

From: [tomang](#)
To: [Unitary Plan](#)
Subject: Sanctuary Mahi Whenua - Plan Change 94 is currently open for public consultation. information
Date: Thursday, 14 December 2023 12:30:10 pm

To unitaryplan@aucklandcouncil.govt.nz

Contact details

Full name of submitter: TOM ANG
Organisation name:
Agent's full name:
Email address: tomang@orcon.net.nz
Contact phone number: 0210314924
Postal address:
45 Crummer Road
Auckland 1021

Submission details

This submission relates to:
Plan Change 94
PC 94 (Private): Wairaka Precinct

My submission relates to

Property address: 1-139 Carrington Road

I oppose the specific provisions identified.

I wish to have the provisions identified above to be amended.

The reasons for my views are:

1. Name change: Neither justification nor historical nor cultural information has been given for why a name change is necessary. In the view of lack of clear reason, I surmise the name change to be an attempt to undermine the mana of Wairaka, effectively a conquest by nomenclature. In addition, the name proposed is very likely to cause confusion Te Auaunga Oakley Creek.

19.1

I oppose the change.

2. Masterplan: there is no masterplan to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs. The 2019 document the applicant considers a masterplan is a high level masterplan as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022 (available at www.hud.govt.nz). This failure is a negligent omission and should be corrected and allows the applicant to act mendaciously, making things up as they go along, or worse, to conceal aspects until the last moment of their building plans that

19.2

they expect will raise objections, such as the destruction of the taonga Sanctuary Mahi Whenua for building works.

3. Open Space: Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council: much less than the 7.7 ha promised by the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve. Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space. The open space grassland areas by the Pumphouse, and to the west of the southern park become boggy when wet and cut-up, and will require work on them to become suitable for year-round use by the community for activities.

19.3

Under E3, *request for information on the potential presence of rock forest with descriptions of substrate where vegetation cover is mapped in RFI E1*, the applicant response was "There is no rock forest present within the plan change area. ... There are two exposed rock outcrops within the plan change area which are either unvegetated or covered with exotic grasses. Elsewhere exposed rock has been fashioned into a rock wall to the south of the Central Wetland."

However, the outcrop by the road (stormwater management device) is the type locality for the native lichen species *Cladia blanchonii*. "According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus. Most of our campus is exotic plants – all the grasses are exotic, many of the trees are exotic – but when you look at the rock outcrops, all the lichens that are growing on them are native. So the rocks are hotspots of native biodiversity, and *Cladia blanchonii* is one of those species." The applicant's lack of *maanakitanga* for *toanga taiao* is deeply disappointing and in breach of their obligations to relevant provisions of the RMA.

19.4

(https://www.unitec.ac.nz/sites/default/files/public/documents/Advance_Nov_2013.pdf)

I seek the following decision by council: **Decline the plan change.**

Attend a hearing

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

Declarations

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

I would be directly and negatively affected by the adverse effects on the environment were this submission to be approved.

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

Signed

Tom Ang

**45 Crummer Road
Grey Lynn
AUCKLAND 1021
NEW ZEALAND**

T: +64 (0)21 031 4924

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Tom Ang
Date: Friday, 2 February 2024 12:30:39 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tom Ang

Organisation name:

Agent's full name: Thomas Ang

Email address: tomang@orcon.net.nz

Contact phone number:

Postal address:
 45 Crummer Road
 Auckland
 Auckland 1021

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address: Wairaka Precinct 1334

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

There are no guarantees that the Sanctuary Gardens and Fruit Forest will be protected from development given the unreliable, changing nature and lack of precision of the Master Plan. Also of concern is the failure of HUD to be open and transparent regarding details of development that affect the precinct; that much is clear from a persistent lack of clarity and obfuscation in response to OIAs.

I request that Council clarify and guarantee that Precinct 1344 will be preserved with access and other rights enjoyed now continuing to be available to Sanctuary Community Organic Garden Mahi Whenua Inc. for the enjoyment of the large community that will be moving into the new developments.

19.5

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

Submission date: 2 February 2024

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.

