

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Jane Norton
Date: Friday, 10 March 2023 9:30:57 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jane Norton
Organisation name:
Agent's full name:
Email address: jane.shane33@gmail.com
Contact phone number:
Postal address:
33 Sunkist Bay Road
Beachlands
Auckland 2018

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
PC88
Property address: Beachlands South
Map or maps: 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746, 758 and 770 Whitford-Maraetai Road, Beachlands.

Other provisions:

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

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

The reason for my or our views are:
Roading is currently unable to service and traffic and there a lack of public transport out here and the roads falling apart. The public transport only goes to Botany or the CBD with the current one lane in and one out if there if an accident it blocks the road for sometimes hours and ferry is going reach it limit. With the lack of good public transport in the areas beyond the area it's only going to add to the congestion in Botany, Pakuranga and Orminston and the surrounding areas. Unfortunately the council continues to infill and build on vacant land with no thought to providing public transport services.

371.1

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

Submission date: 10 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.

[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 - Peter Hurley
Date: Friday, 10 March 2023 9:30:58 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Peter Hurley

Organisation name:

Agent's full name:

Email address: ptrrbt@outlook.com

Contact phone number:

Postal address:
11 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:

Property address:

Map or maps:

Other provisions:

Submission for any further development for PC 88 (Private): Beachlands 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? No

The reason for my or our views are:

The Beachlands area is already struggling to cope with the growth across the Beachlands and Maraeti areas from previous and current development works. Continuing to add additional development in this area does not make logical sense as there is a large number of open issues that will not be addressed, and are all to often talked about but no action will follow.
Roading - The road is constantly failing from high use, there are many accidents on the road and there is heavy traffic which backs up for many km during the hours of 7am to 9am and 3pm to 6pm. This is before the current development is completed opposite countdown. There is no provision in this proposal for any amendments with roading to cope with the increased volume of traffic for a rural road. Slowing the traffic on the road is not a solution that will fix heavy traffic volumes. It is considered more people will use public transport, however we know this will not be the case and there will still be a significant number of additional cars on a road that is not made for this type of traffic.

Public Transport - The existing public transport is insufficient for the current day capacity, the

372.1

proposed submission for people to take advantage of ferries and busses ignore the fact that people are already being turned away from ferries on a regular basis in the morning due to volume of people taking this form of transport. Further to this there is no room for expansion of the ferry terminal at the marina, nor is this a quick fix. Busses will only add to congestion on already loaded roads for which there is very poor public transport options in East Auckland already. 3 busses and 2 hours to get into the city by bus is not efficient public transport.

372.2

There is a proposal for land for a school however the Ministry is unlikely to invest in another secondary school. All these kids again have to travel to overloaded schools via the overloaded traffic network. Busses are already struggling to get kids to school on time due to East Auckland traffic issues

Health Services - there is no proposed health services - the current Dr you need to book weeks in advance to see a Dr, or travel to Botany and wait in 4 hour queues to see Dr, how can you keep loading up these critical facilities and play with peoples lives.

I support development where it makes sense, and there is easy access to main transport routes and centres, however this feels like an opportunity for a developer to make some money at the expense of the community and common sense for a already remote location where we all know any this to address transport routes, public transport and schooling will be part of a list of items that will never get actioned.

372.3

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

Submission date: 10 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.

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 - Darci Shelley
Date: Friday, 10 March 2023 10:31:10 pm
Attachments: [parks-open-spaces-strategic-action-plan_20230310221752.569.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Darci Shelley

Organisation name:

Agent's full name:

Email address: darcishelley01@gmail.com

Contact phone number: 021327245

Postal address:
50 Eighth View Avenue
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

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

My submission relates to

Rule or rules:
Rezone the southern portion
Residential THAB Zone
Residential MHU Zone
Residential Large Lot Zone
Business - Local Centre
Business - Mixed Use
Business - Light Industrial

Property address: 110 Jack Lachlan Drive

Map or maps: Residential THAB Zone Residential MHU Zone Residential Large Lot Zone Business - Local Centre Business - Mixed Use Business - Light Industrial

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:
Darci Shelley
Darcishelley01@gmail.com
50 Eighth View Avenue, Beachlands 2018
021327245

To whom it may concern

I am writing as a resident and community member of Beachlands, Auckland.

I believe you are aware that the land owners, NZ Super Funds, Ngāi Tai ki Tāmaki, Hāpai Development Property LP and Russell Property Group via their Managing Director Brett Russell, have made it known that thousands of homes and apartments are proposed for coastal land in south-east Auckland. They have also indicated that they intend to use much of the development on the privately owned Formosa Golf Club for homes, along with space for schools, commercial and retail components.

Whilst planning applications have been submitted for use of this land, I believe the decisions taken by the landowners are a set of cynical steps towards further development of this area as housing.

I am asking for your support at all levels of government to secure the golf course by:

- Promoting the continuation of the lease, either with the current leaseholders or with a new provider.
- Championing the efforts of the Franklin Ward and Auckland Councilors to seek an alternative outcome.
- Advocate and defend the benefits that the use of this sports and leisure facility provides in terms of mental and physical wellbeing, particularly post Covid-19 pandemic. This is not just beneficial to those who play golf on the course, but also to the many residents of both Beachlands and adjoining communities Maraetai, Omaha, Whitford and Flat Bush to name a few who use the private spaces and facilities that span the area for exercise and enjoyment.
- Supporting the Planning policies of Auckland Council's Parks and Open Spaces Strategic Plan 2013 - 2040, which includes important policies relating to the maintenance of the Parks and Open Spaces that this area delivers, and policies to prevent development removing sports and leisure facilities. Advocating, enabling and working with partners “such as the Department of Conservation and private providers of sporting facilities, schools and the rural sector to protect open space, increase the capacity of the network and maximise the benefits to Auckland.” (Auckland Council 2013).
- Lending your support through whatever lobbying and contact necessary to prevent the development of Formosa Golf Club.

373.1

Beachlands South is a development envisioned solely through housing development. The resulting size (currently close to 3000 houses) will put a strain on the provision of schooling and health facilities; Beachlands Primary School and Maraetai Primary school are currently at capacity with no future plans of Secondary School in the area. The current medical facilities are also at capacity adding to the overpopulated workload of neighbouring communities. The adjoining communities of Flat Bush, Botany and Pakuranga have increased through a significant housing development at Ormiston and Pakuranga Heights which also involved the redevelopment of a golf course adding to an increased burden on local transport, facilities and infrastructure.

373.2

373.3

373.4

Please support residents, local and neighbouring communities in preventing the redevelopment of the area and reconsider development plans and its associated cost and burden to the community of Beachlands.

Yours sincerely

Darci Shelley

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

Submission date: 10 March 2023

Supporting documents

parcs-open-spaces-strategic-action-plan_20230310221752.569.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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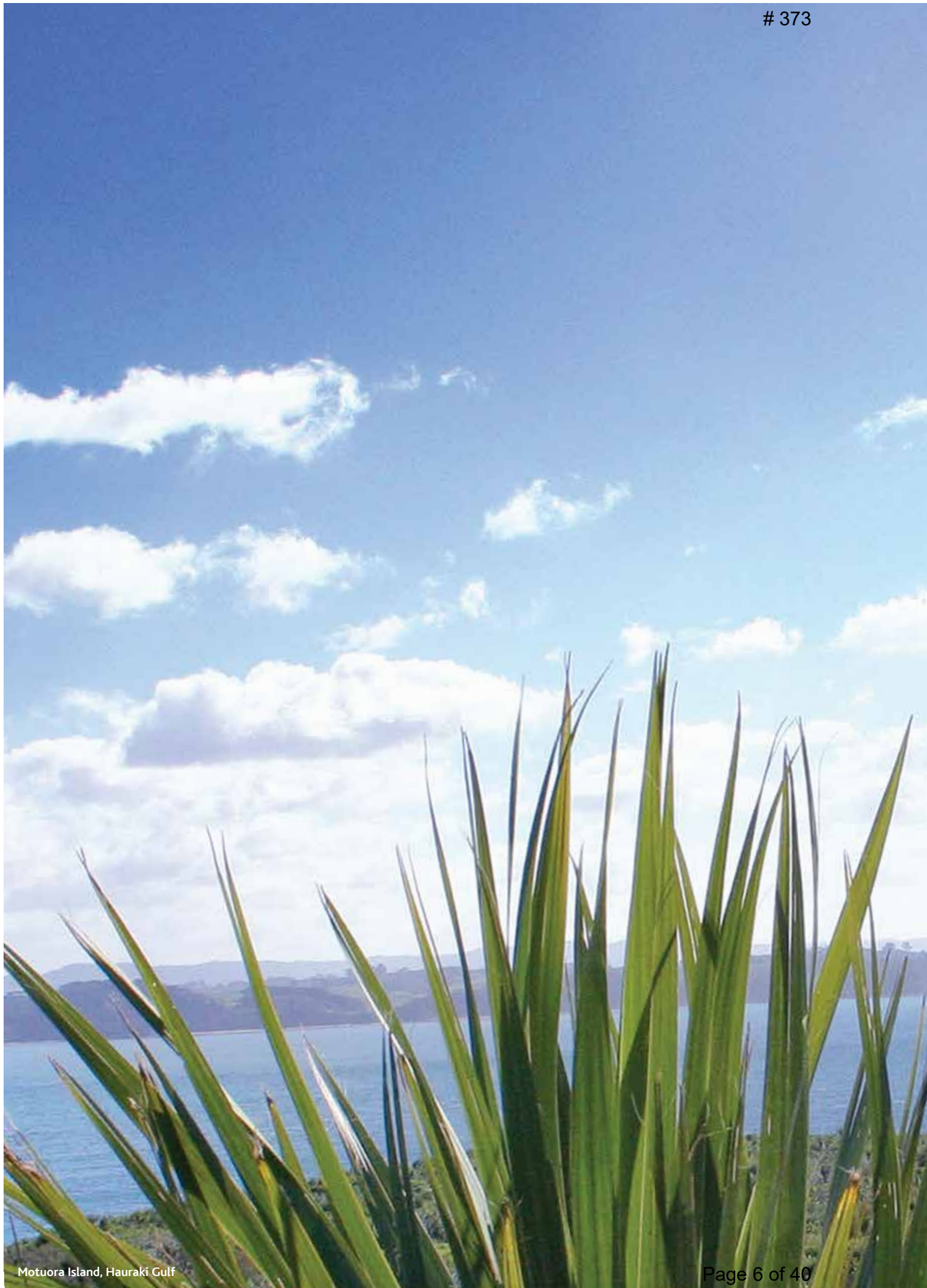
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Parks and Open Spaces Strategic Action Plan

