:

- 1 The current Road infrastructure is insufficient to support any further residential development in the area. This is supported by the Auckland Council document “Proposed Plan Change 78 - Intensification (PC78) Proposed Plan Change 78 - Intensification to the Auckland Unitary Plan (Operative in part) Section 32 and section 77J / 77L new or additional qualifying matter: INFRASTRUCTURE – BEACHLANDS TRANSPORT CONSTRAINTS CONTROL EVALUATION REPORT”. Excerpts of some of the valid points follow:
    - a. *“Beachlands is predominantly a car-reliant coastal settlement positioned on a peninsula. Although there are ferry and bus options these are limited and infrequent with capacity constraints. The Whitford-Maraetai Road is the only road connection to the wider regional destinations to the west and has limited capacity to accommodate additional traffic. Significant investment (including acquisitions) would be required to upgrade the road and the surrounding rural roading network.”*
    - b. *“The inability to provide new dwellings with adequate access to employment, education and community services, including by public and active transport is a significant resource management issue. Providing for the level of intensity anticipated by the Medium Density Residential Standards (‘MDRS’) and Policy 3 of the National Policy Statement for Urban Development (‘NPS-UD’) within the constrained Beachlands area does not align with Objective 1 of the NPS-UD which emphasises the importance of a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.”*
    - c. *“. In summary, the Beachlands Transport Constraint is a necessary qualifying matter to be included in PPC78 to justify limiting further residential intensification in areas subject significant transport infrastructure constraints. This is considered necessary to achieve:
 
      - i. • the overarching objective of the NPS-UD for well-functioning urban environments which enable people and communities to provide for their social, cultural, economic and environmental wellbeing and health and safety; and
      - ii. • RPS objectives seeking to provide for quality compact urban environments”*
    - d. *“Although there are ferry and bus options these are limited and infrequent with capacity constraints. Residents currently travel outside of Beachlands for the majority of employment, education and community service opportunities.”*
- 2 Previous 4 lane road plan should be implemented prior to development commencing.
- 3 No traffic light intersections should be incorporated into the BSLP intersection roading upgrade design in order to keep the Maraetai Beachlands road flowing at at least 80km/h. Traffic on the road during the working week continuously flows from around 6am until 9am and having traffic lights interrupting that flow will cause severe backlogs. Flyovers or tunnels should be implemented to preserve the traffic flow.
- 4 Beachlands is a satellite suburb of Auckland and a large majority of the working residents depend on an efficient roading network for access to multiple work destinations. The current public transport system only supports those working in the City (Pine Harbour Ferry

114.1

114.2

114.3

114.4

## Appendix to Submission on a notified proposal for policy statement or plan change or variation.

**Submitter Details:** Susan Denby, 16 Fern Place, Beachlands, Auckland 2018. 0272696206

### Plan Change 88 Beachlands South

- with limited hours) or those working in Botany/Ormiston (again with limited hours). It is literally impossible to get to Manukau on the bus (we have tried it). Having a private car is essential for living in this satellite suburb).
- 5 Fletcher homes is currently constructing a further 250 homes adding to the road network deficiencies.
  - 6 The outcome of the PC78 Intensification of Beachlands will also, over time, add to the road network deficiencies.
  - 7 No confirmation from the Ministry of Education has been announced stating that a High School will be built in the area therefore the number of school children having to leave the area to attend school will significantly increase as well, adding to the intense traffic jams around the time the busses do their transfer in Whitford on school mornings. 114.5
  - 8 BSLP's traffic volume information is dated November 2018 which is significantly out of date as intensification of the Countdown area as well as Pine Harbour has happened since then. Additionally the Integrated Transport Assessment hardly mentions the Whitford-Maraetai road negative impact.
  - 9 The following statement from BSLP application is highly contentious as they are assuming that the population will consist of office working professionals only. As these are the most likely career options for the city. A large majority of the people I know who live in Beachlands are tradespeople who have to travel to East Tamaki, Manukau, Onehunga for example. It is arrogant to assume that trips from Beachlands to South or East Auckland will reduce in favour of catching the ferry to the city regardless of councils land use data stating that 18,000 new jobs will be created in the CBD in the next 10 years. 114.6
    - a. *“Whitford-Maraetai Road Congestion – No significant capacity improvements are planned for this road and are considered unlikely to happen considering the Te Tāruke-ā-Tāwhiri:Auckland's Climate Plan in place to achieve the reduction in transport emissions. The exception being intersection upgrades to mitigate the effects of the development. As a result, the proportion of trips from Beachlands to South or East Auckland is likely to reduce in favour of trips to Auckland CBD due to increasing congestion on the road and more available jobs in the city. The number of jobs in Auckland CBD is estimated to increase by approximately 18,000 in the next 10 years based on council's land use data. Ferry is the most convenient transport mode from Beachlands to reach these jobs in the city centre.”*
  - 10 The assumption that Beachlands will become “a largely self contained system” with the addition of the BSLP development needs to be proved before this application can be approved. There is no confirmation of a High School. There is suggestions that another medical centre could be introduced but currently Beachlands Medical Centre is at capacity but there has not confirmation that this is happening. Currently you can wait up until 3 weeks before you can see your GP. 114.7
  - 11 As stated in the BSLP application, *“funding for the 2021 to 2031 Auckland Regional Land Transport Plan (RLTP) has recently been finalised and made public. While there is no funding identified for the road network around the PPC area, the transport effects of the rezoning and development will be mitigated by funding arranged by the applicant for the live zoned land. This will involve local road improvements and intersection improvements”*. The \$75m allocation to roading and upgrade to ferry terminal in their plan will be for the roads within the development and the one intersection on Whitford-Maraetai Road that will be traffic light controlled along with the roundabout at Jack Lachlan drive. This will not do anything to 114.8



## Appendix to Submission on a notified proposal for policy statement or plan change or variation.

**Submitter Details:** Susan Denby, 16 Fern Place, Beachlands, Auckland 2018. 0272696206

### Plan Change 88 Beachlands South

improve the Whitford-Maraetai Road and not mitigate ANY congestion issues along said road arising from the redevelopment of the land.

- 12 According to the Regional Policy Statement refer Appendix 4: Regional Policy Statement Objectives and Policies Assessment Table. *“B2.4.2 Policies (6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification.” “Furthermore the surrounding road network can operate safely and efficiently with the rezoning in place”* The current roading infrastructure along the Whitford-Maraetai Road is not adequate to service the proposed development and in now way would operate efficiently with the rezoning in place.

114.1

### 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](mailto: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 <b>Submission No:</b>
<b>Receipt Date:</b>

#### Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Ms/Ms (Full Name)

MAYREEN ELIZABETH PEPPER

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

Address for service of Submitter

65 MARAETAI SCHOOL ROAD MARAETAI  
AUCKLAND 2018

Telephone:

02111 74266

Fax/Email:

pepper.simon@outlook.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 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:

Insufficient infrastructure, particularly Roading (the existing 2 lane road needs to be increased to 4 lanes)	115.1
The sewerage system as proposed is inadequate and disposing to existing land will not work	115.2
Water supply using bore water is inadequate for a development of that size	115.3
(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.

Provide a 4 lane road from Whitford Rd along Whitford Marae Rd to the site including upgrading Jack Lachlan Drive 115.

Replace the proposed disposal of sewerage system with one that does not rely on disposal to existing ground 115.2

Replace the proposed supply of water from bores to another system which will cope with the development and approved by Watercare 115.3

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 19/2/2023

**Notes to person making submission:**  
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 If you could gain an advantage in trade competition through this submission please complete the following:

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(a) adversely affects the environment; and  
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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  
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Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto: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 Terence Bruce Ellis

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

#### Address for service of Submitter

14 Pony Park Place, Beachlands, Auckland, 2018

Telephone:

95365348

Fax/Email:

terryellis.nz@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)

PC88 in its entirety

Or

Property Address

Or

Map

Or

Other (specify)

### Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are:

PC88 does not address and nullify the very serious and detailed issues regarding residential intensification within the Beachlands and Maraetai coastal towns as outlined within the Approved Auckland Council 2022 PC78 Intensification Plan.

(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.

Future developments in the proposed new town of Beachlands South, are in keeping with the approved recommendations (Option 3) for residential intensification within the PC78 Intensification Plan document:

Section 32 and section 77J / 77L new or additional qualifying matter: INFRASTRUCTURE – BEACHLANDS TRANSPORT CONSTRAINTS CONTROL EVALUATION REPORT

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

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

02/20/2023  
Date

**Notes to person making submission:**

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

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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 Auckland Council analysis report:

**Section 32 and section 77J / 77L new or additional qualifying matter: INFRASTRUCTURE – BEACHLANDS TRANSPORT CONSTRAINTS CONTROL EVALUATION REPORT**

Produced by Auckland Council and which enabled an informed planning decision on making Beachlands precinct a “Qualifying Matter” within the 2022 revised PC78 Intensification Plan, outlines several key areas that make high urban intensification high risk within this Auckland precinct, without significant Local and Central Government investment.

116.6

- Whilst proposed change PC88 outlines a potential urban utopia (albeit sitting some 20 kilometres or more from the nearest high density urban precincts of Ormiston, Botany and Manukau), it does not address the issues outlined in the above referenced document.
- That document outlines the key areas of risk relating to intensification within the existing Beachlands and Maraetai townships and the need for a measured and gradual increase in residential intensification to enable existing infrastructure to adapt over time as funding becomes available.

The above document outlines the following key choke point areas of risk:

**Overview of the constraint / qualifying matter**

*22. Beachlands is predominantly a car-reliant coastal settlement positioned on a peninsula. Although there are ferry and bus options these are limited and infrequent with capacity constraints (discussed further below). Residents currently travel outside of Beachlands for the majority of employment, education and community service opportunities.*

*23. If PPC78 was applied to the Beachlands area with no qualifying matters, it is estimated the overall increase in yield from the AUP(OP)(OP) could be an additional 18,788 dwellings (with a total of 21,202 dwellings possible). There are however limited education, shopping or employment options due to limited land supply and other infrastructure servicing in the area. Accordingly, it is expected that residents would continue to travel outside of Beachlands to access those opportunities.*

- There is no commitment from central government to provide funding for any additional schooling facilities as outlined in “aspirational comments” within the proposed plan change PC88.
- PC88 outlines an area for light commercial use. However, that would not be sufficient to sustain the level of employment that is provided in areas such as East Tamaki, Mt Wellington etc where a vast number of existing Beachlands residents work.

116.1

**Roading networks**

*24. The Whitford-Maraetai Road is the only road connection to the wider regional destinations to the west and has limited capacity to accommodate additional traffic and is expected to reach capacity prior to the development of additional dwellings that could be enabled under the NPS-UD. Significant investment (including acquisition of private land) and major upgrades / improvement projects to the Whitford-Maraetai Road corridor would be required to accommodate potential growth. The existing rural road network surrounding Beachlands would require upgrades to urbanise the network to cater for this potential plan enabled demand from housing growth in the area. This cost is estimated to exceed \$200 million and is currently unbudgeted for.*

116.2

- As well as commuters’ needing to travel outside of the Beachlands precinct for work, would the provision of some light commercial activity proposed by PC88 be a sufficiently attractive proposition for businesses to either setup or relocate to Beachlands given the current road network issues?

**Ferries**

*25. The existing ferry service operating out of Pine Harbour Ferry Terminal runs between Pine Harbour and Auckland City Centre. The terminal currently caters for ferries with a capacity for 98 people, per sailing and prior to Covid (2020) was running close to capacity. The terminal could provide for ferries catering for up to 150 seats, however this would only provide an increase of 48 seats. Weekend services are not currently available and services on Monday to Friday operate:*

- every 20mins between 6.20am – 10.20am and 3.20pm – 5.20pm
- every 40-60mins until 7pm.
- a 7.30pm service and a 8.30pm service on Friday only.

*26. To provide for the level of increase in ferry capacity that is likely to be required from additional housing development, funding of a new ferry terminal site in the vicinity of the current Pine Harbour marina area would be*

1

required. As an initial estimate, for a proposed development in 2019 for 1,500 – 2,000 dwellings found costs to develop a new ferry terminal to be between \$10 million and \$13 million for the required infrastructure and dredging requirements. It is anticipated that costs would be significantly higher to cater for an additional 18,788 dwellings that could be enabled under PPC78 with no qualifying matter applied. Proposed growth would require a number of new vessels of 150 plus seated capacity which would incur further capital investment and operational costs. An increase in demand would require an increase in service frequency which would increase operating costs by approximately 25% - 40%. These capital and operating costs are currently unbudgeted.

116.3

- **Submitters additional Comment:** NOTE - Following the publication of this report, the Pine Harbour to Auckland CBD ferry service has been improved with a weekend service being approved and implemented by Auckland Transport from January 2023, which provides a ferry service Saturday and Sunday (10:20, 11:40, 15:20, 17:20 – plus 20:30 & 22:30 on Saturday only).
- The existing Pine Harbour car parking facility has already reached maximum capacity, this combined with existing Terraced Housing & Apartment Building (THAB) dwellings in the Pine Harbour zone has resulted in car parking congestion in the surrounding streets. PC88 does not address how this will be resolved, in fact likely to be exacerbated with commuters from existing Beachlands, Beachlands South and other surrounding areas parking in all nearby streets, once the car park capacity has been reached (currently by 8am).

### **Bus**

27. The current bus service is a local service 739. This service operates on a limited frequency and hours of operation. This service is being provided more for general accessibility reasons rather than mode shift / reducing vehicle traffic. In May 2019, prior to the Covid pandemic, the bus had low patronage, averaging 8.6 boardings per hour Monday to Friday. Currently the Ministry of Education provides school bus services to Howick College from the Beachlands / Maraetai area.

116.4

- Easy and frequent public transport access to business and commercial areas in Manukau, East Tamaki, Mount Wellington and Penrose is not addressed. Local government funding for these types of services is not budgeted for, and with the current fiscal challenges facing Auckland Council - not likely to be provided for a very long time (in fact face potential further cut backs from its already limited service).

### **Walking and cycling**

28. There is an existing footpath and road network for pedestrian and cycle movement within the Beachlands area. However, given the geographical location, walking and cycling is not a practical form of transport to areas outside Beachlands.

116.5

- Document **Section 32 and section 77J / 77L new or additional qualifying matter: INFRASTRUCTURE – BEACHLANDS TRANSPORT CONSTRAINTS CONTROL EVALUATION REPORT**, has already highlighted the infrequency and lack of use of the current service supporting the existing Beachlands community. It is highly probable that new residents of Beachlands South will follow the trends in existing Beachlands, requiring increased focus on the ability to sustain a high level of private vehicles on the roading network.
- Local speedy and convenient access to schooling (both existing and future planned), shopping and community services is not addressed either, other than to say walkways and cycle paths will be provided, along with a potential bus route through the new township.
- Residents shopping locally will still need to transport goods bought. Walking, cycling or even waiting for a bus will not be sufficient.
- The proposed plan change PC88 not only ignores the issues outlined in the Auckland Council report, but significantly exacerbates the matter by proposing a new township sitting alongside Beachlands, named Beachlands South, which aims to develop some additional 3,000 dwellings and some light industrial commercial activity, sitting alongside the existing Beachlands precinct on land that is currently used for farming, a golf course leisure facility and some residential lifestyle blocks. All of which currently sit outside of the Auckland City wide Plan PC78 Intensification Plan boundary.
- PC88 does not provide a valid reason for overturning the existing PC78 Intensification Plan qualifying matter for Beachlands precinct other than for commercial gain.