[Summer splash pads are calling.](#)



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**SUBMISSION ON PRIVATE PLAN CHANGE 94 (WAIRAKA
PRECINCT) TO THE AUCKLAND UNITARY PLAN (OPERATIVE IN
PART)**

Clause 6 of First Schedule, Resource Management Act 1991

TO: Auckland Council,
By Email: unitaryplan@aucklandcouncil.govt.nz

SUBMITTER: **GLADSTONE PRIMARY SCHOOL BOARD OF TRUSTEES
(Gladstone Primary)** at the address for service set out
above.

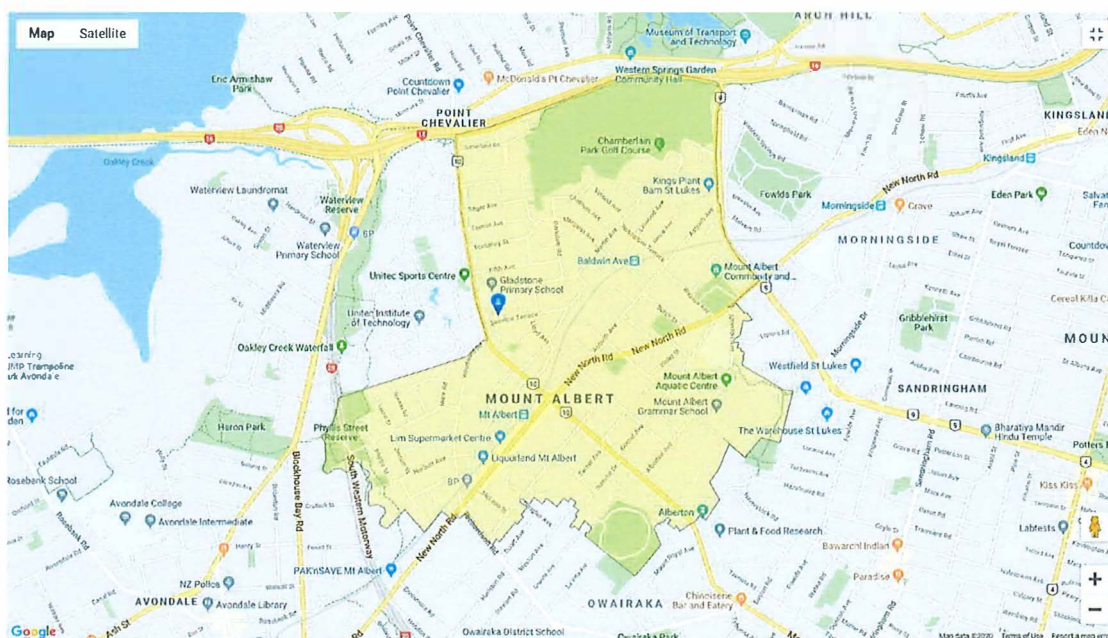
Introduction

1. This is a submission on Private Plan Change 94 to the Auckland Unitary Plan (Operative in Part) (**AUP**), requested by the Ministry of Housing and Urban Development (**MHUD**), (**the Plan Change**).
2. The Plan Change proposes to rezone parts of the former Unitec Campus to from Special Purpose Tertiary Zone to Business-Mixed Use Zone (**BMU**) and Residential Mixed Housing Urban Zone (**MHU**) and to revise the Wairaka Precinct (**Precinct**) provisions.
3. Gladstone Primary opposes the Plan Change to the extent that it could enable development that would adversely affect the school and the school community.
4. Gladstone Primary could not gain an advantage in trade competition through this submission and in any event is 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.
5. The reasons for the submission are that, unless amended to address the concerns raised in this submission the Plan Change, as notified:
 - (a) Is contrary to the sustainable management of natural and physical resources does not amount to or promote the efficient use and development of resources, and is otherwise contrary to the purpose and principles in Part 2 of the Resource Management Act 1991 (**RMA**).
 - (b) Is inconsistent with objectives, policies and other provisions in the AUP and other relevant planning instruments.
 - (c) Does not warrant approval in terms of section 32 of the RMA.
 - (d) Will enable the generation of significant adverse effects on the environment including on the social well-being of the existing community and the proposed community.