2013





He mihi

E koro mā, e kui mā, i te pō
 Ki a koutou ngā iwi tuaroa i roto i ngā tau whakapūrehurehu
 Kia papakura mai koutou i te kākarauritanga o te rā
 E kore rawa koutou e ngaro i te mahara

Ki a koutou e noho nei i raro i te maru o te pai me te whai rawa o Tāmaki,
 Tāmaki, makau a te rau, makau a te tini, wenerau a te mano
 Nei te ngākau ka mihi
 Nei te ngākau ka tangi

Ka mihi ki ngā maunga, ngā puke, ngā tihi matarau, ngā wai e rere nei,
 ko ngā uri a Tāne, a Haumia, kei tēnei takiwā

Nā ngā iwi, e nohoia nei, nā tō rātou hūmārie, tautoko, poipoi hoki i te Kaunihera
 o Tāmaki Makaurau, tēnei mahere ka puta, kua puta ēnei kōrero a te Kaunihera ki
 te marea

E te ihi korangaranga, te ā tē kitea, te ā tē rangona, he hiringa taketake i hua mai
 nei i a koutou ngā ringa raupā, ahakoa piki, ahakoa heke

Tēnei pai me te whai rawa o Tāmaki e kīa nei... tukuna tō wairua kia rere.

To those who have passed
 To you the people, the continued strength through some challenging times
 Your commitment will never be forgotten

To all who reside in this place of plenty, Auckland
 Auckland – beloved of hundreds, famed among the multitude, envy of thousands
 This warmth greets you
 This warmth yearns for you

Greetings to the many mountains, hills, sites, rivers and descendants of Tāne and
 Haumia that reside in this region

To those people who reside in this region, it is because of your commitment, your
 perseverance and encouragement, of this document, that Auckland Council presents
 the Parks and Open Spaces Strategic Action Plan

This research is the result of much commitment, that which may not be seen, that
 which may not be heard, however the determination of many, despite the challenges

This place of plenty, Auckland says... let your spirit soar.



Adopted by the Regional Development and Operations Committee, 19 September 2013
Resolution number: CP2013/18848

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Auckland's parks and open spaces



Te Hauturu-o-Toi (Little Barrier Island), Hauraki Gulf Marine Park

Hauraki Gulf Marine Park

The Hauraki Gulf Marine Park is our national park of the sea. The park protects the combination of natural richness, environmental quality, and landscape that make the Hauraki Gulf outstanding in New Zealand.

Regional parks

Auckland's network of 26 regional parks cover more than 40,000ha of land. They provide outstanding access to our amazing natural and rural landscapes, conserve our heritage and biodiversity and offer diverse recreation opportunities.



Comans Track, Karekare, Waitākere Ranges Regional Park



Farley Point, Karekare

Wild, remote places

Auckland's open spaces provide opportunities to access wild and remote places. The Waitākere and Hunua Ranges, Great Barrier Island or even some of our large urban parks, offer us respite from our busy lives, and allow us to connect with nature.

Natural areas

Healthy coastal and natural environments are some of the special places of Auckland. Our open spaces have a valuable role to play in protecting and enhancing Auckland's landscape and biodiversity.



Takapuna Beach, Takapuna

Beaches

Auckland has some amazing beaches on its doorstep. They are a big part of what makes Auckland a great place to live and visit. Some are remote, such as Te Arai, Anawhata and Whangapoua, and offer a real feeling of escape and solitude. Others, such as Takapuna, Mission Bay and Long Bay are popular destinations for many Aucklanders on a fine summer day.

Volcanic cones

Fifty volcanic cones have shaped Auckland into the city that it is today. From the unique landform the city is built on, to the distinct identity and sense of place they inspire, cones such as Motukorea (Browns Island), Maungauika (North Head) and Maungakiekie (One Tree Hill), all inform Auckland's rich cultural and historic heritage.



Maungawhau – Mt Eden, Mt Eden



Tui Glen Reserve, Henderson

Local parks

Auckland has a wide variety of local parks providing spaces for playgrounds, sports fields, walkways and community gardens. Our local parks provide places for Aucklanders to relax, socialise and play.

Civic spaces

Our civic squares, town centres and streets are a vital, if often forgotten, type of open space. They are places which help to establish connections and linkages and where people can move through, visit and congregate.



Vulcan Lane, central Auckland



Tawharanui Regional Park, Tawharanui

Auckland – the world's most liveable city

Te pai me te whai rawa o Tāmaki

The vision for Auckland is set out in the Auckland Plan – to become the world's most liveable city. As the world's most liveable city Auckland will be a place that:

- Aucklanders are proud of
- they want to stay or return to, and
- other people want to visit, move to, or invest in.

The Auckland Plan sets out a 30-year strategy to achieve this vision, to make Auckland an even better place than it is now and to create the kind of place Aucklanders have told us they want. Auckland's parks and open spaces make a major contribution towards Auckland's quality of life and are integral to achieve the vision and strategy set out in the Auckland Plan.

The following outlines how Auckland's parks and open spaces contribute to the outcomes of the Auckland Plan.

A Māori identity that is Auckland's point of difference in the world

Tikanga Māori and partnerships between mana whenua, Auckland Council and the wider Auckland community are increasingly important to enhance the prosperity and quality of life for all Aucklanders. Mana whenua have an active role to play in Auckland's open spaces, including the maunga (volcanic cones), wahapū (harbour), motu (islands) and kaitiakitanga (guardianship) of our land and marine resources.

A fair, safe and healthy Auckland

Auckland's open spaces are the venues for many sport and leisure activities. Our parks and open spaces provide opportunities for all Aucklanders to get active and stay fit, as well as spaces for respite, relaxation and escape from our busy lives. They provide places for our children and young people to have fun, participate in sport and learn. Our clubs, community groups and volunteers activate our parks and help to improve them.



A well-connected and accessible Auckland

Parks, open spaces and streets are places for people to meet, socialise, and get involved in the community. Streets and open spaces link the city together, allowing people to get where they need to go. Parks protect our coastline, waterways and link areas of native bush together to protect and enhance Auckland's native biodiversity.

A beautiful Auckland that is loved by its people

Auckland's isthmus location, surrounded by islands, and dotted with volcanic cones has influenced the way the city has developed and will continue to do so in the future. Our parks and open spaces play a big role in how Auckland looks and feels. The landscape, historic heritage and cultural features of our parks add to the character and identity of the region, while our neighbourhood parks and civic spaces create distinct and vibrant town centres and suburbs.

A green Auckland

Auckland parks and open spaces play a critical role in conserving our rich natural heritage. They protect the ecosystems and landscapes that make Auckland unique, such as our coastline, volcanic cones, beaches and streams. Parks are places where people can learn about and connect with the natural world. Auckland's parks form part of the green infrastructure network, helping to manage our stormwater, improve air quality and mitigate climate change.

A culturally rich and creative Auckland

Auckland's park network expresses our values, history and stories. Parks are places where we celebrate our culture, learn about our historic heritage and care for Auckland's special features on behalf of future generations. Many open spaces accommodate artworks, events and festivals where Aucklanders express their creativity. Auckland's parks provide the facilities for many Aucklanders to participate in sport.