116.6

**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Chris Currell  
**Date:** Monday, 20 February 2023 9:00:39 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Chris Currell

Organisation name:

Agent's full name: Chris Currell

Email address: chriscurrrell1@gmail.com

Contact phone number: 021721905

Postal address:  
37 intrepid crescent  
Beachlands  
Beachlands 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: Entire 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? Yes

The reason for my or our views are:  
The infrastructure is not available to support this development, it has been made clear that the developers would not upgrade the road or other infrastructure such as schools to a suitable standard .

117.1

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

Submission date: 20 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.

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 - Maria Currell  
**Date:** Monday, 20 February 2023 9:00:39 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Maria Currell

Organisation name:

Agent's full name: Maria Currell

Email address: Mariacurrell16@gmail.com

Contact phone number:

Postal address:  
37 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:  
All of it

Property address: 37 intrepid crescent

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 dont think the infrastructure is in place to deal with any more houses being built.

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

Submission date: 20 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

118.1

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



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

For office use only
Submission No:
Receipt Date:

### Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

PHILIP PAUL MADIGAN

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

Address for service of Submitter

21A MARAETAI HEIGHTS RD  
MARAETAI 2018

Telephone:

029 129 4900

Fax/Email:

marnerd963@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)

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 proposed intersection improvements will not improve the future traffic flows sufficiently | 119.1

There is not enough information on dealing with wastewater. What is proposed won't work for 3000 houses | 119.2

Bore water will not have enough capacity for 3000 houses | 119.3

(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.

Provide a 4 lane road from Whitford Rd along Whitford Maraetai Rd to the site including upgrading Jack Lachlan Drive | 119.1

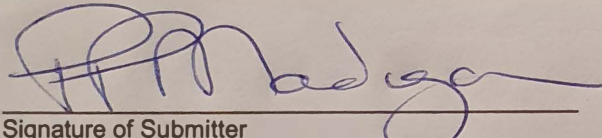
Replace the proposed disposal of sewerage system with one that does not rely on disposal to existing ground | 119.2

Replace the proposed supply of water from bores to another system which will cope with the development and approved by Watercare | 119.3

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)

20<sup>th</sup> February 2023

Date

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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](mailto: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)

CHRISTINA MARY OPIE

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

Address for service of Submitter

23A HAWKE CRES BEACHLANDS 2018

Telephone:

021 985 356

Fax/Email:

STINE OPIE 2@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)

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:

- Insufficient infrastructure, particularly Roading (the existing 2 lane road needs to be increased to 4 lanes) | 120.1
- The sewerage system as proposed is inadequate and disposing to existing land will not work | 120.2
- Water supply using bore water is inadequate for a development of that size | 120.3

(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.

Provide a 4 lane road from Whitford Rd along Whitford Maraetai Rd to the site including upgrading Jack Lachlan Drive | 120.1

Replace the proposed disposal of sewerage system with one that does not rely on disposal to existing ground | 120.2

Replace the proposed supply of water from bores to another system which will cope with the development and approved by Watercare | 120.3

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 17/2/23

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

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

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

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

**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Simon Watts  
**Date:** Tuesday, 21 February 2023 7:45:09 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Simon Watts  
Organisation name:  
Agent's full name:  
Email address: [simon@bwmedia.co.nz](mailto:simon@bwmedia.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:  
Beachlands South 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 proposed subdevelopment "Beachlands South" will put extra strain on an already overloaded infrastructure in Beachlands area. Whitford-Maraetai Road is already barely fit for use with the amount of daily traffic. Speed limit reductions have only led to more congestion and not a reduction of accidents. The addition of 1000s of more cars will bring the road to a stand still at peak times. The Beachlands area relies on a "volunteer" Fire Service, the addition of more development will put added strain on an already busy service.  
The basic idea of such a large development is complete insanity given the limited infrastructure.

121.1

121.2

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

Submission date: 21 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.

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 - Ferdi Du Plessis  
**Date:** Tuesday, 21 February 2023 7:45:10 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Ferdi Du Plessis  
Organisation name:  
Agent's full name:  
Email address: ferdi.john.du.plessis@gmail.com  
Contact phone number:  
Postal address:  
37 Thistle close  
Beachlands  
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:  
Transport and types of housing.

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:  
There is a sever shortage of housing in Auckland. The Beachlands area needs more rental properties as there is a very limited supply. The most objections would be due to the impact on traffic. Traffic can be alleviated by: 1) Smart Traffic light signals at the Whitford roundabout (no roundabout). Smart traffic light system at the intersection between Jack Lachlandrive and the Whitford /Maraetai road.

122.1

122.2

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

Details of amendments:

Submission date: 21 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 - Catherine Watts  
**Date:** Tuesday, 21 February 2023 9:15:21 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Catherine Watts  
Organisation name:  
Agent's full name: Catherine Watts  
Email address: catherine.watts@saintkentigern.com  
Contact phone number:  
Postal address:  
10 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:  
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

Property address: Beachlands South

Map or maps: Formosa Golf Course and surrounds

Other provisions:  
3000+ medium density homes and increased traffic on Whitford-Maraetai Rd

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 recent development of housing around Jack Lachlan Rd and Pine Harbour is already putting significant impact on the infrastructure and roading on the Pohutukawa Coast.
- The move to release another approx. 160 hectares of land to medium density housing is going to change the area completely.
- Whitford Maraetai Rd is only 2 lanes. The traffic in the morning and afternoons is bumper to bumper. It isn't fit for purpose for this kind of development.
- Any road accidents are attended to by our volunteer fire brigade who are already stretched with the current population. Adding potentially 6000 more cars to the road will increase risks of traffic accidents. Lowering the speed does not help, it creates more frustration and traffic jams
- All College students are bussed out of the area - even if land is earmarked for a high school the

123.1

123.2

123.3

Ministry of Education has not signed it off and could be ten years away if they do future proof this.	
-The medical centre is unable to cope with the current population	123.4
-The beauty of the environment, particularly with so many people already coming to the beaches in summer from other areas, will cause environmental impact	123.5
- The sewage treatment plant is over capacity	123.6
-There is no reticulated water and the bore will not cope. Water tanks for such an increase of population is not sustainable - water tanker trucks on road is already and hazard	123.7
-Beachlands School has no more space to grow and with the increase in population will not be have enough spaces for new enrolments	123.3

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

Submission date: 21 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:** [Elizabeth Scarborough](#)  
**To:** [raymondb062@gmail.com](mailto:raymondb062@gmail.com); [Unitary Plan](#)  
**Subject:** Beachlands South Development .  
**Date:** Tuesday, 21 February 2023 10:46:58 am

---

To whom this may concern,

My wife and I who have now lived in Beachlands for 11 yrs strongly oppose the Development .

It is far too big for the present infrastructure available in Beachlands .

We strongly oppose the high density housing.

The artist's impression showing all the high rise apartments is not in keeping with the present environment and destroys the village atmosphere as at present.

Whilst some of the improvements proposed would be helpful ,at present the roading to Beachlands hardly copes with present volumes of traffic and the proposed increase in population would most definitely overload it without huge improvements .

The number of buses for students at High Schools , the number of trucks loaded with logs, the number of trucks loaded with construction materials are seriously causing more than usual wear and tear on roads not intended for this use.

Parking at Pine Harbour Marina for Ferry Service is almost at capacity now.

Increased Ferry activity using present jetty conformation would be impossible.

At present Berth owners pay for the channel to be dredged.

Would they be expected to also cover extra ferry use of the channel.?

Marina was originally built for pleasure boating not as a full on Ferry Terminal.

Would increased use of bores for water reduce the water table making present bores unable to reach lower level?

124.1

124.2

124.3

124.4

124.5

Regards Ian and Elizabeth Scarborough .

**From:** [Jodi Litherland](#)  
**To:** [Unitary Plan](#)  
**Subject:** PC88 - Beachlands South Submission  
**Date:** Tuesday, 21 February 2023 10:51:50 am  
**Attachments:** [image003.png](#)

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Good Morning

I would like to make a submission regarding the Beachlands South objective to build dwellings on the current Formosa Golf Course.

I have been a resident of Beachlands for over ten years, and in this time, I have seen multiple houses built in a very short time. The pressure on our infrastructure has taken its toll and there is now a constant stream of traffic and delays from 5.30am to around 10am every weekday morning. What used to take me 25 minutes to get into Pakuranga, now takes me 45 on a good day. As there is only one way in and out, I am concerned how it is possible to have more residents with more cars using the same road, that is already at capacity. It is unrealistic to expect that any new residents to the area will use public transport, as this infrastructure is also an inefficient means of transport for those who currently use it. There are constant ferry cancellations and the morning sailings from 7.00am are already at capacity, often leaving commuters behind to take the next one.

125.1

125.2

The roads are continually being repaired due to the current amount of traffic that offer wear and tear on a daily basis.

Should you require any clarification regarding this, you are welcome to come and view the morning stream of traffic that operates between the hours mentioned previously.

Sincerely



**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Joel Lindsey  
**Date:** Tuesday, 21 February 2023 4:15:14 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Joel Lindsey  
Organisation name:  
Agent's full name: J M W LINDSEY  
Email address: joellindsey@outlook.com  
Contact phone number:  
Postal address:  
joellindsey@outlook.com  
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:  
Transportation  
Change in Countryside / Rural

Property address: 80 Potts 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:

We live on Potts Road, the intersection of Clifton Rd (and Henson Rd) urgently requires a roundabout or traffic lights as the current traffic flows in peak hours make it very difficult to get out into traffic across the road safely. | 126.1

The ferry service is at capacity during peak hours (in reality this is a one hour window not two hours) and the proposed service upgrade doesn't appear at all adequate. | 126.3

The Whitford-Maraetai (and Whitford) Roads are heavily congested at peak hours and the village bypass is required now. Heavy vehicle traffic for the proposed housing development will only make it a lot worse. | 126.2

The proposed intensification is not supported by public transport solutions like urban town centres provide - a single ferry upgrade isn't a solution when there is a skeleton bus service and the vast majority of local commuters drive their cars not take the ferry (not everyone works in the CBD...). | 126.3



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

Submission date: 21 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 - Michael J Carroll  
**Date:** Tuesday, 21 February 2023 6:30:14 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Michael J Carroll

Organisation name:

Agent's full name: Michael J Carroll

Email address: mcarroll@minimac.co.nz

Contact phone number:

Postal address:  
mcarroll@minimac.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: 254 Jack Lachlan Drive

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 Beachlands roading and transport infrastructure is frail and stretched near its limit at present. Queues are predominant on roads during work times and ferries are stretched.

When the council introduced PC78, it proposed to stop future secondary dwellings in Beachlands. Secondary dwellings had always been acceptable until this point. The council's primary reason for this change was that the transport infrastructure was not capable of managing intensification.

The council should be consistent in its application of this approach as to be otherwise would open it to challenge and court cases, which ratepayers do not need to see happening. It would deliver no gain to anyone.

127.1

127.2

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

Submission date: 21 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](mailto: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) Ms Barbara Jan Miller

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

### Address for service of Submitter

14 Pony Park Place, Beachlands, Auckland, 2018

Telephone:  Fax/Email:

Contact Person: (Name and designation, if applicable)

## Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

### The specific provisions that my submission relates to are:

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

Plan provision(s)

Or  
Property Address

Or  
Map

Or  
**Other (specify)**

## Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are:

PC88 does not address and nullify the very serious and detailed issues regarding residential intensification within the Beachlands and Maraetai coastal towns as outlined within the Approved Auckland Council 2022 PC78 Intensification Plan.

(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.

Future developments in the proposed new town of Beachlands South, are in keeping with the approved recommendations (Option 3) for residential intensification within the PC78 Intensification Plan document:

Section 32 and section 77J / 77L new or additional qualifying matter: INFRASTRUCTURE – BEACHLANDS TRANSPORT CONSTRAINTS CONTROL EVALUATION REPORT

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

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

22nd February 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.

128  
.1

# 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](mailto: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) Gavin Fisher

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

### Address for service of Submitter

67 Seventh View Ave Beachlands 2018

Telephone:  Fax/Email:

Contact Person: (Name and designation, if applicable)

## Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

### The specific provisions that my submission relates to are:

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

Plan provision(s)

Or  
Property Address

Or  
Map

Or  
**Other** (specify)

## Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are:

Road network will not be able to support the additional traffic

Insufficient infrastructure to support, Waste water, education and local policing

(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

*J Fisher*

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

02/22/2023  
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](mailto: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: 22/02/2023

#### Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) MS MARGARET CECILIA RAMSEY

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

Address for service of Submitter

22 OMANA HEIGHTS ROAD, MARAETAI, AUCKLAND 2018

Telephone: 0273 933922 Fax/Email: MAGS.BRAVEHEART@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) 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:

- Insufficient infrastructure, particularly Roading (the existing 2 lane road needs to be increased to 4 lanes) | 130.1
- The sewerage system as proposed is inadequate and disposing to existing land will not work | 130.2
- Water supply using bore water is inadequate for a development of that size | 130.3
- POLLUTION OF LOCAL STREAMS & MARINE (continue on a separate sheet if necessary) | 130.4  
WILL BE INEVITABLE

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  - 1st
- If the proposed plan change / variation is not declined, then amend it as outlined below.  - 2nd
- Provide a 4 lane road from Whitford Rd along Whitford Maraetai Rd to the site including upgrading Jack Lachlan Drive | 130.1
- Replace the proposed disposal of sewerage system with one that does not rely on disposal to existing ground | 130.2
- Replace the proposed supply of water from bores to another system which will cope with the development and approved by Watercare | 130.3

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

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

10/2/2023  
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.

**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Karen Cowie  
**Date:** Wednesday, 22 February 2023 4:36:20 pm  
**Attachments:** [671 Whitford-Maraetai Road.pdf](#)

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Karen Cowie

Organisation name:

Agent's full name:

Email address: nowacowie@gmail.com

Contact phone number:

Postal address:  
671 Whitford-Maraetai Road  
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:

Property address:

Map or maps:

Other provisions:

My concern is the increase in the volume of vehicles on the road and our safety when trying to get out of our accessway.

We live on Whitford-Maraetai Road and even at 6am in the morning, I can't turn right out of my driveway without waiting for anywhere between 2 to 15 or more vehicles which are travelling from Beachlands toward Whitford to pass before it is safe for me to pull out. This waiting period becomes longer during peak hours.

With an additional 3000 homes in the area, this will only get worse and become increasingly more dangerous to exit our accessway.

I would like to include the intersection of Jack Lachlan and Whitford-Maraetai Road for consideration as it is in the exact same situation we are.