Gladstone Primary School

Location and Community

6. Gladstone Primary is a year 0-6 primary school, with approximately 830 students and 72 staff.
7. The school is located at 8 Seaview Terrace and occupies most of the block between Seaview Terrace, Carrington Road, Fifth Avenue, and Monaghan Avenue / Grant Street. Gladstone Primary is directly opposite land proposed to be rezoned by the Plan Change.
8. The school zone excludes the Precinct to the west of Carrington Road. However, a considerable part of the school's catchment draws from south of the Precinct (as shown below) and these students and families walk, cycle and scoot through the Precinct to and from school.



9. The Precinct is zoned for Waterview Primary. So, future children living in the Precinct will therefore not have a right to attend Gladstone Primary. That said, Gladstone Primary wishes to understand what provision will be made for educational facilities in the Precinct and considers that this should be confirmed in the Plan Change.
10. Gladstone Primary does not have capacity to cater for out of zone enrolment as the school needs to give priority to students in its home zone. Rapid intensification within the Gladstone Primary home zone is underway.
11. Gladstone Primary school regularly accepts enrolments from students in new apartment buildings within its home zone. Further significant intensification is proposed through Plan Change 78 to the AUP.

20.1

Travel and traffic safety management

12. Gladstone Primary has three entrances, Seaview Terrace, Carrington Road and Monaghan Avenue. The Carrington Road gate is directly opposite the land proposed

- to be rezoned by the Plan Change. There is also an entrance to a staff car park directly opposite the land proposed to be rezoned.
13. A key safety concern for the Board is managing congestion at school entrances at morning drop off and afternoon pick up peak times. Gladstone Primary actively manages the day to-day safety at crossings on Seaview Terrace and Carrington Road. The Carrington Road crossing is consistently busy at drop off and collection times and safe crossing requires active management from staff on crossing duty.
 14. Gladstone Primary communicates with the school community about road safety around school entrances on a regular and consistent basis. Students are allowed on school ground 30 minutes before the morning bell, which helps to spread congestion over the morning drop-off period. But congestion remains a challenge, particularly in bad weather as a large number of students are dropped off or picked up by caregivers using private vehicles.
 15. Gladstone Primary seeks to reduce school gate congestion, improve safety around crossings, and encourage more trips to school by walking, cycling, and scooting rather than use of car. The school provides bike and scooter facilities and encourages walking to and from school (where it is safe to do so and with age-appropriate supervision). In general, many children and families can be seen walking to and from school on the streets surrounding the school. Gladstone Primary School was the first school in New Zealand to begin a walking school bus programme in 2001. Gladstone currently has three walking school buses. One travels along Woodward Road and depends upon safe crossing of Carrington Road. The route of another walking school bus is threatened by the proposed closure of the Lloyd Ave level rail crossing without installing a grade separated replacement.
 16. Gladstone Primary wishes to ensure that there will be sufficient safe cycleways and pedestrian to enable the school community to the south of the Precinct to access the school and that these will remain available during construction periods. Lack of pedestrian and cycle access results in increased private vehicle trips which has the potential to exacerbate safety and congestion issues at the school gates. 20.2
 17. The Board is concerned that by enabling development accommodating an unknown number of people, but potentially 12,000 people (i.e. a suburb the size of Mt Albert but in a far more concentrated area) that the Plan Change will have significant traffic safety effects on the surrounding road network that will not be mitigated by the proposed Carrington Road upgrade. 20.3

Education outside the classroom

18. Gladstone Primary has a broad and diverse education outside the classroom (**EOTC**) programme. Excursions within the local area surrounding the school are a key component of the EOTC programme and are interwoven with other curriculum areas such as the study of Aotearoa New Zealand’s local histories, natural sciences and physical education.
19. The Unitec campus has featured prominently in the EOTC programme with features such as the Wairaka Stream, native vegetation and habitats, mature trees and birdlife, artificial wetlands, waahi tapu natural springs, memorial gardens, and the mahi whenua gardens and food forest providing rich educative opportunities across a variety of curriculum areas. The former Blues training ground hosted school athletics days and cross-country.
20. Open space within the Precinct is needed not just to serve the needs of the future population of the Precinct but also to serve the surrounding community (that is also

proposed to be heavily intensified). There is limited opportunity to provide additional open space in the already developed Albert Eden Local Board area.