An Auckland of prosperity and opportunity

Auckland's parks and open spaces, our temperate climate and natural environment provide for diverse recreation opportunities. Auckland's lifestyle – organised sport, swimming, bush walking, events or picnicking in a park – is one of the factors that attract people from across New Zealand and around the world to live in Auckland. Parks and open spaces are also the venue for many of the experiences and events that bring tourists to Auckland.

Auckland's parks and open spaces in 2040

To realise Auckland's vision to be the world's most liveable city, our network of parks and open spaces will need to continually grow and improve.

This is recognised in the Auckland Plan, which includes a target to:

Maintain and extend an integrated network of quality open spaces across the region that meet community needs and provide a diverse range of recreational opportunities by 2040.

To achieve this target we need to consider how the place and people of Auckland will change over the next 30 years and identify where we need to focus our efforts to ensure our parks and open spaces contribute to and enhance Auckland's liveability.



St Patricks Square, central Auckland

A changing Auckland – the place and the people

The Auckland Plan identifies some of the main influences and trends that will affect the way Auckland grows and develops over the next 30 years. As an integral part of Auckland’s social, cultural and physical environment, many of the following factors will affect how we provide and manage Auckland’s network of parks and open spaces.

A growing population

Like many successful cities, Auckland’s population is growing and changing. The Auckland Plan sets out how growth will be a catalyst for enhancing our prosperity and quality of life. Over the next 30 years, a further one million people are expected to live in Auckland. A larger population will mean our parks and open spaces will need to accommodate more use.

A place of diversity

Auckland is diverse – both the people and the place. Auckland is already home to 180 ethnicities and the population is expected to get more diverse over the next 30 years, with the Asian and Pacific proportion of the population expected to grow the most significantly. The proportion of Auckland’s population over sixty will almost double by 2040. Auckland’s natural and urban geography is also diverse. The region includes a variety of natural landscapes, environments and settlements – from the densely developed city centre, to suburbs, rural towns, farms and islands. Our planning and management of Auckland’s parks and open spaces needs to respond to this diversity to meet the differing expectations and needs of Auckland’s communities.

A compact city

To accommodate Auckland’s growing population, the Auckland Plan anticipates 400,000 new dwellings will be required over the next 30 years. The Auckland Plan intends that between 60–70 per cent of all new dwellings will be located within the existing urban area in the form of apartments, infill housing and town houses. Greenfield developments and expanding the urban limits will accommodate the remaining dwellings. This will mean some public open spaces will be used more intensively, as residents use local parks, streets or squares for activities that may have traditionally occurred in the suburban backyard. New parks will need to be acquired, existing parks upgraded and our streets will be an integral part of Auckland’s open space network.

Māori identity as Auckland’s point of difference

The Tiriti o Waitangi/Treaty of Waitangi settlement process and increasing Māori participation in Auckland’s parks and open spaces will become more influential over the next 30 years. Māori cultural activities will be celebrated as Auckland’s point of difference in the world. Tikanga Māori and customary activities will influence how our parks and open spaces are planned, developed and managed.

An emerging international city

As New Zealand's largest city and commercial centre, Auckland is New Zealand's gateway to the rest of the world. In an increasingly globalised world, cities compete with each other to attract innovative, dynamic businesses and the highly skilled workforce required for economic prosperity. Auckland's open spaces are integral to our quality of life and the physical attractiveness of Auckland, which is one of our competitive advantages that attract businesses, tourists and workers to Auckland.

Increasing environmental awareness

As our climate changes, people are more aware of their impact on the environment. Over the next 30 years, Auckland could face changes to its temperature and rainfall, have more frequent storms and sea-level could rise. The health of our ecosystems, freshwater quality and air quality are under pressure. The Auckland Plan recognises that we need to commit to environmental action and green growth. The way we develop and care for open spaces will play a part in addressing Auckland's environmental challenges.

The ways Auckland will change over the next 30 years present challenges and opportunities for planning, developing and managing our parks and open spaces. A fast growing city inevitably means more people will use our parks and open spaces and undertake a wider range of activities. The key challenge for Auckland is to provide for our growing population's social and recreation needs while ensuring the special features and intrinsic values of our parks and open spaces are protected. We need to carefully balance these demands so that generations now and in the future continue to enjoy the parks and open spaces that make Auckland special.

Our changing lifestyles

Aucklanders' lives are getting busier, so making the most of our leisure time is important. Concerns about obesity and physical inactivity mean there is an increasing focus on healthy living. People want opportunities to be active that are affordable, convenient and close to home. Our parks and open spaces are the venue for many of the sports that get Aucklanders active. They also provide active ways to get around the city by bike or on foot. As Auckland grows and changes, it is essential that people have doorstep access to high quality recreation facilities and a connected open space network that allows Aucklanders to live healthy lifestyles.





Cox's Bay Reserve, Westmere

The Parks and Open Spaces Strategic Action Plan

The Parks and Open Spaces Strategic Action Plan sets out what needs to happen to Auckland's park and open space network over the next 10 years in order to implement the aims of the Auckland Plan. The action plan identifies what Auckland Council will focus on, outlines how we will do it and what the priorities are.

There are two main parts to the strategic action plan:

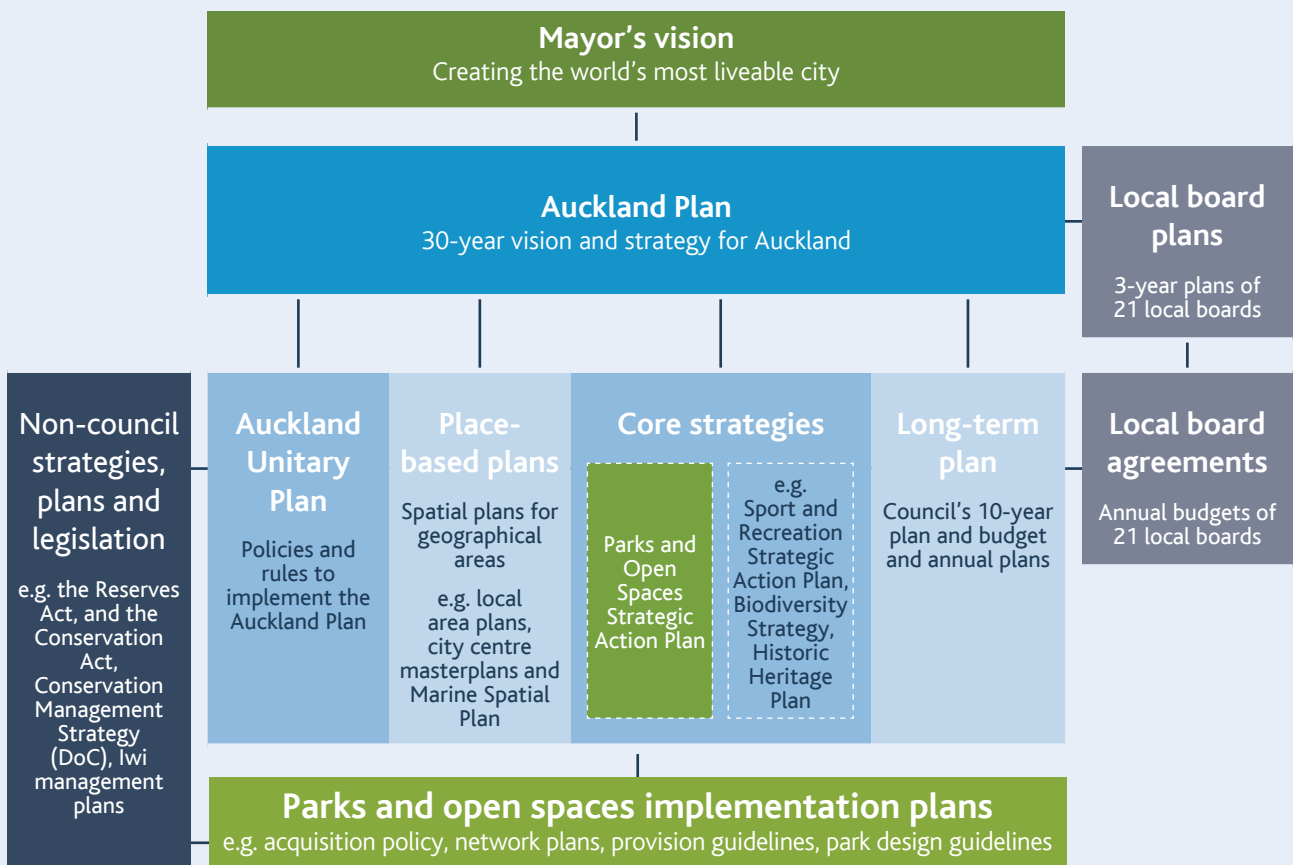
- **what we will do** – outlines what we will focus on and our priorities for parks and open spaces over the next 10 years
- **how we will do it** – provides detail on the actions required to implement the strategic action plan.