In essence I don't have an issue with the development but the Auckland Council has got to give due consideration to the safety of the existing residents and make provision to update the infrastructure to accommodate the growing population. As well as committing to keep the roads maintained. The increase in volume of vehicles will mean that the road deteriorates quicker and thus becomes more dangerous.

131.1

And finally if the council & the ministry of education were proactive and built a school in the area that would reduce the current volume of traffic as students wouldn't need to travel out of the area to attend a secondary school.

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:

My concern is the increase in the volume of vehicles on the road and our safety when trying to get out of our accessway.

We live on Whitford-Maraetai Road and even at 6am in the morning, I can't turn right out of my driveway without waiting for anywhere between 2 to 15 or more vehicles which are travelling from Beachlands toward Whitford to pass before it is safe for me to pull out. This waiting period becomes longer during peak hours.

With an additional 3000 homes in the area, this will only get worse and become increasingly more dangerous to exit our accessway.

I would like to include the intersection of Jack Lachlan and Whitford-Maraetai Road for consideration as it is in the exact same situation we are.

In essence I don't have an issue with the development but the Auckland Council has got to give due consideration to the safety of the existing residents and make provision to update the infrastructure to accommodate the growing population. As well as committing to keep the roads maintained. The increase in volume of vehicles will mean that the road deteriorates quicker and thus becomes more dangerous.

And finally if the council & the ministry of education were proactive and built a school in the area that would reduce the current volume of traffic as students wouldn't need to travel out of the area to attend a secondary school.

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

Details of amendments: Upgrade to transport infrastructure, specifically roads.

Submission date: 22 February 2023

Supporting documents  
671 Whitford-Maraetai Road.pdf

### **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

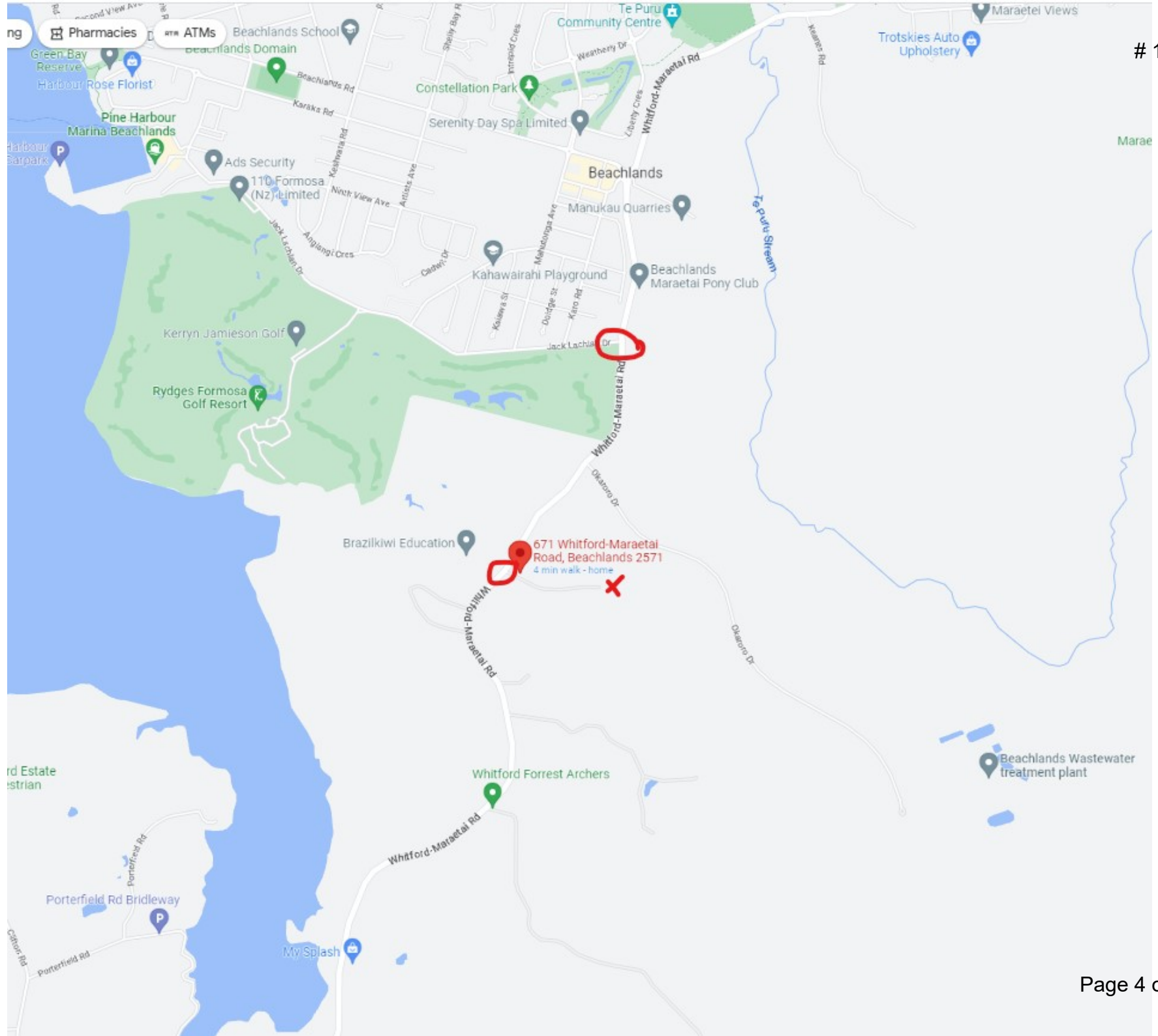
Are you directly affected by an effect of the subject matter of this submission that:

- 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 - John and Robyn Randle  
**Date:** Wednesday, 22 February 2023 5:00:31 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: John and Robyn Randle

Organisation name:

Agent's full name: John Murray Randle

Email address: [robyn.randle@outlook.co.nz](mailto:robyn.randle@outlook.co.nz)

Contact phone number:

Postal address:  
299 Whitford Maraetai Rd  
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:

This road Whitford Maraetai Rd is not up to standard now for the volume of traffic that goes through it daily now & you want to allow another huge subdivision. The road needs approving first.

132.1

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

If the main road is improved for the volume of traffic

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

Details of amendments: Whiford Maraetai Rd improved , this has been an issue for many years & nothing has been done about it.

Submission date: 22 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 - Kurt Willcocks  
**Date:** Wednesday, 22 February 2023 6:30:37 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Kurt Willcocks

Organisation name:

Agent's full name:

Email address: seahunternz@gmail.com

Contact phone number:

Postal address:

14 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? 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.

133.1

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

133.2



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.

133.3

- 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.

133.4

- 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.

133.5

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.

133.2

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

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

Submission date: 22 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 - Leonard Smith  
**Date:** Wednesday, 22 February 2023 6:30:41 pm

---

The following customer has submitted a Unitary Plan online submission.

#### Contact details

Full name of submitter: Leonard Smith

Organisation name:

Agent's full name:

Email address: leonardcharm@gmail.com

Contact phone number:

Postal address:

70 Karaka 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

134.1

134.2

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.

134.3

- 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.

134.4

- 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.

134.5

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.

134.2

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

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

Submission date: 22 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 - Charmaine Smith  
**Date:** Wednesday, 22 February 2023 6:45:33 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Charmaine Smith

Organisation name:

Agent's full name:

Email address: leonardcharm@gmail.com

Contact phone number:

Postal address:

70 Karaka 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 skyscape. 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

135.1

135.2

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.

135.3

- 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.

135.4

- 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.

135.5

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.

135.2

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

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

Submission date: 22 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 - Angela Heenan  
**Date:** Wednesday, 22 February 2023 6:45:40 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Angela Heenan

Organisation name:

Agent's full name:

Email address: sathomesnz@gmail.com

Contact phone number:

Postal address:

11 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? 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.

136.1

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

136.2

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.

136.3

- 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.

136.4

- 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.

136.3

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.

136.2

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

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

Submission date: 22 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 - Russell Heenan  
**Date:** Wednesday, 22 February 2023 6:45:49 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Russell Heenan

Organisation name:

Agent's full name:

Email address: sathomesnz@gmail.com

Contact phone number:

Postal address:

11 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? 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.

137.1

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

137.2



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.

137.3

- 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.

137.4

- 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.

137.5

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.

137.2

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

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

Submission date: 22 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 - Bret Vogel  
**Date:** Wednesday, 22 February 2023 9:30:33 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Bret Vogel

Organisation name:

Agent's full name:

Email address: [bretvogel1@mac.com](mailto:bretvogel1@mac.com)

Contact phone number:

Postal address:

48 Rewa Rd  
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:

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:

Map or maps:

Other provisions:

Oppose building a ton of houses on the Formosa land or anywhere else out here prior to infrastructure, services, school, and water are in place.

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:

Everyone out here already feels like we've got more people than the roads, water, and other infrastructure can handle. There's no high school, busses overcrowded, no real jobs out here, so horrible for emissions, public transport is a joke, bus routes woefully inadequate unless you work at Botany Town Centre. Nobody in their right mind thinks this is a good idea. Develop the infrastructure, get awesome public transport, water, and build some more roads to alleviate traffic going in first. This seems like a stupid shortsighted money grab and it's hard to believe that someone isn't profiting off this... we need more houses, yes, and I don't mind them being out here,

138.1

but without doing the work first, people's quality of life out here will take a huge hit. You want to build something? Build a highschool!

138.2

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

Submission date: 22 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 - Sarah Owen  
**Date:** Wednesday, 22 February 2023 10:45:31 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Sarah Owen

Organisation name:

Agent's full name: S L Owen

Email address: sarah\_l\_owen@yahoo.co.uk

Contact phone number:

Postal address:  
sarah\_l\_owen@yahoo.co.uk  
Whitford  
Auckland 2576

**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:  
With regard to this plan change, I am particularly concerned about the traffic management 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? Yes

The reason for my or our views are:  
Being a resident of Whitford for just over two years, during that time I have witnessed the increase in traffic between Beachlands to Whitford through to Ormiston but also through to Somerville (Howick). With secondary school in Beachlands, the majority of children attend schools in the Howick area with others further afield. Whilst the introduction of the ferry service is fantastic, it only caters for City workers. Improvements need to be made to road infrastructure before more residents move into the area.

139.1

Please tell me why when planning a new community such as Flat Bush, Ormiston and Whitford, do you not have a suitable public transportation plan prior to building houses?

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

Details of amendments: Improved traffic management

Submission date: 22 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](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

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

For office use only
Submission No:
Receipt Date:

## Submitter details

Full Name or Name of Agent (if applicable)

Mr/Ms/Miss/Ms (Full Name)

Graham Smith

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

Address for service of Submitter

25 Pohutukawa Road Beachlands 2018

Telephone:

021466205

Fax/Email:

graham-smith@hotmail.com

Contact Person: (Name and designation, if applicable)

## Scope of submission

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

Plan Change/Variation Number

PC 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 proposed intersection improvements will not improve the future traffic flows sufficiently | 140.1
  - There is not enough information on dealing with wastewater. What is proposed won't work for 3000 houses | 140.2
  - Bore water will not have enough capacity for 3000 houses | 140.3
- (continue on a separate sheet if necessary) 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.

Provide a 4 lane road from Whitford Rd along Whitford Maraetai Rd to the site including upgrading Jack Lachlan Drive | 140.1

Replace the proposed disposal of sewerage system with one that does not rely on disposal to existing ground | 140.2

Replace the proposed supply of water from bores to another system which will cope with the development and approved by Watercare | 140.3

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)

14 Feb 23.

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 - Shayne Skinner  
**Date:** Thursday, 23 February 2023 1:01:07 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Shayne Skinner

Organisation name:

Agent's full name: Shayne Skinner

Email address: shayne.skinner@airnz.co.nz

Contact phone number:

Postal address:

82 Karaka 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:

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:

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 oppose the rezoning of this land as there are no provisions for upgrading the whitford-maraetai rd to a dual carriage way. This road is dangerous and has a high crash rate, the road is often closed or reduced to one lane affecting people getting to and from their place of work or schooling. It will simply not cope with an extra 3000 house holds in this area.

141.1

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

Details of amendments: Upgrade Whitford-Maraetai rd to dual carriage way



Submission date: 23 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 - Brian Slingsby  
**Date:** Thursday, 23 February 2023 2:45:39 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Brian Slingsby  
Organisation name:  
Agent's full name:  
Email address: brian.nz.slingsby@gmail.com  
Contact phone number: 095309191  
Postal address:  
126 Potts Road  
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:  
Road safety  
Property address: Whitford Maraetai Road

Map or maps:

Other provisions:  
No improvements to current road between Whitford village to Beachlands

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

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

The reason for my or our views are:  
As stated in the Executive Summary of the submitted document  
23.2 Mode share - existing car use is at 80% some 6% higher than Auckland ave  
3.5 Existing road network  
3.51 Whitford Maraetai road is currently recognised as over capacity with safety issues  
1700vehicles per hr per lane prior to any proposed development  
Significant road improvements including traffic lights or roundabouts are required at all intersections  
off Whitford Maraetai Road especially Clifton Road intersection prior to any further development

142.1

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

Details of amendments: Improvements to intersection of Whitford Maraetai Road and Clifton Road

with traffic light or Roundabout to improve road safety and access

Submission date: 23 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 - Steven Lucas  
**Date:** Thursday, 23 February 2023 3:15:52 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Steven Lucas

Organisation name:

Agent's full name:

Email address: swellno1@gmail.com

Contact phone number: +64212548020

Postal address:  
2 Pohutukawa 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:

Map or maps:

Other provisions:

The whole 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:

Beachlands and Maraetai have already been significantly developed on the grounds that housing was required, and the presence of the ferry service and road made the Pohutukawa Coast a transport hub. Also the commercial development at the Pohutukawa Shopping centre would save on travel out of the area for shopping and provide employment opportunities for locals.

The reality has been:

1) many people continue to work outside the area so traffic on the Whitford-Maraetai road has increased significantly with substantial delays at the Whitford roundabout daily which were previously unknown. I understand there are no proposals to wide the W-M road or alter any of the traffic interchanges. Also the majority of the local roads are of very poor quality and degrade rapidly with current traffic volumes.

143.1

Also as the sole road to the area, it is frequently closed due to accidents

2) local schools are overcrowded and there is no secondary school increasing the bus travel for students

143.2

3) the ferry service is efficient but has limited capacity, is very weather dependant and the shuttles required when cancellations ensue only add to the congestion. I see limited opportunity for expansion of the ferry service to cope with an increased population. Also fewer people work in the CBD, and the ferry only has this as a destination whereas Auckland is a very spread out city.	143.3
3) Local medical services were expanded to cope with previous development, but it is becoming increasingly difficult to get local GP appointments. This is both a building and doctor numbers issue which would be compounded by the proposed development.	143.4
4) There are relatively few locals working in the commercial area especially the Countdown supermarket where most staff are from South Auckland so the promise of local employment has not materialized. Basically what we have is a 'SuperDairy' with a slightly expanded DIY store so we still shop outside Beachlands most of the time.	143.5
5) We are still using tank water and previous development was justified on the capacity of the Waikato aquifer to supply bore water-will this still cope with the expanded population?	143.6
6) The development will lose one of the best golf courses in the country.	143.7
7) Given the recent storms and their impact- will the ground support the development given that significant areas of previously absorbant ground will be covered with houses and concrete etc.	143.8
What about the run off into the Gulf compounded by the out flows from the expanded sewage works required for the development.	143.9

In conclusion, I am unsure of the response to this plan change notification, but the local population has spent many many hours engaging with previous processes and we appear to have been ignored entirely.