- 21. Gladstone Primary supports increasing the amount of open space beyond that proposed in the Plan Change. With residential development now proposed closer to the school, ideally open space would be located close to and easily accessible from the school grounds and would serve a variety of purposes (including sports fields for active recreation).

20.4

Built form

- 22. Gladstone Primary’s physical layout includes play areas and the school swimming pool along the boundary with Carrington Road.

- 23. The Board is concerned with the potential privacy, dominance and shading effects of the increased height proposed by the Plan Change.

20.5

- 24. Gladstone Primary considers that it would be preferable for new buildings along Carrington Road near the school to be set further back from the road and have reduced heights.

Amendments to Plan Change 94

- 25. Gladstone Primary considers that the if the Plan Change is to proceed it needs to be amended to:

- (a) Require comprehensive master planning of the Precinct prior to development that identifies the location of all proposed future public and private educational facilities that are required to serve the educational needs of the Precinct.

20.6

- (b) Reduce the adverse traffic effects on Carrington Road and the local road network surrounding Gladstone Primary, including by:

- i. integrating the Precinct with the public transport network; and
- ii. retaining the existing, and providing for additional, indicative walking connections through the southern part of the Precinct.

- (c) Increase the amount of open space required in the Precinct and protect features of the natural environment with educative value located within the Precinct so that the Precinct meets the needs of:

- i. the existing community; and
- ii. all future residents of the Precinct and the surrounding urban environments.

- (d) Locate additional open space in the southern portion of the Precinct and ensure that it is accessible from Carrington Road.

- (e) Provide for a range of variety of types of open space within the Precinct including sports fields for active recreation.

- (f) Secure the provision of land for public open space by rezoning land for public space (as opposed to only notating on a Precinct plan).

- (g) Provide for building setbacks and reduce the height limits for new Buildings

- along Carrington Road in the vicinity of the school to address potential privacy, dominance, and shading effects.
- (h) Provide that Gladstone Primary is an affected party and must be notified of any future applications for consent to build new buildings along Carrington Road.

20.7

Next Steps

26. Gladstone Primary seeks that if the Plan Change is allowed then amendments are made to address the concerns in this submission.
27. Gladstone Primary wishes to be heard in support of its submission. If other parties make a similar submission, Gladstone Primary would consider presenting a joint case with them at any hearing.
28. The Board considers that Gladstone Primary is a key community stakeholder in relation to development proposals in the area surrounding the school land and would be pleased to meet with MHUD representatives to discuss this submission further.

Yours faithfully
Gladstone Primary School Board of Trustees



Dave Shadbolt
Principal

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Ann Hatherly
Date: Thursday, 14 December 2023 6:00:39 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ann Hatherly

Organisation name:

Agent's full name: Philippa Ann Hatherly

Email address: a.hatherly@xtra.co.nz

Contact phone number:

Postal address:
 223/23 Edwin St
 Mt Eden
 Auckland
 Auckland 1024

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Rd

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

1. Building height controls

If the height is to be increased then this should allow a greater amount of open space. It is not clear that this is indeed the intent. The driver for the increased height appears to be economic only which is incredibly short sighted when factors such as food security, community, well being and biodiversity are increasingly important and are likely to be even more so for future generations.

21.1

2. Masterplan

There is no masterplan to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs (eg schools etc.).

The 2019 document the applicant considers a masterplan is a high level masterplan as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022 (available at www.hud.govt.nz).