Related plans and strategies

The Parks and Open Spaces Strategic Action Plan is one of Auckland Council's core strategies. It will influence, and is influenced by, a range of other council strategies and planning documents that determine how we plan, develop and manage the parks and open spaces network, such as the Sport and Recreation Strategic Action Plan, Indigenous Biodiversity Strategy and the Historic Heritage Plan. There are also a range of non-council strategies, legislation, plans and agreements that influence how both the council and other providers manage parks and open spaces in Auckland. The diagram in Figure 1 shows how the strategic action plan relates to other strategies and plans.



Figure 1: Relationship between the Parks and Open Spaces Strategic Action Plan and other strategies and policies that influence parks and open spaces.



Achieving it together

Creating the network of open spaces that Auckland needs to become the world's most liveable city will require collaboration and effort from a wide variety of organisations and communities.

We will need to work in accordance with the principles of the Auckland Plan, which are:

- valuing Te Ao Māori
- working together
- being sustainable
- acting fairly
- making the best use of every dollar spent
- being affordable
- checking progress and adapting to improve.

Below are some of the ways we will partner with mana whenua and involve stakeholders to develop and improve the parks and open spaces network.

Valuing the place of mana whenua

Co-governance arrangements and tikanga Māori will become increasingly influential on Auckland's open spaces included in the treaty settlement process. It is critical that relationships are established with mana whenua, either through statute or in less formal settings.

Recognising the importance of open space not owned by Auckland Council

Open space not owned by the council makes up a big part of the open space network in Auckland. Auckland Council's role in relation to this part of the network is as an advocate, enabler and partner. Auckland Council needs to partner with mana whenua, other government organisations such as the Department of Conservation and private providers of sporting facilities, schools and the rural sector to protect open space, increase the capacity of the network and maximise the benefits to Auckland.

Supporting groups that help to look after parks and open spaces

Many community groups, mana whenua, sports clubs and volunteer organisations have a long association with caring for and improving Auckland's parks and open spaces. We will share our knowledge and expertise with groups who get involved with looking after our parks and open spaces. We fund volunteer schemes and community planting days, support mana whenua and 'friends of' groups and are committed to co-ordinating and providing opportunities for people to be involved in how our parks are designed, developed and managed.

Promoting the benefits of investing in quality open space

We will undertake local research to build the case for investing in open spaces and explain the wide range of benefits they provide to Auckland. We will advocate to other landowners, developers and infrastructure providers to achieve practical solutions that create quality open spaces.



What we will do

Areas of focus

The role of parks and open spaces in providing for Auckland's quality of life and liveability, along with the changes Auckland will face over the next 30 years, influence the areas we need to focus on when planning, developing and managing the parks and open spaces network.

To create the network of parks and open spaces required to achieve the outcomes identified in the Auckland Plan, there are four areas Auckland Council will focus on over the next 10 years.

Treasure our parks and open spaces

We will focus on protecting and conserving Auckland's environment, heritage and landscape. We will improve opportunities for people to learn about and appreciate the special features and values of our parks and open spaces.

Enjoy our parks and open spaces

We will focus on expanding and developing our parks and open space network to accommodate more use and activities to meet the needs of our growing and diverse population while ensuring what makes our parks special is not lost. We will design and develop our open spaces to be safe, fun and welcoming places that Aucklanders love to use.

Connect our parks and open spaces

We will focus on visually and physically connecting Auckland's network of parks, open spaces and streets to create opportunities for people to move around the city and to enhance our native biodiversity. We will enhance accessibility so that all Aucklanders can easily access and enjoy the opportunities our parks and open spaces have to offer.

Utilise our parks and open spaces

We will recognise that parks and open spaces are an integral part of what makes a successful city and have wide-ranging social, economic and environmental benefits. We will focus on maximising synergies between our open spaces and creating a green, resilient and prosperous city with thriving communities.

These four areas of focus inform the priorities and actions outlined in this strategic action plan. Aligning our work to these areas of focus will ensure our parks and open spaces enhance Auckland's liveability while responding to the way the city will change over the next 30 years.

Figure 2: Relationship between the outcomes of the Auckland Plan and the areas of focus and priorities of the Parks and Open Spaces Strategic Action Plan.





Shakespear Regional Park, Whangaparaoa Peninsula

Treasure our parks and open spaces

Manaakitia te taiao

We will focus on protecting and conserving our parks and open spaces and improving people's ability to understand and appreciate their value and significance.

The following are our priorities for the next 10 years.

Protect and care for Auckland's special places

Many of our parks contain significant ecological, natural, cultural and historic heritage values. We will develop a robust information base about the values of our parks and open spaces and lead by example in conserving and managing Auckland's special places. We will work in partnership with mana whenua to understand and protect the values of places of significance to mana whenua, including waahi tapu and other taonga.

Celebrate our volcanic landscape

Our volcanic features are among the most treasured and distinctive landscape and heritage features of Auckland, and are of particular significance to the Ngā Mana Whenua o Tāmaki Makaurau (the Tāmaki Collective). To recognise its importance, we will bid to obtain world heritage status for the Auckland volcanic field.

Protect our coastline and waterways

Auckland's coastal environment and waterways are defining features of Auckland's landscape and lifestyle. Our growing population and development may put pressure on popular beaches, coastal parks and our waterways. We need to carefully manage these places in an integrated way, sustaining and enhancing their natural values while ensuring Aucklanders continue to enjoy easy access to our beaches, coastline, streams and lakes.



Restore and enhance Auckland's native biodiversity

Many of our parks and open spaces provide habitat for our unique flora and fauna. We will care for and improve native vegetation and habitats through weed and pest management, planting programmes and partnerships with landowners.

Tell our stories and history

Our parks and open spaces give Auckland a sense of identity and have great educational value. Through interpretation, design, activities and information, we will provide ways for people to understand the unique values of our open spaces and learn about Auckland's heritage, including the stories of how our parks and open spaces were established.

Enjoy our parks and open spaces

Ngā papa rēhia

We will focus on ensuring our parks and open spaces meet the needs of our growing population so that people can experience all they have to offer.

The following are our priorities for the next 10 years.

Accommodate more use and activities

Our growing and diverse population will mean more people will want to do more in our parks and open spaces. We need to make the best use of our open spaces, ensuring they cater for a range of activities and users by redeveloping existing parks, and creating new parks that are flexible, accessible, safe and welcoming. Not all open spaces can provide something for everyone, but across our network we need to provide for a variety of experiences locally, from high-quality sports grounds, attractive streets and spaces for playing through to quiet, natural areas to relax in.

Balance diverse demands

Parks and open spaces in a growing city face pressure from neighbouring developments and proposals for new facilities, commercial activities and infrastructure. We need to make sure the integrity of our parks and open spaces is maintained by ensuring uses are appropriate and that development and infrastructure are designed to enhance, not detract, from their values and benefits.

Create safe, healthy and enjoyable places

It is critical that people feel safe when using parks and open spaces. Auckland's parks and open spaces need to be fun, healthy, creative and stimulating places where people feel safe and comfortable when they visit. It is also important the basics are right – that our parks and facilities are well maintained. We need to understand how Auckland's diverse communities use their parks and open spaces to ensure we are providing experiences people want and enjoy.

Expand the open space network

Acquiring new land will provide a variety of parks and open spaces that accommodate the recreation and social needs of our growing population and conserve and protect our environment. We will acquire more land and work with other landowners, such as schools, to secure public access to open space where there is a need and opportunities exist. We will focus on the places where growth is occurring to ensure residents can easily walk to a high-quality local park.

Promote our parks and open spaces

By improving information about the activities and facilities our parks offer, their history and their special features, Aucklanders and visitors can make the most of our parks and open spaces. We will use innovative technologies so people can find out about the facilities, trails and features of parks and open spaces around them while out and about, or plan ahead for the weekend.



Connect our parks and open spaces

Ngā papa haumi

We will focus on creating a green network across Auckland by physically and visually connecting our parks, open spaces and streets. We will work closely with partners towards achieving long-term goals to connect our open space network.

The following are our priorities for the next 10 years.

Create greenways across Auckland

Building on the work already being done by local boards across Auckland, we will develop greenways that connect our parks, streets and esplanade reserves with a network of walkways, cycleways and trails. Greenways will make moving around our neighbourhoods easy, whether visiting the local shops, going to school or getting out for some exercise.

See our streets as places

Our streets are increasingly an integral part of Auckland's open space network, being popular places for recreation and socialising. We need to make the most of our streets to create attractive and vibrant town centres and suburbs while ensuring people can easily get around Auckland – by bus, car, foot or cycle. Balancing demands for trees, transport, utilities and stormwater in attractive streets will be a key challenge as Auckland develops.

Create a regional trail network

Developing an integrated network of trails that are destinations for walking, riding, and paddling will provide world-class recreation experiences for locals and tourists alike. We will identify, plan and develop existing and new trails to form an integrated regional network that showcases the best Auckland has to offer.

Connect our natural areas

Connecting natural areas allows wildlife to move through the region, protects our landscape, maintains Auckland's hydrology and enhances our biodiversity. We will focus on enhancing waterways and streams, wetlands and esplanade reserves. We will identify areas to target revegetation and ecological restoration initiatives to maximise the benefits to Auckland's biodiversity.