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

Submission date: 23 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 - Christine Jansen  
**Date:** Thursday, 23 February 2023 6:00:37 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Christine Jansen  
Organisation name:  
Agent's full name: Christine Jansen  
Email address: christinejjansen@gmail.com  
Contact phone number:  
Postal address:  
73 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.

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 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.
- 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 that adjoin the development.

144.1

144.2

- |   |       |
|---|-------|
| 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. | 144.3 |
| 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.  | 144.4 |
| 5. Land set aside for schooling does not guarantee 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.   | 144.5 |
| 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.   | 144.6 |

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

Submission date: 23 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 - Melinda Krushinska  
**Date:** Thursday, 23 February 2023 8:00:37 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Melinda Krushinska

Organisation name:

Agent's full name:

Email address: Galaxyapp97@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:

Plan Change 88 for Beachlands area

Property address: Beachland South property block - Formosa golf Course

Map or maps: Formosa Golf Course and entire land property submitted for plane change 88.

Other provisions:

Intention to build 3000 houses by developers Beachland South.

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:

Do not support redevelopment of Formosa Golf Course. It must stay as golf course as it is.  
Do not support build of additional 3000 houses. Beachlands has no roads, sewer, water infrastructure to accommodate 3000 additional houses.

145.1

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

Submission date: 23 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 - Equal Justice Project  
**Date:** Thursday, 23 February 2023 8:00:37 pm  
**Attachments:** [Submission on PC 88 \(Private\) - Beachland's South.pdf](#)

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Equal Justice Project

Organisation name: Equal Justice Project

Agent's full name:

Email address: [advocacy@equaljusticeproject.co.nz](mailto:advocacy@equaljusticeproject.co.nz)

Contact phone number: 02041467105

Postal address:

C/O University of Auckland Faculty of Law Private Bag 92019  
Auckland  
Auckland 1142

**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 Rules

Property address: The properties at 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:

See attached

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

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

The reason for my or our views are:

See attached

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

Submission date: 23 February 2023

Supporting documents

Submission on PC 88 (Private) - Beachland's South.pdf

**Attend a hearing**

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

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

Yes

**Declaration**

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

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

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

Yes

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

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## Submission on PC 88 (Private): Beachland's South Equal Justice Project

### Introduction

1. The Equal Justice Project ('EJP') is a non-partisan pro bono charitable entity (CC54347) that utilises law students' legal training and knowledge to advocate for change, including the promotion of effective climate action in Auckland.
2. The EJP welcomes the opportunity to make submissions on Plan Change 88 (Private) Beachland's South.
3. By way of introduction, following the release of the third Intergovernmental Panel on Climate Change (IPCC) on 4 April 2022, the UN Secretary-General said that:<sup>1</sup>

"We are on a fast track to climate disaster. Major cities under water. Unprecedented heatwaves. Terrifying storms. Widespread water shortages. The extinction of a million species of plants and animals. This is not fiction or exaggeration. It is what science tells us will result from our current energy policies. We are on a pathway to global warming of more than double the 1.5°C limit agreed on in Paris. Some Government and business leaders are saying one thing but doing another. Simply put, they are lying. And the results will be catastrophic. This is a climate emergency."

4. At COP27 on 8 November 2022, the UN Secretary-General followed this extraordinary statement above by then saying that: "We are on a highway to climate hell with our foot on the accelerator."<sup>2</sup>
5. The New Zealand Parliament declared a climate change emergency in December 2020. Similar declarations have been made in many other jurisdictions. Parliament's declaration includes recognition of: "the devastating impact that volatile and extreme weather will have on New Zealand and the wellbeing of New Zealanders, on our primary industries, water availability, and public health, through flooding, sea-level rise, and wildfire damage." Parliament's emergency declaration stated that "climate change is one of the greatest challenges of our time" and that "New Zealand has committed to taking urgent action on greenhouse gas mitigation and climate change adaptation." Included in the declaration is a commitment to implement the policies required to meet the targets in the Climate Change Response (Zero Carbon) Amendment Act 2019, and to increase support for striving towards 100 percent renewable electricity generation, low carbon energy, and transport systems.<sup>3</sup>
6. In its Report *New Directions for Resource Management in New Zealand* (June 2020), the Resource Management Review Panel devoted an entire chapter to climate change and natural hazards. At the outset of Chapter 6 on climate change and natural hazards, the Review Panel observed:<sup>4</sup>

"Climate change is often described as the defining issue of our time. Limiting global warming to 1.5 degrees Celsius above pre-industrial levels will require rapid, far-reaching and unprecedented changes in all aspects of society. We are already experiencing the effects of climate change, including through flooding and coastal erosion that threaten our essential infrastructure and the safety of whole communities. We need to respond with urgency."

7. These Submissions are being made following the disastrous climate change induced floods and slips that have wreaked havoc across the upper North Island in early 2023. The Prime Minister Chris Hipkins acknowledged that a cause of these floods and slips is climate change.<sup>5</sup> If ever there

<sup>1</sup> <https://www.un.org/sg/en/content/sg/statement/2022-04-04/secretary-generals-video-message-the-launch-of-the-third-ipcc-report-scroll-down-for-languages>

<sup>2</sup> <https://www.rnz.co.nz/news/world/478257/cop27-we-re-on-a-highway-to-climate-hell-un-boss>

<sup>3</sup> [https://www.parliament.nz/en/pb/hansard-debates/rhr/combined/HansDeb\\_20201202\\_20201202\\_08](https://www.parliament.nz/en/pb/hansard-debates/rhr/combined/HansDeb_20201202_20201202_08)

<sup>4</sup> Report of the Resource Management Review Panel, *New Directions for Resource Management in New Zealand* (June 2020), page 164.

<sup>5</sup> <https://www.youtube.com/watch?v=NScyur2wglc>

was a 'wake-up call' to turn the words of the New Zealand Parliament's declaration of a climate change emergency into action, this has to be it.

## Submissions

Private Plan Change (88) seeks to rezone approximately 307 hectares of land south of the Beachlands township. This includes the properties at 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746, 758 and 770 Whitford-Maraetai Road, Beachlands. Specifically, this plan change aims to:

- 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
- introduce a new precinct (with six sub-precincts), aiming to guide residential, commercial, recreational and educational development and to replace the existing Whitford precinct (and sub-precinct) provision
- extend the Stormwater Management Area Flow 1 control over the plan change area.

Our submission relates to the entire Plan Change.

The EJP opposes the entire Plan Change.

The decision the EJP seeks from the Council is to decline Plan Change (88).

## Reasons for opposing the entire Plan Change

Our reasons for opposing the entire Plan Change are set out below.

### Resource Management Amendment Act 2020

First, the Resource Management Amendment Act 2020 ('**RMAA2020**') has reintroduced specific consideration of climate change and these provisions had effect from 30 November 2022.<sup>6</sup> We believe they apply to Plan Change (88).<sup>7</sup>

In particular, the RMAA2020 provisions state that Councils must have regard to emissions reduction plans and national adaptation plans under the CCRA (as amended by the Climate Change Response (Zero Carbon) Amendment Act 2019) when making and amending regional policy statements, regional plans and district plans (sections 61, 66, 74 RMA).

#### **61 Matters to be considered by regional council (policy statements)**

... when preparing or changing a regional policy statement, the regional council shall have regard to—

- (d) any emissions reduction plan made in accordance with section 5ZI of the Climate Change Response Act 2002; and
- (e) any national adaptation plan made in accordance with section 5ZS of the Climate Change Response Act 2002.

<sup>6</sup> Resource Management Amendment Act 2020 Commencement Order 2021.

<sup>7</sup> Although it should be noted that the Review Panel did support the Resource Management Amendment Act 2020 Bill that was before Parliament and the proposal to remove the statutory barriers to RMA consideration of greenhouse gas emissions. See Report of the Resource Management Review Panel, *New Directions for Resource Management in New Zealand* (June 2020), page 178.

**66 Matters to be considered by regional council (plans)**

... when preparing or changing a regional plan, the regional council shall have regard to—

- (d) any emissions reduction plan made in accordance with section 5ZI of the Climate Change Response Act 2002; and
- (e) any national adaptation plan made in accordance with section 5ZS of the Climate Change Response Act 2002.

**74 Matters to be considered by territorial authority**

... when preparing or changing a district plan, a territorial authority shall have regard to—

- (d) any emissions reduction plan made in accordance with section 5ZI of the Climate Change Response Act 2002; and
- (e) any national adaptation plan made in accordance with section 5ZS of the Climate Change Response Act 2002.

We note that an emissions reduction plan has been made in accordance with section 5ZI of the Climate Change Response Act 2002 - *Te hau mārohi ki anamata: Towards a productive, sustainable and inclusive economy: Aotearoa New Zealand's First Emissions Reduction Plan* (June 2022).<sup>8</sup> In addition, a national adaptation plan has also been made in accordance with section 5ZS of the Climate Change Response Act 2002 – *Urutau, ka taurikura: Kia tū pakari a Aotearoa i ngā huringa āhuarangi Adapt and thrive: Building a climate-resilient New Zealand Aotearoa New Zealand's First National Adaptation Plan* (August 2022).<sup>9</sup>

Plan Change (88) does not have regard to either *Te hau mārohi ki anamata: Towards a productive, sustainable and inclusive economy: Aotearoa New Zealand's First Emissions Reduction Plan* (June 2022) nor *Urutau, ka taurikura: Kia tū pakari a Aotearoa i ngā huringa āhuarangi Adapt and thrive: Building a climate-resilient New Zealand Aotearoa New Zealand's First National Adaptation Plan* (August 2022).

146.1

**Emissions Reduction and Plan Change (88)**

As noted in *Te hau mārohi ki anamata: Towards a productive, sustainable and inclusive economy: Aotearoa New Zealand's First Emissions Reduction Plan* (June 2022):<sup>10</sup>

“Well-functioning urban environments can reduce emissions and improve wellbeing Urban environments with a variety of mixed-use, medium- and high-density development that is connected to urban centres, as well as active and public transport routes, will help reduce greenhouse gas emissions. That is partly because they provide more options for people to travel between where we work, live, play and learn. Well-planned urban areas provide an opportunity to realise wider benefits too. They enable a greater supply and diversity of housing to be built at pace and scale, improving affordability. Good access to active and public transport routes that safely take people to workplaces and education centres can provide greater access to learning and job opportunities for households, improve public health and wellbeing and strengthen community cohesion.”

In terms of climate change and as noted by Auckland Council, the potential adverse impacts of future development from Plan Change (88), including the use of additional private vehicles are proposed to be offset through the Plan Change by forest sequestration and sustainable building including energy efficiency and rain tanks for potable water. While the proposed precinct policies encourage the development of energy efficient buildings including on-site energy generation, there are no rules in the precinct that require it. Additional capacity would support increased ferry usage, but currently most

<sup>8</sup> <https://environment.govt.nz/assets/publications/Aotearoa-New-Zealands-first-emissions-reduction-plan.pdf>

<sup>9</sup> <https://environment.govt.nz/assets/publications/climate-change/MFE-AoG-20664-GF-National-Adaptation-Plan-2022-WEB.pdf>

<sup>10</sup> *Te hau mārohi ki anamata: Towards a productive, sustainable and inclusive economy: Aotearoa New Zealand's First Emissions Reduction Plan* (June 2022), page 127.

people in Beachlands travel to East/South Auckland for work and will still be reliant on private vehicles. “At this coarse level of assessment, it is not possible to determine whether there would be a significant increase in greenhouse gas emissions, but it is anticipated that an ongoing reliance on private vehicles would have an impact on council’s goals to reduce Vehicle Kilometres Travelled and greenhouse gas emissions.”<sup>11</sup>

Auckland Council noted further in its *Tauākī whakaaweawe āhuarangi* - Climate impact statement that accompanied the Report accepting the private plan change request:<sup>12</sup>

#### Tauākī whakaaweawe āhuarangi Climate impact statement

121. Council declared a climate emergency in Auckland, in June 2019. The decision included a commitment for all council decision-makers to consider the climate implications of their decisions. In particular, consideration needs to be given to: a) how the proposed decision will impact on greenhouse gas emissions and the approach to reduce emissions; b) what effect climate change could have over the lifetime of a proposed decision and how these effects are being taken into account.

122. It is noted that the decision whether to adopt, accept, reject or deal with the private plan change request is a decision relative to those procedural options, rather than a substantive decision on the plan change request itself.

123. The request, if subsequently approved or approved with modifications, would provide for approximately 3800 dwellings across the proposed “live” zone and FUZ - more than doubling the existing population of Beachlands. The township has limited public transport and services with no secondary school and limited employment opportunities. Travel to work data identifies that in 2018 approximately 78% of employees leave Beachlands for work.

124. A sustainability strategy is provided in support of the request, identifying six key focus areas including “Low-carbon development” and “Transport – modal shift and healthy streets”. The strategy for a low-carbon development includes reduced embodied and operational energy for buildings and infrastructure, and sequestration through native planting. Locating higher density housing close to centres and public transport, along with connected walking and cycling network within the precinct are proposed to support modal shift. The request provides opportunities for an additional primary school and a new secondary school, as well as providing for approximately 960 jobs reducing the need to travel outside the area.

125. Other initiatives identified in the sustainability strategy include supporting car-share schemes and producing a Travel Management Plan to achieve modal shift. However, these are not included in the precinct.

126. A key element of the proposed low-carbon development is the modal shift, and the applicant supports the enhancement of the existing ferry service (capacity and frequency), including the identification of development thresholds associated with upgrades to the ferry service. However, the applicant is only proposing to contribute towards upgrades to the ferry capacity, leaving some uncertainty as to whether required upgrades to the ferry infrastructure can be implemented to support increased capacity.

127. As outlined above, in 2018 only 6% of trips to work were by ferry with most people travelling to East Auckland employment areas by private vehicles. The applicant’s transport assessment anticipates an increased ferry service could double ferry patronage to around 13%. It is noted that Mr Edwards considers the transport assessment to be very

<sup>11</sup> Agenda, *Komiti mō te Whakarite Mahere, te Taiao, me ngā Papa Rēhia / Planning, Environment and Parks Committee* (8 December 2022), page 54.

<sup>12</sup> Agenda, *Komiti mō te Whakarite Mahere, te Taiao, me ngā Papa Rēhia / Planning, Environment and Parks Committee* (8 December 2022), page 54.

optimistic about the internal capture of trips and ferry transport assumptions. The coarse assessment of transport effects of Mr Edwards indicates that the applicant's assessment appears to underestimate the number of trips by private vehicles. Therefore, the proposal is anticipated to remain heavily reliant on private vehicles which would increase Vehicle Kilometres Travelled and could increase greenhouse gas emissions from transport.