21.2

3 Positioning of Open Space. As it stands, it is extremely disappointing to see that one of the most

21.3

fertile areas for an open space, and potential community resource, is to be built over. This is where the Sanctuary Mahi Whenua gardens and food forrest currently exist. This would be an ideal (ready made, nutrient rich) site to provide a public, edible landscape for the many residents who will live in the vicinity. A future-focussed plan would see the value of this site as a learning hub about food security and biodiversity. Yes, there are other ways of growing some food (vertical gardens) but there will always be a need for ground space to grow food crops that cannot grow in these alternative ways. Auckland has some good models of highly productive edible gardens that operate as learning hubs and connection points for people (OMG at the top of Symonds Street to name one). With housing intensification, public open space including edible landscapes are not just "nice to haves" that are assigned to parts of the landscape that are less profitable to build on. It appears that this has been the approach taken this plan change.

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

Details of amendments: Review the placement and use of open space. Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

Submission date: 14 December 2023

Attend a hearing

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

Declaration

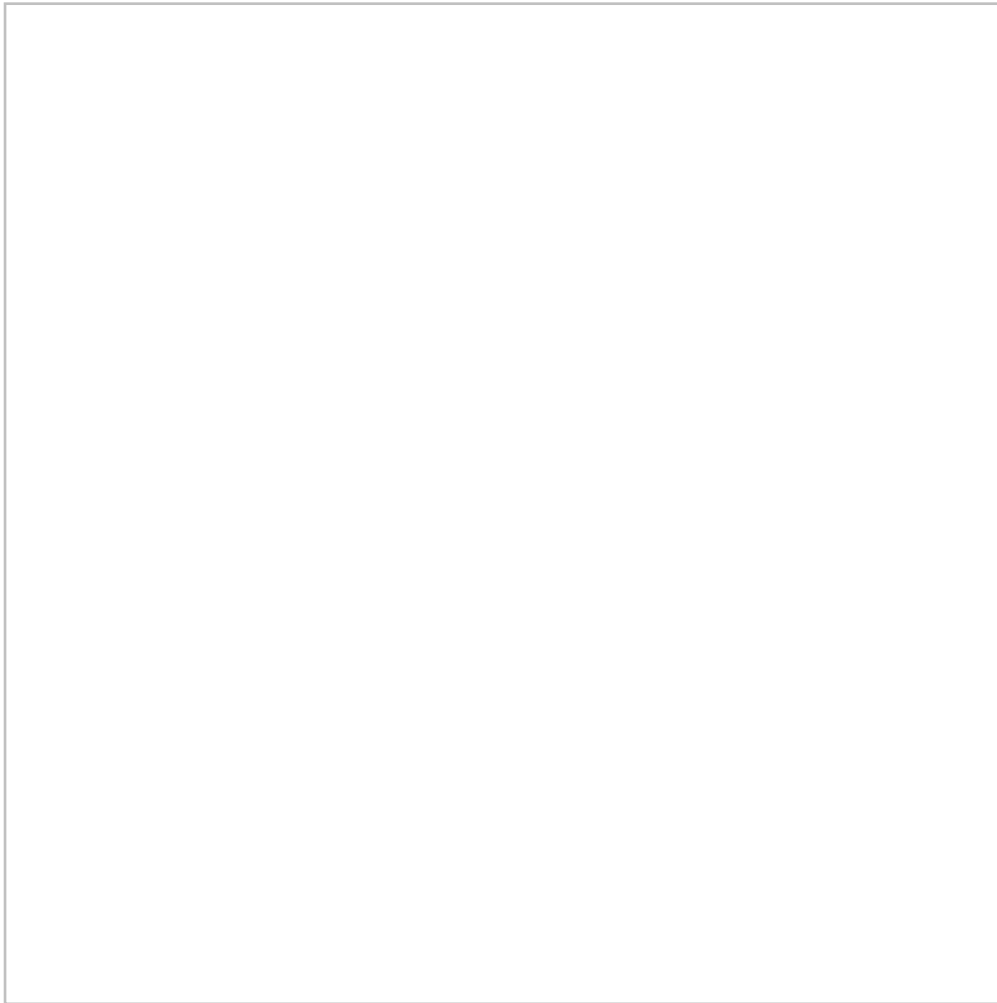
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Wendy Gray
Date: Thursday, 14 December 2023 7:15:43 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Wendy Gray