Link with the transport network

The relationship between open space and the transport network will become more important as the city grows. Our open spaces link with streets to form routes for pedestrians and cyclists to get around. We need to maximise synergies with the transport network in ways that enhance our open spaces. Parks and open spaces are also the venues for activities and events that draw people from around the region. We need to carefully plan how people will get to our sports facilities, beaches, large parks and events so that it is easy to experience all that Auckland's parks and open spaces have to offer.





Elliott Street, central Auckland

Utilise our parks and open spaces

Ngā papa rangahau

We will recognise the wide-ranging benefits of parks and open spaces in creating a green, resilient and prosperous city with thriving communities.

The following are our priorities for the next 10 years.

Connect our communities

Parks and open spaces are the places where all of the community can get together – to meet at the local playground, bump into a neighbour when walking the dog, or play for the local sport club. Our parks and open spaces need to provide quality facilities and experiences that are part of people's daily routine and respond to Auckland's diverse communities. We must ensure that our network of parks and open spaces are inclusive and accessible, for all Aucklanders to enjoy.

Build a green infrastructure network across Auckland

Developing a resilient green infrastructure network can help to manage stormwater, improve air and water quality, reduce flood risk and help to mitigate climate change. Within the open space network, we will plant more trees and encourage sustainable design solutions to maximise the role of our parks, open spaces and streets in creating a green city.

Provide world-class experiences

Some of Auckland's most popular parks and open spaces are also major tourist attractions, such as Maungawhau – Mt Eden, Wynyard Quarter, Waiheke Island's beaches and the walks of the Waitākere Ranges. We will create places that Aucklanders love to visit that are also excellent experiences for visitors, contribute to our tourism economy and enhance our global reputation.



Respond to our changing environment

Our changing climate will impact on our parks and open spaces and how they are managed. Some areas of the network may become more susceptible to natural hazards, such as coastal erosion, and changing weather patterns may influence vegetation. We need to understand how our parks will be affected, the implications for how we manage them, and how to create a resilient open space network that helps to address the environmental challenges facing Auckland.

Use parks and open spaces to create attractive urban areas

High quality parks, open spaces and streets can create vibrant town centres and suburbs. Smart investment in open spaces, accompanied by private sector development, can be a catalyst for radically improving the quality of urban living in Auckland. We need to ensure our investment in open spaces aligns with where and when growth is occurring, creates distinct places and helps deliver a high-quality compact city.

How we will do it

This section of the strategic action plan outlines how we will turn the priorities of each area of focus into 'on the ground' changes to the way we plan, develop and manage our parks and open spaces over the next 10 years.

The actions identified in this section do not cover all the work Auckland Council does in relation to parks and open spaces. Auckland Council, other organisations and community groups undertake activities in areas such as biosecurity, environmental monitoring, urban planning, community development, transport and stormwater infrastructure that all influence parks and open spaces to varying degrees. Additionally, every day Auckland Council undertakes a wide range of work directly related to maintaining and improving Auckland's parks and open spaces.

The actions in this section identify additional initiatives Auckland Council will undertake, or is already progressing which will help us deliver the areas of focus and priorities over the next 10 years.

The actions are grouped into four activity areas:

- policy and planning
- development and management
- advocacy, partnership and promotion
- research and monitoring.

Auckland Council – decision-making roles

Auckland Council's decision-making responsibilities are shared between the governing body and 21 local boards. The governing body focuses on issues, decisions and strategies affecting the whole region and has decision-making responsibility for regional parks. Local boards represent their communities, make decisions on local matters, and have decision-making responsibility for local parks. Both the governing body and local boards have a critical role in the successful implementation of the actions identified in the strategic action plan.

Enabling Māori aspirations

The actions identified in this section will contribute towards achieving mana whenua aspirations identified in the Auckland Plan and confirmed through engagement with mana whenua on the strategic action plan. While mana whenua share many of the aims of the strategic action plan, some of the actions that significantly relate to mana whenua aspirations include the actions listed in the table below.

Actions to enable Māori aspirations

A2	Co-govern maunga and parks with mana whenua identified through the Treaty of Waitangi settlement process, including preparing development and management plans for co-governed parks and open spaces.
A3	Work with mana whenua to tell stories of Māori cultural heritage throughout our parks and open spaces network, including through place names, interpretation, artwork and memorials.
D7	Support and undertake initiatives to enhance the biodiversity value of our parks, open spaces and waterways through partnerships with mana whenua, planting programmes, community groups and volunteer programmes.
R5	Work with mana whenua to identify, protect, preserve and manage waahi tapu and other places of significance within the public open space network.
P8	Bid for world heritage status for the Auckland volcanic field.
P12	Establish a framework for mana whenua to partner and participate in policy, planning, design, development and management of parks and open spaces based on recognition and respect.

See tables on pages 30-33 for the full action lists.



Policy and planning

Region-wide policies and guidelines inform consistent and transparent decision-making, backed by thorough analysis. They assist in implementing best-practice management and development to our parks and open spaces. Planning prioritises the actions and funding required to make the changes needed to improve Auckland’s parks and open spaces.

Open space network planning

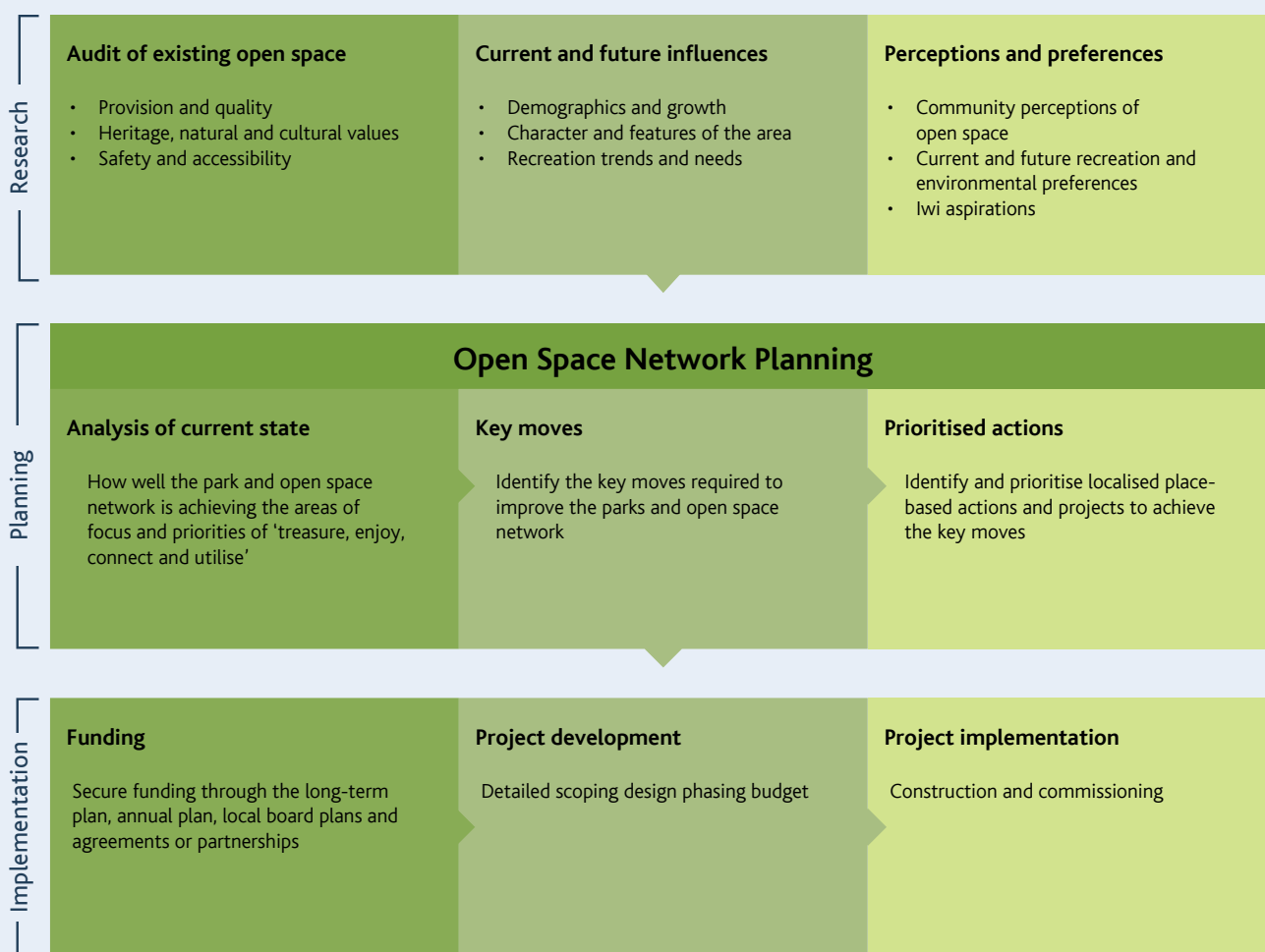
Open space network plans are one of the key tools to implement the Parks and Open Spaces Strategic Action Plan. Network plans map the aspirations for our parks and open spaces at a local scale.