128. If accepted for processing, climate impacts can be considered in the future hearing report on the request. At that time the potential impacts on Auckland's overall greenhouse gas emissions may be considered (whether it encourages car dependency, enhance connections to public transit, walking and cycling or support quality compact urban form), and whether the request elevates or alleviates climate risks (such as flooding and stress on infrastructure).

129. At this coarse level of assessment, it is not possible to determine whether there would be a significant increase in greenhouse gas emissions, but it is anticipated that an ongoing reliance on private vehicles would have an impact on council's goals to reduce Vehicle Kilometres Travelled and greenhouse gas emissions."

The EJP would like to add further that Plan Change (88), like any other development proposed in Auckland, will result in an increase in Vehicle Kilometres Travelled ("Vkt") and greenhouse gas emissions because:

- residents will consider themselves residents of Auckland city, as a whole, and will make use of the amenities, services, retail, education, etc in a large segment of Auckland. There is no public transport or cycling network for these trips that will be easier than driving. They will therefore drive, if they can, or be chauffeured if they can't. A small increase in additional ferry capacity to one location in the city will not mitigate this.
- the new residences will increase the Vkt of visitors too. This will include tradespeople, friends and visitors, community service providers, people maintaining council asset, couriers, and trucks delivering to retail outlets. This is a list opportunity for emissions reductions. Instead of making shorter trips, trips by more sustainable travel modes or trips to more places per trip - as would happen if these new dwellings were added within the built environment via intensification, each of these people will have to make longer trips to visit this development, and will drive.
- Plan Change (88) fails the 'climate test' because Auckland cannot provide a low car lifestyle overall without residential development being built in proximity to the amenities of the city. Development must be within the existing built environment.

146.2

The EJP cannot see Plan Change (88) suggesting anything other than an increase in Vkt and a complete undermining of the direction towards a Quality Compact Urban Form. Plan Change (88) will have long term, substantial and difficult-to-reverse negative impacts on Auckland's greenhouse gas emissions.



**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Linda Whickman  
**Date:** Friday, 24 February 2023 1:00:55 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Linda Whickman

Organisation name:

Agent's full name:

Email address: whickman49@outlook.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:

Property address: Formosa golf course and Rydges Hotel

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 already insufficient infrastructure for the existing Beachlands population and therefore an increase in population of this magnitude is not feasible. As a small example only half of the students attending Howick college have the ability to catch a designated bus, there is insufficient capacity.

Trying to exit at roundabout onto whitford maraetai rd can already take 20 mins in the morning

147.1

147.2

147.3

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

Submission date: 24 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 - Robert Jaffrey Gray  
**Date:** Friday, 24 February 2023 7:30:17 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Robert Jaffrey Gray

Organisation name:

Agent's full name:

Email address: bob@graynz.net

Contact phone number: 021971860

Postal address:  
36 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:

- 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
- introduce a new precinct (with six sub-precincts), aiming to guide residential, commercial, recreational and educational development and 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:

Map or maps: pc88-appendix-1-plan-change-zoning-map.pdf

Other provisions:

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

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

The reason for my or our views are:

The plan change represents a profound and enormous change to the Beachlands village. and community and is unwanted by many (most?) in the community.

Infrastructure such as transport links, parks, water supply and community facilities are not in place to accommodate this unconstrained growth.

148.1

The plan change will lead to longer journeys to access work, education, recreation and other amenities resulting in greater emissions and congestion. Climate change is here - now - and last week's cyclone should be a wake-up call to Council that we cannot go on allowing urban sprawl to cover rural land with tract housing.

148.2

The construction work will take years and the already overloaded road access will hardly be mitigated by the minor improvements proposed.

There is already very substantial housing growth in Beachlands and nearby Maraetai with large projects underway. This addition is neither wanted nor needed.

148.3

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

Submission date: 24 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 - Clevedon Community and Business Association  
**Date:** Friday, 24 February 2023 9:30:19 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Clevedon Community and Business Association

Organisation name: Clevedon Community and Business Association

Agent's full name:

Email address: secretary@clevedon.co.nz

Contact phone number: 0275383844

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:

The Plan Change in its entirety.

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The application states that the proposed private plan change “provides a location for the Ministry of Education to establish a primary and secondary school within the site.” The CCBA support the proposal to provide for a secondary school within the site. The need for a local secondary school has been identified and the CCBA support the establishment of this school by the Ministry as soon as possible.

149.1

The CCBA also request that on and off-road trail connections to the wider Pohutukawa Coast environment are enabled by the Plan Change.

149.2

The CCBA also note that the increase in population provided for by the Plan Change will require better ferry services and public transport connections. The CCBA request that these are considered by the applicant.

149.3

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

Details of amendments: Ensure that the secondary school is provided for, that trails connections to the wider community are enabled, and that improvements to ferry and public transport services are considered.

Submission date: 24 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.

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](mailto: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) Yvonne Clave

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

**Address for service of Submitter**

23 Weatherly Drive Beachlands Auckland 2018

Telephone: 0292009014 Fax/Email: yvonne@epnz.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:

150.1

Current state of road, road access and infrastructure is already poor and requires repair / immediate action. There are no school and adding more houses is going to cause a lot more road congestion. Please address these issues before letting the builders buy/build on the land. Adding problem on top of a problem doesn't resolve it.

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.

150.2

1) Infrastructure to be added / upgraded first

150.3

2) Better roading access / quality of roads to avoid loss of lives.

150.4

3) Supply water mains / schools to be built in the plan

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)

*Jeanne*

Date

20.2.23

**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 - Karen McKnight  
**Date:** Friday, 24 February 2023 9:45:18 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Karen McKnight

Organisation name:

Agent's full name:

Email address: themcknights@xtra.co.nz

Contact phone number:

Postal address:  
42 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:  
Roading, public transport, waste water, rezoning, 1300 buildings

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:  
I do not think the infrastructure as it is now Would sustain all the plans the council is now submitting.

151.1

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

Details of amendments: Infrastructure for roading increased to take volume of traffic with the amount of buildings council has submitted.

151.2

Submission date: 24 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 - Lesley Pearce  
**Date:** Tuesday, 28 February 2023 3:45:34 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Lesley Pearce

Organisation name:

Agent's full name: Lesley Pearce

Email address: pl.pearce2410@gmail.com

Contact phone number: 0211314193

Postal address:

128 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:

Please note: this submission replaces my previous submission 152.

Roads and Transport:

The main arterial road is Whitford-Maraetai Road. This is a 2 lane rural country road with known safety issues including plenty of inadequate repairs and many accidents. The journey from Beachlands to Howick (17km) takes on average 45 minutes in morning traffic. This traffic is expected to increase exponentially with the new development (Covid Fast Track) at 109 Beachlands Road of 258 new dwellings, which is in progress.

152.1

I am very concerned that all the infrastructure needed for the proposed Beachlands South development are ad hoc at best.

152.2

Property address:

Map or maps:

Other provisions:

there is no high school planned for this area

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

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

The reason for my or our views are:

Please note: this submission replaces my previous submission 152.

All my family live in Beachlands and experience daily the inadequate Whitford-Maraetai Road. Even though the speed limit has been reduced, there are still safety issues due to the poor condition of this road. Public transport do not meet our needs, as busses are too infrequent, hence most people

152.3

here use their own vehicles. School buses have many students standing on the bus trips and this is allowed by the MoE.

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

Submission date: 28 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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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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



AUCKLAND COUNCIL  
24 FEB 2023  
CBD - ALBERT ST

Send your submission to [unitaryplan@aucklandcouncil.govt.nz](mailto: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/Me(Full Name)

Sheena Terry

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

Address for service of Submitter

64 Rewa Rd, Maraetahi Beach, Auckland 2018

Telephone:

02102326688

Fax/Email:

sheenaterry@outlook.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...)

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:**

Insufficient infrastructure, particularly Roading (the existing 2 lane road needs to be increased to 4 lanes)	153.1
The sewerage system as proposed is inadequate and disposing to existing land will not work	153.2
Water supply using bore water is inadequate for a development of that size	153.3

*(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.

Provide a 4 lane road from Whitford Rd along Whitford Marætal Rd to the site including upgrading Jack Lachlan Drive	153.4
Replace the proposed disposal of sewerage system with one that does not rely on disposal to existing ground	153.5
Replace the proposed supply of water from bores to another system which will cope with the development and approved by Watercare	153.6

- 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 11.2.2023.

**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.

# 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](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

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

For office use only
Submission No:
Receipt Date:

## Submitter details

Full Name or Name of Agent (If applicable)

Mr/Ms/Miss/Ms (Full Name)

KEVIN MICHAEL TERRY

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

Address for service of Submitter

64 REWA ROAD, MARAETAI, AUCKLAND 2018

Telephone:

0211115116

Fax/Email:

kerokmt@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)

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

Or

Property Address

[Empty box for Property Address]

Or

Map

[Empty box for Map]

Or

Other (specify)

[Empty box for Other (specify)]

## Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them



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I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are:

- Insufficient infrastructure, particularly Roading (the existing 2 lane road needs to be increased to 4 lanes) 154.1
- The sewerage system as proposed is inadequate and disposing to existing land will not work 154.2
- Water supply using bore water is inadequate for a development of that size 154.3
- AT THE MOMENT ROAD MAINTENANCE IS POOR (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.

Provide a 4 lane road from Whitford Rd along Whitford Maraetai Rd to the site including upgrading Jack Lachlan Drive 154.4


Replace the proposed disposal of sewerage system with one that does not rely on disposal to existing ground 154.5

Replace the proposed supply of water from bores to another system which will cope with the development and approved by Watercare 154.6

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 10/2/23

**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](mailto: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 Kenneth Mervyn Clough

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

### Address for service of Submitter

24 Te Pene Road, Maraetai, Auckland 2018

Telephone:

92820382

Fax/Email:

0226481857

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 307 Ha 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:

Firstly, the Whitford-Maraetai, Sandstone and Gorge Roads are all in need of urgent upgrades and will deteriorate significantly with increased traffic.

Double laneing the Whitford round-a-bout sounds nice but will be of little benefit to the safety and state of the feeder roads.

Hotel provision will potentially introduce intoxicated drivers to our roading, adding an additional road safety hazard to other drivers.

(continue on a separate sheet if necessary)

155.1

155.2

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.

155.3

Build communities of secure lifestyle retirement homes with garaging and motorhome parking combined with appropriate facilities.

With Little employment opportunity, social housing is pointless. It contributes nothing to the community and denies tenants the opportunity to establish themselves financially and become self sufficient home owners. This provision should be abandoned.

155.4

High density housing will increase stress on the existing water and waste water infrastructure. Stand alone homes should be built.

I wish to be heard in support of my submission

155.5

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 on additional copy of this page

02/24/2023

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.

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:

Firstly, the Whitford-Maraetai, Sandstone and Gorge Roads are all in need of urgent upgrades and will deteriorate significantly with increased traffic.

Double laneing the Whitford round-a-bout sounds nice but will be of little benefit to the safety and state of the feeder roads.

Hotel provision will potentially introduce intoxicated drivers to our roading, adding an additional road safety hazard to other drivers.

(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.

Build communities of secure lifestyle retirement homes with garaging and motorhome parking combined with appropriate facilities.

With Little employment opportunity, social housing is pointless. It contributes nothing to the community and denies tenants the opportunity to establish themselves financially and become self sufficient home owners. This provision should be abandoned.

High density housing will increase stress on the existing water and waste water infrastructure. Stand alone homes should be built.

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

*Kerley*

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

24-2-2023  
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.

**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Fire and Emergency New Zealand  
**Date:** Friday, 24 February 2023 4:00:30 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Fire and Emergency New Zealand

Organisation name: Beca Limited

Agent's full name: Jessica Mangos

Email address: [Jessica.Mangos@beca.com](mailto:Jessica.Mangos@beca.com)

Contact phone number: 033743150

Postal address:

[Jessica.Mangos@beca.com](mailto:Jessica.Mangos@beca.com)

**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 88

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

We do not support or oppose - however please see attached.

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

Details of amendments: See attached

Submission date: 24 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.

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.

## Form 5

### Submission on notified proposal for policy statement or plan, change or variation

#### *Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Auckland Council

**Submission on:** Private Plan Change 88 – Beachlands South

**Name of Submitter:** Fire and Emergency New Zealand

This is a submission on the following proposed plan change (the **proposal**): Proposed Private Plan 88: Beachlands South. Beachlands South Limited Partnerships (BSLP) seeks to rezone approximately 307 hectares of land south of the Beachlands Township. The northern portion of the land (159.54ha) is proposed to be rezoned to a mixture of residential, business and open space zones. The southern portion of the land (147.5761ha) is to be rezoned Future Urban.

Fire and Emergency could not gain an advantage in trade competition through this submission.

The specific provisions of the proposal that Fire and Emergency's submission relates to are:

- Ensuring the proposal provides acceptable emergency responder access and firefighting water supply in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4508:2008.

#### **Fire and Emergency's submission is:**

In achieving the sustainable management of natural and physical resources under the Resource Management Act 1991 (RMA), decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment. The risk of fire represents a potential adverse effect of low probability but high potential impact. Fire and Emergency has a responsibility under the Fire and Emergency New Zealand Act 2017 to provide for firefighting activities to prevent or limit damage to people, property and the environment. As such, Fire and Emergency has an interest in the land use provisions of the District Plan to ensure that, where necessary, appropriate consideration is given to fire safety and operational firefighting requirements.

In order for Fire and Emergency to achieve their principal objective which includes reducing the incidence of unwanted fire and the associated risk to life and property, protecting and preserving life, and preventing or limiting injury, damage to property land, and the environment, Fire and Emergency requires adequate water supply be available for firefighting activities; and adequate access for new developments and subdivisions to ensure that Fire and Emergency can respond to emergencies.

The provision for adequate water supply is therefore critical. It is important to Fire and Emergency that any new subdivision or land use has access to adequate water supply (whether reticulated or non-reticulated). This essential emergency supply will provide for the health, safety and wellbeing of people and the wider community, and therefore contributes to achieving the purpose of the RMA. The details provided within the application are not sufficient to determine compliance with the Code of Practice.



The access for emergency responders is also dependent on fire appliances being able to access around the entire site. The minimum roading width for emergency access should not be less than 4 m with a height clearance (including trees or overhanging eaves) along access ways of at least 4 m.

**Fire and Emergency seek the following decision from the local authority:**

That the development is designed in accordance with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. | 156.1

That the proposed roads development is designed in accordance with the relevant transport standards to ensure that fire appliances can easily access each road even with cars parked either side of the road. | 156.2

Fire and Emergency does wish to be heard in support of its submission.

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



Signature of person authorised to sign on behalf of  
**Fire and Emergency**

**Date:** 24/02/2023  
**Electronic address for service of person making submission:** Jessica.Mangos@beca.com  
**Telephone:** 03 374 3150

**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Michaela Campbell  
**Date:** Friday, 24 February 2023 5:15:30 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Michaela Campbell

Organisation name:

Agent's full name: Michaela Campbell

Email address: [Michaela@ilikespace.co.nz](mailto:Michaela@ilikespace.co.nz)

Contact phone number:

Postal address:

[Michaela@ilikespace.co.nz](mailto:Michaela@ilikespace.co.nz)

Beachlands

Beachlands 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 development

Property address: Formosa golf corse

Map or maps: Beachlands

Other provisions:

All new development in Beachlands

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:

Infrastructure can not handle this development

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

Submission date: 24 February 2023

**Attend a hearing**

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

**Declaration**

157.1

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.