Organisation name:

Agent's full name:

Email address: wendzgray@orcon.net.nz

Contact phone number: 0211492267

Postal address:
45 Crummer Road
Grey Lynn
Auckland 1021

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

Property address: Property address: 1-139 Carrington Road Mt Albert

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:
See attached file

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

Details of amendments: See attached file

Submission date: 14 December 2023

Attend a hearing

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

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

Yes

Declaration

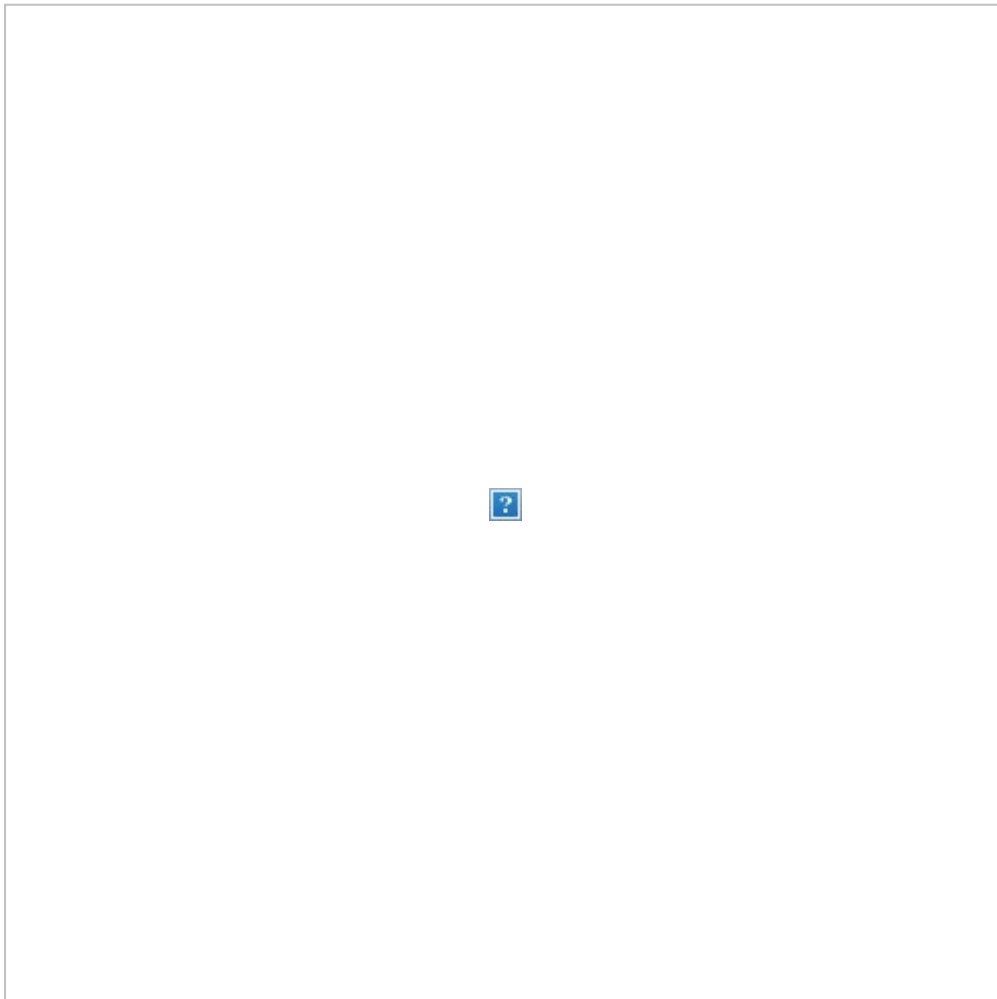
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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



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Send to

<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/proposed-plan-changes/Pages/auckland-unitary-plan-submission-form.aspx?itemID=283>

Contact details

Full name of submitter: Wendy Gray

Email address: wendzgray@orcon.net.nz

Contact phone number: 021 1492267

Postal address:
45 Crummer Road, Grey Lynn, Auckland 1021

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Road Mt Albert

Other provisions:

Do you support or oppose the provisions you have specified?