A network plan will also be developed for the regional park network. A region-wide open space network plan will consider key initiatives and investment priorities at a region-wide scale.

Developing open space network plans for each of the 21 local board areas will identify actions to improve local parks and open spaces in response to local diversity and preferences.

The main components and process for developing open space network plans are summarised in Figure 3.

Figure 3: Overview of the open space network planning process.





Policy and planning: actions		Next 2 years	2-5 years	5-10 years
P1	Develop policy to guide acquiring land for parks and open spaces.			
P2	Develop provision guidelines to inform land acquisition and investment in parks and open spaces, both in existing urban areas and greenfield development areas.			
P3	Develop greenways plans for all local board areas that identify and prioritise opportunities to enhance connections between local destinations and provide recreational opportunities through streets, parks and open spaces.			
P4	Develop local park network plans for all local board areas based on analysis of the current network and that prioritise actions for improvement.			
P5	Develop a regional park network plan based on analysis of the current network and that prioritises actions for improvement.			
P6	Develop a regional open space network plan based on analysis of the provision of parks and open spaces across Auckland and outlines investment priorities at a regional scale.			
P7	Plan and implement a regional trail network that aims to provide destinations for walking and riding that will attract users from across Auckland and tourists.			
P8	Bid for world heritage status for the Auckland volcanic field.			
P9	Review and develop operational guidelines and reserve management plans to ensure consistent and transparent decision-making about how our parks and open spaces are managed.			
P10	Develop parkland design guidelines that encourage innovation and best practice in development and design of parks and open spaces.			
P11	Develop visitor strategies for parks that receive high levels of visitation to ensure visitors' experiences are enhanced while protecting the values of the park.			
P12	Establish a framework for iwi to partner and participate in policy, planning, design, development and management of parks and open spaces based on recognition and respect.			
P13	Develop guidelines for the design of play spaces and the provision of play opportunities and experiences.			
P14	Develop a policy on weed management.			
P15	Finalise and implement guidelines for the stewardship of council-owned and/or managed heritage assets.			
P16	Develop provision guidelines for recreation and sport facilities to provide informal and formal opportunities for active recreation in areas of intensification and greenfield development.			
P17	Develop policy on the provision of network and utility infrastructure and community buildings on parks and open spaces.			
P18	Identify locations where targeting ecological restoration initiatives will maximise the benefits to Auckland's biodiversity.			

Development and management

Auckland Council undertakes a wide variety of activities to develop and manage the network of parks and open spaces. It acquires new land for new parks, designs and develops parks in new subdivisions, upgrades existing facilities, manages weeds and pests as well as regular day-to-day maintenance of our parks and open spaces.

Development and management: actions		Next 2 years	2-5 years	5-10 years
D1	Undertake landowner responsibilities to manage and maintain our parks and open spaces in the public interest, in accordance with council policy and legislative requirements.			
D2	Undertake a land acquisition programme to expand and improve Auckland's network of parks and open spaces.			
D3	Improve signage throughout the parks and open space network, including wayfinding and interpretive signage to increase awareness of our parks and open spaces and their values. Investigate the use of online and multimedia interpretation techniques and resources.			
D4	Increase the capacity of the sports field network to provide for current and future demand.			
D5	Prioritise upgrading and investment in new parks, open spaces and streetscapes in areas identified for growth (intensification and greenfield development) in the Auckland Unitary Plan.			
D6	Develop our network of walkways and cycleways through parks and open spaces to implement connections identified in greenway plans.			
D7	Support and undertake initiatives to enhance the biodiversity value of our parks, open spaces and waterways through partnerships with mana whenua, planting programmes, community groups and volunteer programmes.			
D8	Implement a coordinated and prioritised programme of conservation and management of historic heritage for our parks and open spaces to ensure that the values of these places are not lost.			
D9	Promote and manage Auckland's parks and open spaces as smoke-free environments, in accordance with Auckland Council's Smoke-Free Policy.			
D10	Manage the effects of kauri dieback disease, including using education programmes and restricting access where appropriate.			

Partnership, promotion and advocacy

We recognise that collaboration is essential to achieve the outcomes for Auckland's parks and open spaces outlined in the priorities of this strategic action plan. The way we promote our parks and share information is also important.

Development and management: actions		Next 2 years	2-5 years	5-10 years
A1	Improve the promotion of parks and open spaces, including the provision of information about their values and recreational opportunities, as well as educational resources.			
A2	Co-govern maunga and parks with mana whenua identified through the Treaty settlement process, including preparing development and management plans for co-governed parks and open spaces.			
A3	Work with mana whenua to tell stories of Māori cultural heritage throughout our parks and open spaces network, including through place names, interpretation, artwork and memorials.			
A4	Advocate for and require high-quality open space outcomes by working with consent applicants and developers.			
A5	Collaborate and work with CCOs from the early stages of projects that have the potential to contribute to improved open space outcomes.			
A6	Develop planting guidelines to facilitate the establishment of native ecosystems and increase biodiversity values of both public open space and private land.			
A7	Develop best-practice guidelines and processes for Auckland Council working with community groups, 'friends of parks' and other special interest groups to improve parks and open spaces.			
A8	Investigate partnership opportunities with potential providers of open spaces such as schools, infrastructure providers and private sports facilities.			
A9	Support a range of volunteer programmes to facilitate community participation in the management, maintenance and enhancement of our parks and open spaces.			
A10	Establish processes to align leases and licences with strategic priorities for parks and open spaces. Ensure public open spaces subject to community leases are used efficiently through development of the community facilities network plan.			

Research and monitoring

Good decision-making is based on sound evidence and analysis. To ensure we make the right decisions, achieve the outcomes Aucklanders value, and make good use of our resources, we need to research our parks and open spaces and understand how people use and value them.

Research and monitoring: actions		Next 2 years	2-5 years	5-10 years
R1	Establish a region-wide customer research programme to understand how Aucklanders use and value parks and open spaces.			
R2	Investigate public access to Auckland's coastline, beaches, coastal parks (including boat launching opportunities) and how population growth may affect demand and impact on these open spaces and facilities.			
R3	Identify and map historic heritage and cultural values within parks and open spaces to allow for the effective management and protection of these values and heritage sites.			
R4	Identify major tourism destinations within the open space network and identify issues and opportunities with promoting and facilitating tourism initiatives in the public open space network.			
R5	Work with mana whenua to identify, protect, preserve and manage waahi tapu and other places of significance within the public open space network.			
R6	Investigate the impact of climate change on Auckland's parks and open space network, including potential management implications and responses.			
R7	Investigate issues and options with facilitating public use of open space from alternative providers, such as schools.			
R8	Map Auckland's open space network, identifying the functions and significance of each open space to the regional network.			
R9	Support the Australasian Parks Forum research agenda and research strategy.			
R10	Develop a practical set of criteria to monitor implication of the strategic action plan and the state of Auckland's open spaces.			



From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Christine Sandra Maslowski
Date: Friday, 10 March 2023 11:00:57 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Christine Sandra Maslowski

Organisation name:

Agent's full name:

Email address: maslowskichristine@gmail.com

Contact phone number: 0210460679

Postal address:
11 Carlton Crescent
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:
General submission

Property address: Beachlands South - Formosa Golf Resort - Jack Lachlan Drive and Ahuareka Farm - Whitford Maraetai Drive

Map or maps:

Other provisions:
General submission opposing the proposal as it stands.

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 have a number of questions for the officers/commissioners assessing Proposed Plan Change 88 - Beachlands South. How does this proposal align with the Unitary Plan the purpose of which is to intensify housing in Auckland within the RUB and prevent urban sprawl beyond the RUB? How does this proposal fit with the regional policy statement? If this development goes ahead there should be tangible and measurable benefits for the existing community. These might include improvements to Whitford Maraetai Road - 4 lanes to Whitford, provision for a High School - gifting of the land perhaps, recreational trails linking the existing community through the proposed area to Whitford, drinking water from the Auckland City supply, Waste water link to Mangere Treatment plant, improved public transport links. There should be detail as to how these benefits will be achieved and at whose cost - this shouldn't fall to Auckland Ratepayers. Formosa Golf resort should be preserved as an 18 hole course to maintain open space - perhaps public open space in the

374.1

future, and the original design for housing within the course resurrected. The impact of increased traffic will effect the Whitford community as well as Beachlands and Maraetai. Increased ferry services will only help those who work in the CBD. Where will the proposed large ferries berth, what impact will they have on other marina users, where will ferry passengers park?