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 - Jenny Barrett  
**Date:** Friday, 24 February 2023 6:30:30 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Jenny Barrett

Organisation name:

Agent's full name:

Email address: jenny.barrett@hotmail.com

Contact phone number:

Postal address:  
12 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:  
Formosa housing plan

Property address:

Map or maps:

Other provisions:  
Infrastructure

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 plans to upgrade roaming or surrounding infrastructure to accommodate new housing

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

Submission date: 24 February 2023

**Attend a hearing**

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

**Declaration**

158.1

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 - Jacob Mackenzie  
**Date:** Friday, 24 February 2023 7:00:21 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Jacob Mackenzie

Organisation name:

Agent's full name:

Email address: jacob.t.mackenzie@outlook.com

Contact phone number:

Postal address:  
jacob.t.mackenzie@outlook.com  
Beachlands  
Beachlands 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: Beachlands south

Map or maps: Plan Change 88

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:

Complete lack of infrastructure, particularly road infrastructure, to home thousands of more people in the Beachlands area.	159.1
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Lack of a highschool to school young people locally, meaning roads are put under even more commute stress.	159.2
--	-------

Plan lacks foresight and practical thought regarding key infrastructure (improvements) required. Develop infrastructure and then follow up by developing thousands of new homes if deemed practicable.	159.3
--	-------

Recent events should be making you all starkly aware of the need to plan diligently before developing simply for the sake of it.	
--	--

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

Submission date: 24 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.

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 - Sam shephard  
**Date:** Friday, 24 February 2023 8:00:18 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Sam shephard

Organisation name:

Agent's full name:

Email address: samshephard88@gmail.com

Contact phone number:

Postal address:  
7 George Town 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:  
Map

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:  
Road infrastructure must be improved first

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

Submission date: 24 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

160.1



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 - Chantal Ward-Tuala  
**Date:** Friday, 24 February 2023 8:00:19 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Chantal Ward-Tuala

Organisation name:

Agent's full name:

Email address: chantaltuala97@gmail.com

Contact phone number: 0272340902

Postal address:

P.O. Box 23

Beachlands

Auckland 2147

**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:

Adding a ridiculous amount of housing that would cause chaos through the entire community as this area does not have enough capable infrastructure to cater to that amount of influx in population to the area

161.1

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:

The state of the roads are already unsatisfactory enough to cater to the population of people travelling to and from Beachlands/maraetai on a daily basis, it would cause chaos until the roads and infrastructure are fixed

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

Submission date: 24 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.

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 - Deborah Christine Forman  
**Date:** Friday, 24 February 2023 10:00:19 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Deborah Christine Forman

Organisation name:

Agent's full name:

Email address: [debbie@forman.gen.nz](mailto:debbie@forman.gen.nz)

Contact phone number:

Postal address:  
15 Porterfield Road,  
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:  
Re zoning of 307Ha South of Beachlands Village in the area of Formosa Folf 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:  
Increase in traffic on already inadequate roads. Congestion through Whitford village- the only road to motorways and highschoools.

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

Submission date: 24 February 2023

**Attend a hearing**

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

**Declaration**

162.1

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](mailto: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) Karen Carter

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

N/A

### Address for service of Submitter

14 Campbell Road, Maraetai, 2018

Telephone:  Fax/Email:

Contact Person: (Name and designation, if applicable)

## Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

### The specific provisions that my submission relates to are:

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

Plan provision(s)

Or  
Property Address

Or  
Map

Or  
**Other (specify)**

## Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are:

There is insufficient infrastructure or plans to improve infrastructure to support a development of this size.

163.1

Please see attached for more information

(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.

Vastly reduce the number of proposed dwelling.

163.2

Ensure that the development size is aligned with existing infrastructure capacity and limitations

Ensure any additional infrastructure is funded by the developers not rate payers and in place before housing is complete

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

163.3

Karen Carter

02/24/2023

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.

- Developments/ population growth in East and South Auckland need to align with investment in infrastructure e.g. health, education, roading etc.... This proposal makes no effort to address infrastructure issues that the development will cause. For example, Middlemore Hospital is not able to cope with the current population it serves. The Primary Schools are already adding buildings reducing the outdoor play areas which are essential for their health and wellbeing. There is no high school and no provision in the plan for a guaranteed high school to cater for growth.

163.1
- The Whitford/ Maraetai Road is already sub-standard. Trucks and vehicles associated with the construction of the development and traffic once the development is complete will cause further damage to the road

• Traffic along the Whitford/ Maraetai is already heavy at peak times. Without additional lanes travel will be unbearable

163.4
- The proposal assumes an increase in use of public transport. There is no data to support this assumption. I work at Middlemore Hospital, public transport does not run to and from the hospital and if it did, it would not be time efficient for me to use it

• The Pine Harbour ferry is already full at peak times, ferries are often cancelled as stock is old and undergoing maintenance. Unless Auckland Transport is going to invest in more and/ or bigger ferries the current service could not cope with more commuters

• Unless Auckland Transport or Pine Harbour invest in multi-storey car parking for the ferry, the current car parks will not be sufficient for people who will need to drive to the ferry (there is currently no connecting bus service from Maraetai or Beachlands to the ferry). It is naïve to assume everybody is physically able to walk from their homes in the new development to the ferry terminal hence you should assume more car parks would be needed

163.5
- I understand Auckland Transport are promoting use of the Pine Harbour Ferry with Beachlands, Maraetai and Omana as a destination. A high density urban development hardly aligns with this campaign

• I am concerned about the proposed use of the existing bore for water supply. I have not seen evidence that the bore will sustain the number of new properties proposed

163.6
- I am completely opposed to the proposed discharging of treated waste water into ponds and the coastal environment. We have already seen Formosa flout regulations and pump untreated waste into the sea, while this may have been the previous owners, it highlights the ability for process to be ignored putting the environment and health at risk. The run off into the sea around Auckland already results in beach closures and risks to health.

163.7
- I do not believe local health care providers will be able to support the growth.



**From:** [kmjpike99@gmail.com](mailto:kmjpike99@gmail.com)  
**To:** [Unitary Plan](#)  
**Subject:** PC88 : Beachlands South  
**Date:** Saturday, 25 February 2023 8:04:58 am

---

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.

164.1

The Maraetai-Whitford-Howick road traffic has had significant growth over the last decade and is already extremely congested during rush hour times with workers and school children travelling through the area. Weekend travellers to/from the area adds further pressure.

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.

164.2

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 kilometres out of their way to get home or to work.

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

Yours sincerely  
Katie Pike  
[kmjpike99@gmail.com](mailto:kmjpike99@gmail.com)  
45 AngiAngi Crescent,  
Beachlands 2018  
021 300 064

Sent from my iPhone

**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Daniel udy  
**Date:** Saturday, 25 February 2023 9:00:33 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Daniel udy

Organisation name:

Agent's full name:

Email address: dan@rpmproperty.co.nz

Contact phone number: 0275326839

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:

Formosa

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 see the benefits of the subdivision if there is a high school and roading upgrades as stated

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

Details of amendments:

Submission date: 25 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?

165.1  
165.2

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 - Stephen David Melrose  
**Date:** Saturday, 25 February 2023 7:45:33 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Stephen David Melrose

Organisation name:

Agent's full name: Stephen Melrose

Email address: melroses.house@gmail.com

Contact phone number:

Postal address:

53 Bell Road  
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:

Light industry zoning.  
Local sewage treatment facilities  
More traffic on the 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? No

The reason for my or our views are:

People choose to live in beachlands maraetai because they like this area. They have decided that they would like to live here so much, that they are prepared to forgo optimum public transport and many other conveniences that larger towns and centre's have. Originally there was no sewage system in beachlands maraetai. There was a lot of argument in the community to stop a coastal pipeline outlet for the new system. In the end a land based dispersal system was put forward and accepted. Even this premium system has problems in most summers where a high nutrient load that travels down the te puru stream, causes a certain weed/algae to proliferate and ruin the beaches and smell badly. This was even before the current expansions within beachlands and maraetai. Any more houses will need to be connected to aucklands main water treatment plant in order to prevent degradation of the local coastline in future. Please keep in mind that for a lot of the population of inner South auckland, this coastline provides a low cost

166.1

outing on the weekends and evenings, particularly in summer. It's great for them because there are not rows of houses looking down on them for a great part of the coastline, and the beaches are fabulous.

There is no logical reason to artificially create a light industrial zone way out here. This is just an excuse to pretend that new residents will be able, to work locally. As said earlier, people live here and visit here for, the location ie coastline, a light industrial, zone will not contribute to that, and in fact will create a lesser appeal for the area, and a greater load, on any sewage system.

166.2

The roads are already tricky and congested with the existing extra subdivisions traffic. Increasing the traffic , degrading the appeal with lite industrial, the possibility of degradation of th coastline may result in those who like the area, leaving. Those who replace the people who move out will do so only because property values will become affordable, not because they value the area, and so it's appeal Will degenerate further.

166.3

Please do not judge my submission for any lack of professionalism, or hard facts. Please do consider my submission with the honesty with which it was written.

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

Submission date: 25 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 - Peter John Williams  
**Date:** Sunday, 26 February 2023 10:00:10 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Peter John Williams

Organisation name:

Agent's full name: Peter Williams

Email address: [pjwcchdw@outlook.com](mailto:pjwcchdw@outlook.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:

Property address: Jack Lachlan Drive 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:

Without significant improvements to the inadequate existing Roding there should be no further development at all taking place. | 167.1

This areas infrastructure cannot support anymore development on this scale. | 167.2

The proposals released by the developers regarding water supply, sewage disposal and storm water appear to be little more than fanciful and corner cutting. | 167.3

For a development of this size all of these important services must be under the control of the Auckland City Council thru Watercare and directly connected to their systems. | 167.4

The suggestion that excess sewage overflows could be discharged onto the local beach is appalling. | 167.5

I believe that the Developers with their proposed Plan are trying to circumvent best practice to the detriment of the community.

This particularly apparent with the proposal to construct dwellings over three stories thereby exacerbating further the communities problems.

167.6

If the last few weeks have shown Aucklanders anything it is how we have suffered due to our overstretched infrastructure due to good practice development requirements being ignored by the relevant authorities.

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

Submission date: 26 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 - Jason Shaw  
**Date:** Sunday, 26 February 2023 2:00:21 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Jason Shaw

Organisation name:

Agent's full name:

Email address: [jason@rucon.co.nz](mailto:jason@rucon.co.nz)

Contact phone number:

Postal address:  
9 Mahutonga Ave  
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:  
Rezoning of 307Ha South of Beachlands Village in the are of Formosa Gold 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:

The current and proposed infrastructure is not suitable for the number of new dwellings proposed.

| 168.1

The developer is not going to contribute funding towards Roothing, water, waste water, schooling and public transport, taking the stance that these problems already exist, therefore it is not their problem. This current proposal would just add to the current infrastructure issue, not make them any better. Also more pressure would also be put on the local volunteer fire brigade.

| 168.2

| 168.3

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

Submission date: 26 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 - Maria Money  
**Date:** Sunday, 26 February 2023 2:00:30 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Maria Money

Organisation name:

Agent's full name: Maria Money

Email address: maria.c.money@gmail.com

Contact phone number:

Postal address:  
9 Mahutonga 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 307Ha 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:

The current and proposed infrastructure is not suitable for the number of new dwellings proposed. The developer is not going to contribute funding towards Roading, water, waste water, schooling and public transport, taking the stance that these problems already exist, therefore it is not their problem. This current proposal would just add to the current infrastructure issue, not make them any better. Also more pressure would also be put on the local volunteer fire brigade.

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

Submission date: 26 February 2023

**Attend a hearing**

169.1  
169.2  
169.3

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 - Jeanette Hilton  
**Date:** Sunday, 26 February 2023 4:15:09 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Jeanette Hilton  
Organisation name:  
Agent's full name:  
Email address: jeanettehilton873@yahoo.com  
Contact phone number: 021 536 550  
Postal address:  
55a 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:  
Property address: Formosa 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? No

The reason for my or our views are:  
The area does not have the infrastructure to cope with all this housing ,and also it is destroying the way of life out here,

170.1  
170.2

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

Submission date: 26 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 - Lynne Richardson  
**Date:** Sunday, 26 February 2023 4:46:06 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Lynne Richardson

Organisation name:

Agent's full name:

Email address: [lynne-richardson@xtra.co.nz](mailto:lynne-richardson@xtra.co.nz)

Contact phone number:

Postal address:  
51 Pinebrook Lane  
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:

Rezone approximately 307ha of land south of Beachlands from Rural – Countryside Living Zone to a mix of business, residential, open space and Future Urban zones

Property address: 110 Jack Lachlan Drive, 620-770 Whitford-Maraetai Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Insufficient transport links, no remedy for improving Whitford-Maraetai Road, no provision for extra public transport. Excessive development will overload the existing road with traffic mornings & evenings. Route is currently congested as it is.

171.1  
171.2

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

Submission date: 26 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 - Helen Els  
**Date:** Sunday, 26 February 2023 5:00:11 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Helen Els  
Organisation name:  
Agent's full name:  
Email address: hbuistels@gmail.com  
Contact phone number: 02108439334  
Postal address:  
77 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:  
High Density Housing 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:  
Beachlands and Maraetai have been swamped with high density new builds. There is one small medical centre and no secondary school, one loop road into the area and insufficient infrastructure.

172.1  
172.2  
172.3

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

Submission date: 26 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.

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 - Serena Waldron  
**Date:** Sunday, 26 February 2023 5:30:09 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Serena Waldron

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:  
2 Fourth 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:  
Stop Formosa development

Property address: Pine harbour

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 infrastructure planned for pohutukawa coast  
No appropriate schooling for extra children on coast

173.1  
173.2

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

Submission date: 26 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 - Richard Peter Betts  
**Date:** Sunday, 26 February 2023 6:00:13 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Richard Peter Betts

Organisation name:

Agent's full name:

Email address: richardpbetts@gmail.com

Contact phone number:

Postal address:  
144 Seventh 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:  
The proposed development at Formosa golf course.

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 lack of improvements planned for the roading, wastewater and other infrastructure. The current infrastructure in place is struggling, particularly the roading. Adding a significant population will make things far worse.  
There needs to be provisions added for additional primary and a high school.