I oppose the specific provisions identified

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

I seek the following decision by council:

Decline the plan change with the amendment that it cannot proceed until the applicant(s) has/have a fully agreed Masterplan. Until that is produced the parties and Council don't know exactly what they are talking about.

The reason for my views are:

1. Name change: no information has been given as to why a name change is needed or justified.

22.1

The applicant proposes to change the name of the precinct from "Wairaka" to "Te Auaunga".

The current name respects the historical links to some of the ancient occupiers of this land and has done so since the history of the spring and the land was recovered and its naming.

It is now part of the Treaty principles that the ancestors of a place are respected by all New Zealanders. Surely this also applies to the respecting of the ancestors of each other. Only some of the iwi and hapu that are now pursuing development of the Unitec land directly whakapapa to the land as do the ancients who are respected by the current use of the name Wairaka. To change the name, in this way could be viewed as a colonizing move by the iwi and hapu who happen to have treated with the Crown in order to be in a position to gain the benefit of this land despite having no whakapapa to it.

It is difficult not to form the view that the intention of removing the name Wairaka is to write her out of the history of the place for the future and thereby to alter the history of the place.

I do not support this name change.

2. Masterplan: there is no Masterplan to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs.

22.2

The 2019 document the applicant considers a Masterplan is a high level Masterplan (i.e without detail) as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022 (available at www.hud.govt.nz). The failure to provide a detailed Masterplan is a negligent omission and needs to be corrected.

Failure to agree a Masterplan between all developers of the site allows changes to be made, and as is indicated in the application changes are expected. So just as the proposed numbers of apartments keep increasing for the Unitec site, so the applicant appears to be wanting to be able to make things up as they go along, or worse, to conceal aspects of their building plans until the last moment, that they expect will raise objections, such as the destruction of the taonga Sanctuary Mahi Whenua which they are contractually obliged to preserve.

3. Building height controls: it is not clear if the increased height sought will allow more open space to be available to the community by going up rather than out, or if it is just to increase yield.

22.3

Taking into consideration the recent News articles:

The Feynman

https://www.reddit.com/r/auckland/comments/16vldnc/developer_ockham_residential_has_had_to_hand_back/

Ockham

<https://www.1news.co.nz/2023/12/09/construction-activity-slows-as-building-costs-interest-rates-increase/>

An assessment in June 2023 found that since its launch in October 2022 as the flagship of the UNITEC redevelopment project the TOI 65 apartment development, must be considered an abject failure. Since the launch for presales eight months ago, total sales to June 23 were 9. When checked in February 2023 it was 5. This despite saturation promotion on social media.

At the launch of the project in October 2022, Mark Todd advised that they accepted they were launching in a 'soft market', but construction was due to commence in July 2023, with completion 16 months later. TOI is the first of four multi storey OCKHAM apartment blocks scheduled for the Carrington Rd frontage of the UNITEC site. It must also be noted that Ockham and Marutuahu have partnered to develop up to 3000 homes in this location over the next 15 years.

Plan Change 94 now indicates there will be 4000-4500+ dwellings for the precinct, up from around 2500+ of the 2019 document. Note, however, that the **ground infrastructure being put in place now has the capacity to service approximately 6,000 dwellings** (page 58, in the le pc94-a achment-01-planning-report-and-s32-analysis- nal.pdf).

With the obvious downturn in apartment sales in Auckland it would seem unwise to increase the capacity of the Unitec development as it risks being turned into a ghetto without appropriate green and open spaces and spaces for community activities. As well there appears to be a lack of the necessary community support services.

4. Open Space: Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council: much less than the 7.7 ha promised by the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve. Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

The open space grassland areas by the Pumphouse, and to the west of the southern park become boggy when wet and cut-up, and will require work on them to become suitable for year-round use by the community for activities.