374.2

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

Submission date: 10 March 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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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Stephen Ray
Date: Friday, 10 March 2023 11:00:58 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Stephen Ray
Organisation name:
Agent's full name:
Email address: stephenray2101@gmail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

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

My submission relates to

Rule or rules:
Property address: Roading, public transport, infrastructure,unitary plan
Map or maps:
Other provisions:

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

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

The reason for my or our views are:
Traffic congestion on Maraetai- Whitford Road during peak time. Roading improvements- if any (No guarantees)after congestion in place.
More potholes and chip lose on road surfaces.
Limited public transportation with a ferry service going to one destination (CBD). Limited Bus service going to one station (Botany)to link other buses. Have surveys been done to see how many residents use public transport from the Beachlands area as opposed to how many drive?
Schools are earmarked only. Again no guarantees these will be built.
Multiple level dwellings should only be built close to well serviced public transport as laid out in the Auckland Council unitary plan.
Electricity supply to the area is already challenged with regular power outages.
Transportation cost (Distance travelled/multiple stage costs for public transport) will not make housing affordable for all as set out in this he plan.

375.1

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

Submission date: 10 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.

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 88 - Matthew and Karen Thomasen
Date: Friday, 10 March 2023 11:00:59 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Matthew and Karen Thomasen

Organisation name:

Agent's full name:

Email address: kandmthomasen@actrix.co.nz

Contact phone number:

Postal address:
53 Shelly Bay Road
Beachlands
Auckland 2018

Submission details

This is a submission to:

Plan change number: Plan Change 88

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

My submission relates to

Rule or rules:

Property address: 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:

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

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:

Approving this plan change would be inconsistent with the proposed Beachlands Transport Constraints Control under Proposed Plan Change 78 and would cause the same issues this control is seeking to address. The Whitford-Maraetai Road will be unable to cope with the levels of additional transport this development will cause. The proposed applicant funded road improvements will not address the key issues with this road.

376.1

Proposed funding of the ferry improvements are not a solution that will move a significant amount of traffic off the road with this suiting a limited number of commuters working in the CBD. Increased Ferry size (proposed 200 seat ferry) will also potentially cause issues with the suitability of the existing terminal within the Marina and no funding is proposed to cover a new terminal.

376.2

Increased population will also cause issues with schools, Beachlands Primary School already has a roll of nearly 600 and has limited capacity to further increase numbers. While the applicant is proposing to provide land for future schools including a high school there is no guarantee that these will be built. Until the time any school is built further school bus traffic would also be funnelled onto the Whitford-Maraetai Road.

376.3

The nature of this development (at distance from work, shopping and schooling) is also not consistent with climate change goals with the most work and shopping (outside of limited options within Beachlands) being at-least 20-30 minutes or more away.

376.4

With this in mind there can be no option but to Decline Plan Change 88

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

Submission date: 10 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.

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

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

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

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

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Jo Garth

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

Address for service of Submitter

56a Shelly Bay Road, 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)

rezoning of land away from rural - countryside living
rezoning of land away from rural - countryside living

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 upgrades to practically support the increased population.

Separate sheet attached

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

I wish to be heard in support of my submission

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

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

Mrs Jo Garth

10/03/2023

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

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.

I am writing to submit my objections to the proposed development at Beachlands.

My objections entirely relate to infrastructure issues – some of which already exist and will be exacerbated by an increase in population and others which will doubtless become issues during development and continue in different ways once the build aspect is complete and residents arrive.

The first issue is the road. A single carriageway in and out of Beachlands. This road is already in a persistent state of disrepair with current traffic levels. This will only get worse when subjected to increased wear and tear from more vehicles – initially from large/heavy trucks going to and from the site and then from increased residential traffic. There are few occasions when this route is not subject to a liberal allocation of road cones. The same applies the road from Whitford to the roundabout with Somerville Road where a significant pothole/edge collapse is current poorly patched up (again) and incapable of sustaining any heavy good vehicles. (Return journey, left hand bend). The other route towards Ormiston – where there is a dual carriageway – has been subjected to long term roadworks on the left hand side of the road. Poor quality roads already, subject to poor maintenance.

Our position as an Auckland community at the end of a long single carriageway road is quite unique. Something has to be done to address the current road before adding to the problem – it is too late afterwards. Hind-site will be a wonderful thing...

Traffic levels will obviously increase proportionally with the number of residents. There are already congestion issues at rush hour – any enhancement to the Whitford roundabout is not going to make the level of traffic disappear – the increased number of drivers heading towards Botany will still need to cut across those turning from the left heading towards the ferry.

Which leads us on to public transport. There is an aspiration that the increased population will be ferry bound to the city – yet the majority of residents in Beachlands do not travel to the city centre. They go to East Tamaki, Botany, the airport or, like myself to Penrose. Before I had a car, I used public transport to get to Penrose. The 6:10 am bus got me to work just after 7:30am. A minimum of an hour and 20 minutes on two buses and a train and that was before rush hour hit. Any later and the journey was much longer. The return journey took at least 2 hours – and with buses to Beachlands only being hourly, the risk of missing a connection was high. Add to this that the last bus from Botany is 7pm, you could not risk staying at work beyond 5pm. The ferry requires a subsequent train connection and adding a walk from the station makes that route equally as unviable as the bus/bus/train option. This is part of the reason why there is a low uptake of public transport from Beachlands – its just not practical: one bus an hour that stops at 7pm. There needs to be a better service before people will, CAN commit to using it. I speak from painful experience. Its also my understanding that Auckland Transport themselves consider the road unsuitable for increased services. If Auckland transport are unhappy to use the road, then it is inconceivable that it is suitable for an increased population.

Returning to the ferry – larger ferries would be required to carry more people. There is no room for a larger ferry at the current ferry 'stand' at Pine Harbour. The only other current option would be towards the channel entrance / exit – and that would necessitate the public crossing an active service area / boat yard. And an increased number in that. Pine Harbour has no room for a larger ferry without (more) development.

377.1

We do not have an effective transport hub – so high density developments is surely prohibited without one. I have not seen sufficient evidence that myself and my ‘proposed neighbours’ will be able to travel in and out of the area with any ease.

Any issue with our single lane road would effectively cut off the Beachlands area. The police station is generally unmanned – I am not aware of any plans for it to become so. Accidents / incidents would easily make the road un-passable: an issue now, but the risk of it happening would increase with an increased population.

This just addresses getting in to and out of the area (and similar road and traffic issues would impact surrounding areas).

More homes = more children. There is no high school, there are no plans for a high school – and there would be more children to bus in and out of the area to get them to their place of study. Has the building proposals considered ensuring children safe and guaranteed transport to school? Probably not.

The area is not on ‘mains’ water - most properties depend on rain water tanks. New developments will not have this – and will depend on bore water. How long is this predicted to last for? What assurances are there that there will be sufficient water to service the number of residents to be homed in the development? What is the plan if there is not? Will current residents’ rates increase to address any issues found later on?

As an individual, I do not have access to the resources / technical experts that the development team might have, but the issues are best seen in person – not viewed from an analysis of statistics, modelling of traffic at junctions. And not just on a half hour visit.

I am certainly not against a future development of land in Beachlands, but the infrastructure needs to be put in place before the lorries start coming. Anything else is too late.

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Craig Anthony Russell Carter

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

Address for service of Submitter

229 Maraetai Drive, Maraetai, 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. The new development will generate too much extra traffic without any improvement to road capacity.
- 2. The new development will generate too much extra traffic without any improvement to road capacity.
- 3. The ferry terminal is not large enough or in a safe location to handle the predicted increase in numbers.

(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.

1. Increase the existing road to 4 lanes to increase road capacity.

2. Increase the existing road to 4 lanes to increase road capacity.

3. Construct a new larger ferry terminal in a safer and new location.

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

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

10/03/2023
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



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Auckland Council
Level 24, 135 Albert Street
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Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Alison Kathleen Payne

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

Address for service of Submitter

229 Maraetai Drive, Maraetai, Auckland, 2018

Telephone:

221931229

Fax/Email:

alisonk.payne@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:

1. The new development will generate too much extra traffic without any improvement to road capacity.

2. The ferry terminal is not large enough or in a safe location to handle the predicted increase in numbers.

3. Medical facilities are at or over capacity and a further increase will exacerbate the problem

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

1. Increase the existing road to 3 or 4 lanes to increase road capacity.

2. Construct a new larger ferry terminal in a safer and new location.

3. Improve/expand medical facilities

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

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

10/03/2023
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.



fluid-industries.co.nz
36a New Windsor Road
Avondale, Auckland 0600

Submission on a notified proposal for Plan Change 88 (Private): Beachlands South

1.0 SUBMITTER DETAILS

Submitter Name:	Whitford Residents and Ratepayers Association Incorporated
Address of Submitter:	PO Box 89, Whitford, New Zealand, 2149
Submitter email:	dwatts@e2execsearch.com
Submitter phone number:	021 085 08609
Agent Name:	Nick Williamson, Planning Consultant, Fluid Industries Ltd
Address for Service (Agent):	36a New Windsor Road, Avondale, Auckland, 0600
Agent email:	nick@fluid-industries.co.nz
Agent phone number:	027 555 5454

2.0 SCOPE OF SUBMISSION

This is a submission on proposed Private Plan Change 88: Beachlands South

Plan Provisions:	The full extent of Proposed Change 88 (Private) – Beachlands South, as described in the Public Notice dated 20 January 2023 on the Auckland Council website ¹ , and any consequential amendments arising therefrom.
Property Address:	The properties including 110 Jack Lachlan Drive; and 620, 680, 682, 702, 712, 722, 732, 740, 746, 758 and 770 Whitford-Maraetai Road, Beachlands (as described on the Council's website ²).
Map:	The full extent of the proposed private plan change (including all off site dependencies and effects) as identified, described, or illustrated in the PPC88 request, supporting technical reports, Section 32 evaluation, supplementary information, and revisions as notified on 20 January 2023 and listed on the Council's website on 10 March 2023 ³ .