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

Details of amendments: New or significantly upgraded roading for the coast from or midtown and howic to Beachlands, Maraetai & Clevedon. Add additional capacity to the water & wastewater. Put in additional schools. Add a real bus service.	174.1
	174.2
	174.3
Submission date: 26 February 2023	174.4

**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 - Pam Bruinsma  
**Date:** Sunday, 26 February 2023 6:15:07 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Pam Bruinsma  
Organisation name:  
Agent's full name:  
Email address: bruinsma\_pm@hotmail.com  
Contact phone number:  
Postal address:  
18 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:  
Formas development in pine harbour Beachlands auckland

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:

The road structure won't cope there needs to be inforstructure first schools primary and high school, and more space between houses the proposed are far to close you are literally sitting on top of neighbors and single dewellings rather than apartments that come with extre bodycorp fees

175.1  
175.2  
175.3

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

Details of amendments:

Submission date: 26 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 - Colin Nicholas Nunweek  
**Date:** Sunday, 26 February 2023 7:00:16 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Colin Nicholas Nunweek

Organisation name:

Agent's full name:

Email address: colin.nunweek@gmail.com

Contact phone number:

Postal address:  
17 Hapukupuku Ave  
Beachlands  
Aucklands 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

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 documentation supporting the application identify that the Beachlands - Whitford road is beyond capacity, while upgrades to this road are in the regional plan (4 lane-ing, Whitford bypass) they are not funded and are unlikely to be realized before 2050. The applicants are not committing any support to these upgrades and seem to support an approach of "if we make the problem bad enough AT will have to step in"

The additional traffic on this road link is likely to exacerbate the existing problems and safety concerns. A reasonable response from AT assuming that the development was to go ahead would be to lower the speed limit on the Beachlands - Whitford from the current 80km/h to 60km/h, further isolating the Beachlands community and degrading a link used by ~80% of Beachlands workers. Beachlands also currently lacks a secondary school with the majority of students traveling by bus to Howick Collage, the MOE within the last 12 months has declined the suggestion of a Beachlands secondary school. The end result of this will be existing students and new residents traveling on an over capacity road and increasing both the exposure risk to students and the greenhouse gas



/particulate/NOX emissions associated with extra busses and longer journey times .

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

Details of amendments: The applicants need to make a material contribution to the upgrading and expansion of the Beachlands - Whitford Rd, sufficient that works would be prioritised by AT and upgrades completed inline with the first new residents of the proposed development.

176.1

Submission date: 26 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 - Will Owen  
**Date:** Sunday, 26 February 2023 7:30:10 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Will Owen

Organisation name:

Agent's full name:

Email address: will@playgolf.co.nz

Contact phone number: 0275344367

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:  
Number of dwellings allowed

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 infrastructure on the Pohutakawa Coast is extremely fragile. The road from Whitford and out to Clevedon are of poor quality and are very busy at times. With the population of the Beachland: almost doubling due to these plans the roading will not cope and the quality of life for the vast majority of residents will deteriorate. | 177.1

The recent weather events in Auckland proved just how vulnerable this area is, especially with bad weather events becoming worst and more frequent. I see there are no firm plans for a high school in these plans. This is ridiculous as our kids already have to stand up on one of numerous busses that travel to and from Howick each day. | 177.2

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

Submission date: 26 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 - Fiona Fraser  
**Date:** Sunday, 26 February 2023 7:45:10 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Fiona Fraser  
 Organisation name:  
 Agent's full name:  
 Email address: fionalouisefraser@gmail.com  
 Contact phone number:  
 Postal address:  
 2018  
 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:  
 The building of 3000 new homes will significantly and negatively impact the existing community

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 will have a terrible impact on the community and make this area unliveable. The roads are already poorly maintained and without any budget for infrastructure work, the proposed housing development is a terrible idea.

178.1

178.2

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

Submission date: 26 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 - Amy Stewart  
**Date:** Sunday, 26 February 2023 8:00:16 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Amy Stewart

Organisation name:

Agent's full name:

Email address: amystewart@live.com

Contact phone number: 021883420

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:

Formosa and surrounding houses to go ahead with building as long as there's is upgrades on the road. They need to

Make way for a school and high school to take the heavy traffic commute to more local

179.1

Property address: Formosa

Map or maps: Beachlands - 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:

The new buildings are fine as long as there is room for school/high school to cater and take on the more numbers of families to take the pressure off a

Already busy/traffic area to and from would make it ideal and more local and less traffic to have the facilities of a high school out here

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

Details of amendments: 1 high school

179.2

Submission date: 26 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 - toni stairmand  
**Date:** Monday, 27 February 2023 8:00:57 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: toni stairmand

Organisation name:

Agent's full name:

Email address: toni.stairmand@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

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 infrastructure does not support this development

180.1

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

Submission date: 27 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:** [Orders](#)  
**To:** [Unitary Plan](#)  
**Subject:** FW: Plan opposition  
**Date:** Monday, 27 February 2023 8:06:20 am

---

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.

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.

Regards

Darron Crawford

181.1

181.2

**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - David Cartledge  
**Date:** Monday, 27 February 2023 9:46:06 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: David Cartledge  
Organisation name:  
Agent's full name:  
Email address: Davewantsaboat@gmail.com  
Contact phone number:  
Postal address:

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: 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? Yes

The reason for my or our views are:  
Roaring not adequate for the population now  
No provision for water or wastewater  
Public transport adequate

182.1  
182.2  
182.3

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

Submission date: 27 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 - Kim Beere  
**Date:** Monday, 27 February 2023 10:15:58 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Kim Beere

Organisation name:

Agent's full name: Kim Beere

Email address: kimbeere@forcelogistics.co.nz

Contact phone number:

Postal address:  
59 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:

Property address: PC 88 Beachlands South

Map or maps: PC 88 Beachlands South

Other provisions:

No requirement for developers to improve road access to the area or upgrade waste treatment facilities and local infrastructure.

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 already have major congestion on the Whitford Maraetai Road and other major roads in the area during peak hours and the roads are falling apart due the amount of heavy traffic and volume of vehicles currently using them. The increase in housing will increase this volume of traffic and there is no requirement on the developers to improve vehicle access to the area to deal with the greatly increased number of vehicles that will be required to travel in and out of the area for work. Using the ferry service is not an option for many people as they work in East Tamaki and area's the ferries to do go to. Using the bus service is also not an option due the limitations on where the buses travel to and the time frames the buses take especially with transfers required to get to most places.

The increased number of residents will but additional pressures on our small primary and intermediate schools and dramatically increase the number of high school students needing use buses to commute out of area for schooling. This will put further pressure of heavy vehicles on the

Whitford Maraetai Road which is already at capacity during peak hours and in bad repair due the lack of maintenance and heavy vehicle usage of the road.

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

Details of amendments: Double lane Whitford Maraetai Road, Whitford Road and Ormiston Road.

183.1

Submission date: 27 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](mailto: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) Jasper Grant Murdoch Campbell

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

### Address for service of Submitter

13 Ealing Crescent, Beachlands, Auckland.

Telephone:  Fax/Email:

Contact Person: (Name and designation, if applicable)

## Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

### The specific provisions that my submission relates to are:

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

Plan provision(s)

Or  
Property Address

Or  
Map

Or  
**Other (specify)**

## Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

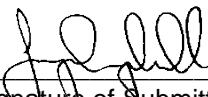
The reasons for my views are:

The infrastructure in the area is already overwhelmed by recent development in the area. Continuing to inflate the population so rapidly with no thought for roading development is totally irresponsible and will severely compromise the quality of life for the existing residents and the incoming residents. Already we are facing a severe congestion problem and everyone can see another Whangaparoa peninsular situation is occurring where traffic congestion prevents ease of travel, wastes alot of time stuck in traffic. Why the council does not take learn from these mistakes and develop infrastructure prior to mass development i bewildering and completely irresponsible. (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.  | 184.1
- Defer further development until roading network in the area is developed sufficiently to account for current and future popul

- 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)

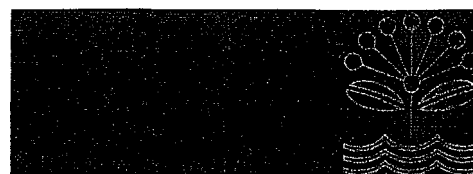
02/27/2023  
Date

**Notes to person making submission:**  
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 I could  /could not  gain an advantage in trade competition through this submission.  
 If you could gain an advantage in trade competition through this submission please complete the following:  
 I am  / am not  directly affected by an effect of the subject matter of the submission that:  
 (a) adversely affects the environment; and  
 (b) does not relate to trade competition or the effects of trade competition.



## Submission 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](mailto:unitaryplan@aucklandcouncil.govt.nz) or post to :

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

AUCKLAND COUNCIL  
27 FEB 2023  
CBD - ALBERT ST

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 and Mrs J Beddoe

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

Address for service of Submitter

26 Columbia Crescent Beachlands 2018

Telephone:

210643550

Fax/Email:

davidbeddoe7@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)

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:

poor roads. poor public transport. over subscribed (one)doctors surgery. No other medical facilities in the close vicinity .	185.1
No recreational facilities for shool children , ie swimming pool.Poor parking for families with more than one car in new	185.2
local developments. No onsite petrol; station or electric vehicle public charging stalons. No senior schools available unless buses provided	185.3
(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.

rethink it with people in mind not just profit.

- 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)

02/20/2023  
Date

**Notes to person making submission:**

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

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

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

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

**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Lloyd Williams  
**Date:** Monday, 27 February 2023 12:16:20 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Lloyd Williams

Organisation name: Private person

Agent's full name:

Email address: Lloydwilliams@xtra.co.nz

Contact phone number:

Postal address:  
376 Great South Road Opaheke Papakura  
Papakura  
Auckland 2113

**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:  
Marina Usage

Property address:

Map or maps:

Other provisions:  
Lack of Parking and increased Marine traffic by larger Ferries

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 currently no proper plans showing the proposed vehicle parking areas or lack of them. Also there are no details of the size and frequency of the proposed Marine Traffic, and or Berthing facilities that will need to be upgraded.

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 above, it is irresponsible on the part of Council to approve Marina changes without specific details, including additional building development and checking on a previous consent allowing Houses to be built in the existing Marina Carpark.

186.1

Submission date: 27 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.

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 - Margaret Ann Nicholls  
**Date:** Monday, 27 February 2023 1:31:00 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Margaret Ann Nicholls

Organisation name:

Agent's full name:

Email address: margn@waimama.co.nz

Contact phone number:

Postal address:

11 Te Pene Rd

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:

Transport, water. Roads

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:

The roads are not adequate to cope with the number of dwellings projected. The water is not adequate to cope with the number projected. The waste water is not adequate to cope with the numbers projected. The public transport is not adequate to cope with the numbers projected

187.1

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

Submission date: 27 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](mailto: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)

David Paul Lloyd

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

#### Address for service of Submitter

Telephone:

21338445

Fax/Email:

dplloyd@outlook.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:

After reading the documentation associated with the proposal, realise that no consideration has been given to the huge increase in traffic between Maraetai and Whitford.

The only upgrades mentioned in the proposal are a few roundabouts. This is typical of NZ developments where infrastructure lags the development by many years.

Even AT believes Maraetai - Whitford Rd is currently not suitable for the current traffic load. The existing Rd is often littered with vehicles that have crashed.

(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.  188.1

Widen the Mareatai Whitford road to 4 lanes.

Ensure the road is as straight as possible and that the connection between Whitford and Ormiston also allows for seamless traffic flow.

Construction should not start until roading and other infrastructure is in place.

Roading upgrades as/ above should be a condition of Beachlands South going ahead and should be paid for by the developer.

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

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

02/27/2023  
Date

**Notes to person making submission:**

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

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

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

(a) adversely affects the environment; and

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



**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Julio de Faria  
**Date:** Monday, 27 February 2023 3:01:06 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Julio de Faria

Organisation name: N/A

Agent's full name: N/A

Email address: julcor@xtra.co.nz

Contact phone number:

Postal address:  
31/1 Seventh 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:  
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:

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 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. | 189.1

It is critical that roading upgrades are required to support the additional population and traffic load that come with 3900 plus new dwellings identified in Stage 1 of the proposed developments. The upgrade should change the Beachlands /Maraetai road to Whitford from a two lane to a four lane road. | 189.2

The proposal is for the use of bore water for all uses including residential, community and | 189.3

commercial across the proposed rezoned areas. Is any study been made to insure the viability of bore water for new dwellings and the existing ones? why not mandate the use of rain water tanks like the rest of the existing community ?

189.3

I also have concerns about the proposed sewerage system as how environmental friendly is going to be.

The size and proposed dwelling construction , from single/double level to high rise high density dwellings, is in total opposition to the Auckland City Council Unitary Plan . The proposal if approved will lead to changes that will impact forever the identity of Beachheads.

189.4

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

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: 27 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 - Corinne Jean de Faria  
**Date:** Monday, 27 February 2023 3:16:06 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Corinne Jean de Faria

Organisation name: N/A

Agent's full name: N/A

Email address: julcor@xtra.co.nz

Contact phone number:

Postal address:  
31/1 Seventh 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:  
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:

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 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.

190.1

It is critical that roading upgrades are required to support the additional population and traffic load that come with 3900 plus new dwellings identified in Stage 1 of the proposed developments. The upgrade should change the Beachlands /Maraetai road to Whitford from a two lane to a four lane road.

190.2

The proposal is for the use of bore water for all uses including residential, community and

190.3

commercial across the proposed rezoned areas. Is any study been made to insure the viability of bore water for new dwellings and the existing ones? why not mandate the use of rain water tanks like the rest of the existing community ?

190.3

I also have concerns about the proposed sewerage system as how environmental friendly is going to be.

The size and proposed dwelling construction , from single/double level to high rise high density dwellings, is in total opposition to the Auckland City Council Unitary Plan . The proposal if approved will lead to changes that will impact forever the identity of Beachheads.

190.4

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

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: 27 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



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

For office use only
Submission No:
Receipt Date:

### Submitter details

#### Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Mr Dennis Michael Gobey

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

#### Address for service of Submitter

160 Seventh View Avenue, Beachlands, Auckland, 2018

Telephone:

2040968744

Fax/Email:

dennis.gobey@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

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) There is simply no room in the lovely Beachlands community for another three thousand properties (Fletchers are building 300 houses on the only decent green site) High rise/medium density housing is only suitable for rapid transport. (2) It will be impossible to sell that many properties and th

(3) The infrastructure of Beachlands ,water, power, transport will simply not cope.

191.1

(4) The only road for people to get to work is unable to cope now, without doubling the population.

191.2

(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

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

02/27/2023  
Date

**Notes to person making submission:**

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

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

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

(a) adversely affects the environment; and

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

# Submission 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](mailto: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 Lesley Scaggiante

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

### Address for service of Submitter

59 Intrepid Crescent, Beachlands, 2018

Telephone:  Fax/Email:

Contact Person: (Name and designation, if applicable)

## Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

### The specific provisions that my submission relates to are:

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

Plan provision(s)

Or  
Property Address

Or  
Map

Or  
**Other (specify)**

## Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are:

Please see separate document attached

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

Please see separate document attached

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



27/2/2023

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

Date

**Notes to person making submission:**

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

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

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

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

(a) adversely affects the environment; and

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



I am by no means an expert – just a Mum that has lived in Beachlands for some 11 years and have seen the rapid growth of the Beachlands/Maraetai area. I realise that there is a need for housing in NZ but do think that certain areas are “ill equipped” to handle the “mass housing development” proposed on Ferosa e.g. no waterline, one road into and out of the metro areas, two schools that are at capacity, one very small shopping centre, one recreational facility etc.....