3.0 SUBMISSION

Our submission **opposes** the proposed Private Plan Change in its present form.

The specific parts of the plan change to which our submission relates are:

The application in its entirety and the full extent of proposed changes, including (but not limited to):

1. The nature and extent of the proposed 'live' Residential, Business, & Open Space Zoning.

¹ <https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc88-public-notice-notification.pdf>

² <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=187>

³ <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=187>

2. The nature and extent of the proposed Future Urban Zone (FUZ) on the southern portion.
3. The new precinct (and sub-precincts) that replace the existing Whitford Precinct (and sub-Precinct) provisions.

The reasons for our views are:

As described in *Attachment 1*.

We seek the following decision by council:

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

As described in *Attachment 1*.

4.0 SUBMISSION AT THE HEARING

We wish to be heard in support of our submission.

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

5.0 TRADE COMPETITION

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



Signature:

Date: 10 March 2023

Attachment 1

Reasons for submission

1 Background & Context

- 1.1 The Whitford Residents & Ratepayers Association (WRRRA) was formed in 1968, and since then has been promoting the wellbeing of the Whitford Community. Is a volunteer organisation that seeks to improve the lifestyle of all those who live in and around the Whitford Village by progressing community, social, sporting, and environmental issues.
- 1.2 The WRRRA had a key role in the development of the existing Auckland Unitary Plan (AUP) Whitford Precinct provisions (in which the subject site is located) and has maintained an interest in how those provisions are administered or changed over time.

2 Urban Growth

- 2.1 For the purposes of the Resource Management Act (RMA), “sustainable management means managing the use, development, and protection of natural and physical resources in a way, or **at a rate**, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety ...” [Emphasis added].
- 2.2 Private Plan Change 88: Beachlands (PPC88) seeks to rezone approximately 307 hectares of Rural – Countryside Living zoned land with a contiguous boundary to existing coastal town of Beachlands. Just over half of the area (160ha) would assume a variety of ‘live’ urban zones, while the remaining land (approximately 148ha) to the south is to be zoned Future Urban.
- 2.3 In response to the Council’s Clause 23 request, the applicant suggests that Objective B2.2.1(2) “refers to urban growth within the RUB”, and because PPC88 is outside the RUB, “this objective and associated policies are considered to be of little relevance to this Plan Change request”. A similar line of reasoning was advanced in the *Ahuareka* appeal, and the Environment Court shared its thoughts on the matter in its subsequent decision.
- 2.4 It is our view that the applicant’s analysis of the objectives and policies of the AUP are insufficiently nuanced and appear to follow a more binary ‘rural vs urban’ approach. To suggest everything outside the RUB is “coastal town expansion” or somehow otherwise ticking the box for provision of rural housing supply so has ‘little relevance’ to urban growth is in our view incorrect. The land is quite clearly being changed from rural to urban (and Future **Urban Zone**).

380.1

3 Urbanisation

- 3.1 The urbanisation of the PPC88 Area requires full consideration of the associated changes to the surrounding environment. For example, the photo montages in Attachment 14A to the application do not illustrate the extent of effects that urbanisation will have on light pollution at night time, which will be visible from quite some distance.
- 3.2 While the National Policy Statement for Urban Development requires that Council be responsive to private plan changes where they would add significant development capacity and contribute to well-functioning urban environments, this is predicated on functionality, serviceability, and proximity.
- 3.3 The Beachlands study and Pine Harbour Plan Change were not ad hoc as is suggested in the application. They formed part of wider planning for the area considering its location and context relative to other parts of the sub-region. We do not consider that comparing this development with Hobsonville Point is particularly helpful. If comparisons are to be drawn, the proposal shares as much with the Whangaparoa Peninsula than anywhere else in the region.

380.2

4 Compact Form

- 4.1 It is not clear from the information provided how the PPC is consistent with the Auckland Plan 2050's "quality compact approach" that requires integration of land use and infrastructure. While the applicant's counsel go to some length to explain how the plan change expands the existing Beachlands town in a "quality compact form", the s32 report builds upon the notion that in the 1920's Beachlands was "The Marine Garden Suburb" a handy "12 ¼ miles from Queen's Wharf". In our view whether something has a 'compact form' largely depends upon which 'parts' are arranged together, and at what scale. Notwithstanding how 'compact' the PPC88 area is considered to be relative to its own boundaries, it most certainly does have a functional relationship with Whitford Village.

380.3

5 Impact on Whitford Village

- 5.1 Consideration of the impacts that PPC88 will have on Whitford Village has been insufficiently considered throughout the application. We anticipate that the increased traffic associated with the development and construction of the new urban area will have a significant and lasting impact on the Village. This scale of growth at Beachlands has not been planned for within the next 30 years. There is no basis for the extent of FUZ proposed and makes significant assumptions regarding the travel and work habits of the future 4000+ households.
- 5.2 There have been many plans in place over recent history to provide transport, three waters, social and recreational infrastructure in a coordinated and comprehensive manner. The objective and policy assessment set out in the application omits some of those that seek to ensure that development does

380.4

380.5

not have a detrimental effect on existing infrastructure. We remain of the view that these have not been properly considered.

- 5.3 Notwithstanding the applicant’s assertion that they will meet the requirements and costs associated with the provision of infrastructure to service the development, the future development is not taking place on an island. It can be reasonably anticipated (and given the roading and transport requirements set out in the s32 evaluation and supporting technical reports) that the proposal will certainly have a ‘spill over’ effect on the existing infrastructure that services the locality. 380.6

6 Public Transport

- 6.1 The assumptions made throughout the application are predicated on increased mode shift, reduced vehicle movements, and increased patronage of ferry and bus services. The application also recognises that the applicant has no ability to control the provision of these services. There is a significant level of uncertainty as to how these levels of service can be achieved, and how the AUP provisions can manage development in the face of such uncertainty. 380.7

7 Traffic Generation

- 7.1 There appear to be some inconsistencies with the traffic information provided in the application and information that has previously been made available by the Council. We request that a peer review of the ITA should be provided. 380.8

8 Physical Infrastructure

- 8.1 Similarly, it is not clear whether the proposed water and wastewater infrastructure will achieve the required levels of service. In our view further assessment is required to better understand how provision, operation and maintenance would ensure infrastructure is resilient, efficient and effective. 380.9

9 Community Infrastructure

- 9.1 The application anticipates that a new secondary school will be built, but there is no guarantee that this will eventuate. The existing Whitford Precinct contains numerous provisions requiring ecological and recreational assets be established, and we can find no equivalent in the new Precinct Provisions. 380.10

From: [Bruce Raymond Wakefield](#)
To: raymondb062@gmail.com; [Unitary Plan](#)
Subject: Beachlands Development
Date: Thursday, 23 February 2023 10:36:54 am

2/43 Nicholas Road Howick 2014 5344616
21 Feb 2023

Dear Residents Group

My name is Bruce Wakefield of the above address.

As a frequent user of the roads out to Whitford and Maraetai

I should would like to add my name to those very concerned about
3000 homes being built in Beachlands.

3000 homes would seem to equate to a small town.

My wife Doreen and I frequently travel from Somerville to Whitford, and then out to
Maraetai or Papakura. This can be a difficult trip, even at off-peak times.

If you are on these roads at the start of the school day, or finish. School buses can make
driving around these roads a nightmare. Plus a seemingly increasing number of heavy
trucks.

This development can not be allowed to proceed without a total rebuild of the roads.

381.1

Bruce and Doreen Wakefield
022 631 6955

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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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 Angela Gwenda 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. 382.1

2. I am also concerned about sustainability of the water supply, waste water and storm water systems. 382.2

(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 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. 382.

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. 1

I wish to be heard in support of my submission

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

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

382.2



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

03/01/2023
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:

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

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Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Ms/Ms/Ms (Full Name)

Margaret Mary JOBERGSON

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

Address for service of Submitter

241 Seventh View Ave, Beachlands 2018

Telephone:

0214954312

Fax/Email:

marg.robb1@ak.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 307/1a South of Beachlands Village in the area of Farnrose 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:

I've lived in Beachlands for 60 years - the population currently is a problem on the roads now - so how can it work with another 3,000?

(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.

To leave the Golf Course as is (18 Hole). It is an asset to the area - I was a foundation member as I believed it was and still is in a growing area.

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)

7 March 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:

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