**Here is more detail of my concerns:**

**Reason 1) Roads** – already the roads cannot cater for the amount of people living in Beachland/Maraetai, with constant repairs needed due to weather conditions and the amount of traffic.

I would just like to mention that a whole lane has been blocked (for part of the way) up Sandstone Road for around 2 years now.....with no work in sight! How quickly then will Council be able to do the required repairs when the population of Beachlands has doubled.

With only two schools in the area many kids have to travel into the metro areas for school. Therefore, with more people this means more cars/buses travelling into schools

When there is an accident and the Whitford/Maraetai road is closed the only way in is to go via Maraetai Clevedon. Already that is a treacherous road with the constant threat of landslides and roads collapsing (it is right next to the coastline). There has been an incident where both routes were blocked and people had to park at Te Puru and walk home late at night!!

An alternative that has been proposed by the Developers are Ferry's and Buses. For one the ferry's do not go to East Tamaki/Manukau/Penrose?? In addition due to the “nature of work” of many individuals their car is needed (they are not office based), e.g. Sales, tradespeople, schools where bus service is not available.

In addition has parking been thought through? Already there is a huge problem with parking at one recent development just up from the Pine Harbour. The Townhouses have small garages and people have to park on the street – the streets are very narrow, thus allowing one vehicle through at a time!

Emergency evacuation – with all this in mind if there was an emergency evacuation from Beachlands/Maraetai I would hate to see the consequences.

***If proposed plan is not declined:*** Provide a 4 Lane Road to and from Beachlands to metro areas. Roads to be built before housing development starts – to cater for builders, trucks, heavy equipment

192.1

**Reason 2) Transport: School buses** – my Son travels from school to home and already the buses are overcrowded with kids standing all the way to the front... We have heard that AT have reported as “considering cutting existing bus services due to non-utilisation”. Will Auckland Transport be able to supply the additional buses required to cater for the huge increased population? There is only 1 bus after school so if children have extra activities after school they need to be picked up by car. Therefore no alternative transport (as proposed).

We have heard that there is no definite guarantee that a new, much needed school already, will even be built. I cannot see how the existing schools could cater for any more kids when they are already at capacity?

**If proposed plan is not declined:** triple the school bus supply. With buses leaving at staggered times in the afternoon.

192.2

**Reason 3) Water/Wastewater Management** – the proposed development is to use Bore Water. Has there been any investigation on whether the bore water will be sufficient for 3000+ dwellings? And multi level buildings as well? At the moment we have numerous water suppliers – but due to demand sometimes have to wait for days before our tank can be filled.

In addition we have heard that Watercare do not have the money to develop the required infrastructure for water, sewerage, drainage. What will become of beautiful Beachlands!!

**If proposed plan is not declined:** Watercare to supply sufficient evidence that they will be able to manage this development. Council Water supply to Beachlands/Maraetai (Waterline) before development.

192.4

**Reason 3) Shopping Centre and Amenities** – at present we have a Countdown, 2 small chemists, one doctors rooms, one gym, one sports ground, no swimming pool – which residents have wanted for years. If these are all to come only after the residential properties then that means more travel on the one road in and out....instead of growing the population shouldn't Council be looking at developing these to cater for the already rapidly increased population.

**If proposed plan is not declined:** shops and amenities to be developed before the residential building starts.....build the infrastructure etc before the residential properties start.

Where will the funding come from to develop infrastructure, amenities, medical facilities, Emergency Services?

192.3

**Reason 4) Medical and Emergency Facilities** – the closest emergency clinic is Botany. And closest Hospital Middlemore. This already presents a problem for any medical emergencies.

We have one "Volunteer Fire Station" and "One Police Man" (that I know of)...not enough to cater for existing population, let alone an increase to that proposed.

In addition as mentioned before if there is an accident and the road is closed – any emergency could be life threatening.

**If proposed plan is not declined:** Council to build emergency facilities before housing development

192.5



Signature of Submitter

27/2/2023

Date

**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Nicole Hillis  
**Date:** Tuesday, 28 February 2023 7:30:33 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Nicole Hillis

Organisation name:

Agent's full name:

Email address: hillis.nic@gmail.com

Contact phone number:

Postal address:  
96B 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:

Property address:

Map or maps:

Other provisions:

The lack of plan to upgrade the infrastructure needed to support this 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:

Beachlands is already struggling with the current infrastructure in place, with the addition of more homes it will not cope.

Additionally, ferry services will become inaccessible due to lack of parking and limited ferry capacity

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

Details of amendments: Upgrade infrastructure and ferry services before the development goes ahead.

193.1

Submission date: 28 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](mailto: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 Peter John Reilly

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

### Address for service of Submitter

148 Eighth View Avenue, Beachlands, Auckland 2018

Telephone:  Fax/Email:

Contact Person: (Name and designation, if applicable)

## Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

### The specific provisions that my submission relates to are:

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

Plan provision(s)

Or  
Property Address

Or  
Map

Or  
Other (specify)

## Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes  No

The reasons for my views are:

1. I am concerned about the ability of the Whitford-Maraetai Road & infrastructure to cope with the resulting increase in population and resulting traffic congestion from the proposed urban residential development in Beachlands.

194.1

2. I am also concerned about sustainability of the water supply, waste water and storm water systems.

(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 submit the following conditions must be satisfied before approval is provided:

1. The Whitford-Maraetai Road road and infrastructure must be improved to cope with future increase in population.

2. Conclusive technical evidence must be provided to confirm that the water supply, waste water and storm water systems are sustainable with minimal environmental impact such as too higher demand on ground water supply and flooding.

194.2

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

02/28/2023

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 - Jordan McPherson-Whimp  
**Date:** Tuesday, 28 February 2023 11:45:39 am

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Jordan McPherson-Whimp

Organisation name:

Agent's full name:

Email address: jmcphersonwhimp@xtra.co.nz

Contact phone number: 095365562

Postal address:

76 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:

Property address: Jack Lachlan Drive (Formosa land 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? Yes

The reason for my or our views are:

Increase in pollution. Damage to the environment as well as decrease in green space. Infrastructure, particularly the roading between Beachlands and Whitford is already not suitable for the population size as it is very heavily congested during peak hours and during summer months with people coming out to the beach. The roading in Pine Harbour is currently too narrow for emergency vehicles and any large vehicles trying to negotiate their way around the streets. The quality of the roads are poor, it is breaking up in multiple places in both the residential areas and the main road to Whitford. There is also an increase in cyclists but no cycle lane for them which creates a danger for both the cyclists and motorists. Another issue is that the model depicted in the picture showing what the development will look like on the landscape is shocking in terms of it ruins the beautiful landscape permanently and for a country that advocates for beautiful green New Zealand this is very disappointing. Therefore I believe that this land should not be rezoned as residential

195.1

195.2

195.3

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

Submission date: 28 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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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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 - Shannon Therese Grace  
**Date:** Tuesday, 28 February 2023 12:15:29 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Shannon Therese Grace  
Organisation name:  
Agent's full name: Shannon Grace  
Email address: SHANNON.GRACE@NZ.PANASONIC.COM  
Contact phone number:  
Postal address:  
SHANNON.GRACE@NZ.PANASONIC.COM  
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:  
Proposed Development of Beachlands South to rezone and develop 307 hectares of land from Jack Lachlan Drive 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:

Rezoning and adding 3,000 dwellings would significantly impact the local and surrounding community. Doubling the size of the community with more buildings (some multi-storey) and high-density housing would put pressure on local community resources. The extra cars, parking on streets, limited local amenities and no provision for widening roads to accommodate extra traffic flow would negatively impact this region. Not to mention extra pressure and risks with amenities such as infrastructure eg water from existing bores, wastewater being discharged and impact on coastal environment. This development doesn't definitively give insight around expanded healthcare, education or leisure facilities for a community that would be doubled in size.

196.1  
196.2  
196.3  
196.4

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

Submission date: 28 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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - David Wray  
**Date:** Tuesday, 28 February 2023 1:30:31 pm  
**Attachments:** [Submissions to Council.pdf](#)

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: David Wray  
Organisation name:  
Agent's full name:  
Email address: dagger-reggie@xtra.co.nz  
Contact phone number: 0274 324437  
Postal address:  
73 Eighth View Avenue  
Beachlands  
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: 110 Jack Lachlan Drive and 620 Whitford- Maraetai Rd  
Map or maps:  
Other provisions:

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

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

The reason for my or our views are:  
The infrastructure in Beachlands area is at its limits now , especially the main roading network from Summerville roundabout to Countdown Roundabout in Beachlands. This road has to be double laned in each direction to cope with the increase in traffic from these housing developments. When finished there will be 20,000 people living in the Beachlands Maraetai and Omana areas.

197.1

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

Details of amendments: See supporting documents

Submission date: 28 February 2023

Supporting documents  
Submissions to Council.pdf

**Attend a hearing**

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

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

**Declaration**

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

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

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

No

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

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## Submissions to Council

### Transport and Traffic

Double lanes both ways from Somerville roundabout to Countdown Beachlands.

Mangemangeroa bridge needs to be replaced with 4 lane bridge cutting across the bridge valley in a straight line to rejoin Whitford Road further east. This will greatly enhance the flow of traffic and the current bridge can not manage this increase in traffic being one lane each way without the steep approaches to both sides of current bridge and the angle of entry to both sides.

All roads leading off from Whitford-Maraetai road on the left hand sides must have a 50m extra lane to turn left only. This stops left turning traffic holding up straight traffic.

The double lane Sandstone Road coming from Ormiston Road must continue East Past the Whitford Golf Club and rejoin the Whitford-Maraetai Road at the Clifton Road Trig Road Intersection. There could be a large roundabout there, or sets of lights, or a small overbridge or tunnel to take this Sandstone Road extension under or over the Whitford-Maraetai Road so seamless merge like a zip from the left hand side. All roads joining these main two double laned roads shall have there own free left turn merging lanes.

Sandstone Road could also connected to Matthias Place if Matthias Place is not a private Road. Matthias place is a fully formed road and the width would need to be widened to make it a double lane in both directions.

High pressure P.E Pipe could be put in at same time as road widening for future town water supply. You cannot get away with not double laning these two main roads out of Flatbush and Somerville. The single main roads are at full capacity now.

### Town Water

Every house should have their own option to put in 2x 25000L underground concrete water tanks. The bore water taken from the ground at Formosa is not suitable for potable water unless it goes through a properly designed water treatment plant. I have seen this water first hand, The main kitchen chefs were refusing to use this "potable" water for cooking even after treatment.

If the dwellings don't want 2x 25000 tanks underground., they should be made to put in hidden 1 or 2000L tanks to catch rainwater off the roofs. This water can be used for toilet flushing and showers and only connected to these two internal devices. This is free water and I use this at present. Normal tap (potable) water would be connected to the treated bore water.

### Medical

Allowance should be made for a 24 hours emergency clinic in the Beachlands - Maraetai Region. This should incorporate local GPs daytime clinics of various specialties and a permanently based ambulance station. The Emergency department would be the first line treatment for serious patients before they are sent o to area hospitals. This doesn't have to be as big as a Main hospital E.D but

somewhere around 4 or 6 beds for emergency patients only. After these developments have come to fruition there could be 20,000 people living in the Beachlands, Maraetai, Omana area.

### **Schooling**

Land must be set aside for a decile 10 high school. Formosa I am led to believe has offered enough land for a secondary school, as a drawcard for the council to accept their development proposal. This school is probably 5 to 10 years in the future, but Beachlands Area is growing rapidly and there are busloads of kids at present being bussed to Howick College and Ormiston College.

### **Recreation Centre**

A public Recreation centre must be allowed for in the planning, and among the facilities should be a full sized public swimming pool. This could be incorporated into a secondary school, or as a separate facility



**From:** [Unitary Plan](#)  
**To:** [Unitary Plan](#)  
**Subject:** Unitary Plan Publicly Notified Submission - Plan Change 88 - Cheryl Christine Williams  
**Date:** Tuesday, 28 February 2023 2:31:23 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Cheryl Christine Williams

Organisation name:

Agent's full name:

Email address: cheryl.christine.cw@gmail.com

Contact phone number:

Postal address:  
48 Seventh 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 development. PC 88 (Private)

Property address: Jack Lachlan Drive, 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? No

The reason for my or our views are:

Until such time as either existing infrastructure is considerably upgraded or new infrastructure is in place to provide for such a large increase in the population expected in the area with the proposed Beachlands South development this should be put on hold until such time as infrastructure is completed.

198.1

I am concerned with infrastructure for roading, water, waste water and discharge of sewerage. How are these going to be addressed? What provisions have been made for discharge of sewerage and what impact will this have on the environment?

The existing roads in particular are 'old' country roads and were not designed for such an increase in the population. Examples are the Whitford – Maraetai Road and Whitford Road to the roundabout at Somerville Road, Howick. Sandstone Road with the increased traffic is showing signs of subsidence.

The existing bridge at Mangemangeroa is inadequate for the amount of traffic and needs to be replaced.

Ferry patronage is designed only to take people to the central city, whereas the majority of residents travel by private vehicle to East Tamaki, Botany, Wiri or further afield.

Public transport only goes to Botany where transfers are required making a trip to Howick for example one hour 20 minutes.

198.2

If Beachlands South development goes ahead this will add further congestion to what are already 'choke points' in Howick, Botany, through Ormiston and at the top of Murphys Road where the road joins Redoubt Road and Mill Road.

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

Submission date: 28 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.

[Have your say on Auckland Council's annual budget 2023 and 2024.](#)



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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](mailto: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)

ALEXANDER JOHN MOORE

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

B.M.O. RESIDENTS GROUP

Address for service of Submitter

230 JACK LACHLAN DRIVE, BEACHLANDS, AUCKLAND 2018

Telephone:

021939243

Fax/Email:

sandy.moore@outlooks.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: ① JACK LACHLAN DRIVE IS NOT SUITABLE AS A MAIN ACCESS ROAD FOR SUCH A HUGE DEVELOPMENT.

199.1

② THE JACKLACHLAN/WHITFORD MARAETAH ROADS INTERSECTION IS ALREADY UNSAFE, IN THE EVENT OF HUGE INCREASED TRAFFIC IT NEEDS A COMPLETE RE-STRUCTURE / MORE LANES OR TRAFFIC LIGHTS (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.

REVISE THE ROADING PLAN, FIND ANOTHER ACCESS IN SEAD OF JACKLACHLAN DRIVE.

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)

27/02/23  
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 - Brent Smith  
**Date:** Wednesday, 1 March 2023 4:03:09 pm

---

The following customer has submitted a Unitary Plan online submission.

**Contact details**

Full name of submitter: Brent Smith  
Organisation name:  
Agent's full name:  
Email address: snappersmitty@gmail.com  
Contact phone number:  
Postal address:  
100 Karaka 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 skyscape. 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

200.1

200.2

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.

200.2

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.

200.3

- 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.

200.4

- 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.

200.5

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: 1 March 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.