Under E3, *request for information on the potential presence of rock forest with descriptions of substrate where vegetation cover is mapped in RFI E1*, the applicant response was "There is no rock forest present within the plan change area. ... There are two exposed rock outcrops within the plan change area which are either un-vegetated or covered with exotic grasses. Elsewhere exposed rock has been fashioned into a rock wall to the south of the Central Wetland."

However the applicant's claim is misleading, the outcrop by the road (stormwater management device) is the type locality for the native lichen species *Cladia blanchonii*. "According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus. Most of our campus is exotic plants – all the grasses are exotic, many of the trees are exotic – but when you look at the rock outcrops, all the lichens that are growing on them are native. So the rocks are hotspots of native biodiversity, and *Cladia blanchonii* is one of those species." The applicant's lack of *maanakitanga* for *toanga taiao* is deeply disappointing and in breach of their obligations to relevant provisions of the RMA. (https://www.unitec.ac.nz/sites/default/files/public/documents/Advance_Nov_2013.pdf)

22.4

The amount of recreation space that is being taken away by this development needs to be highlighted. Intensifying by building potentially 6000 apartments on this site will create a serious need for open space and recreational sports grounds etc. Why are these matters not being openly and transparently discussed and provided for in a clear Masterplan?

5. Mature tree destruction and mitigation planting plans

22.5

There are the many mature trees that have been destroyed (and mulched) by developers already on this development. The result of this destruction is a massive sequestered carbon loss (as well as loss of all the other ecosystem services provided to this place by those trees) made worse by the mulching. There has also been a massive biodiversity habitat loss as this area was an arboretum. If there was a Resource Consent to allow the removal of these large trees did it not provide for some mitigation by replanting? Will the replanting plans replace the loss of carbon, ecosystem services and habitat loss?

22.5

At this time of a Council declared climate emergency that prioritises carbon as the main concern for climate change surely we need to know how many years it will take to replace the loss of the sequestered carbon by the tree destruction? Surely the replanting plans too need to be included in a clear Masterplan to enable this assessment?

In Europe developers design around existing trees because they value all mature trees. It is to be hoped that in the future New Zealand developers will change their unnecessarily destructive, climate and soil stability endangering and wasteful ways of clearing property for property development.

I seek the following decision by council: **Decline the plan change as stated above. If approved, make the amendments I request.**

Details of amendments: **Provide a Masterplan that gives context to the placement of significant community services, transport, facilities, open and green space (whether public or private), replanting plans that address the climate change and carbon issues caused by the removal and mulching of the Unitec arboretum and restricting the building of apartments on this site to 4000.**

22.6

Submission date: 14 December 2023

- **Attend a hearing**
- I do not wish to be heard in support of my submission.
-
- **Declarations**
- I could not gain an advantage in trade competition through this submission.
- I would be directly and negatively affected by the adverse effects on the environment were this submission to be approved.
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.
- Signed
- Wendy Gray
- **45 Crummer Road**
- **Grey Lynn**
- **AUCKLAND 1021**
- **NEW ZEALAND**
- T: +64 (0)21 031 4924

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Moe Richardson
Date: Thursday, 14 December 2023 10:30:39 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Moe Richardson

Organisation name:

Agent's full name:

Email address: moerichardson63@gmail.com

Contact phone number:

Postal address:

16 Pickens Crescent

Mt Albert

Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

The Proposed open space provision for the precinct. The lack of a master plan indicating building footprints for a community of 4000+ dwellings and (thereby giving context to) proposed open space.

Property address: 1-139 Carrington Road, Mt Albert

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:

Name change from the Wairaka precinct to Te Auaunga.

It is important to keep a focus on things within the precinct that are valued.

If protection of the stream, landscape or open space is de-prioritised during the development process, it will be easier to insist these elements be given more attention if they carry the name of precinct.

For example; if the stream has the same name as the development precinct, its importance is highlighted. We could then say "you have to take care of these things – its actually in the name of your development".

23.1

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

Details of amendments: Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

23.2

Submission date: 14 December 2023

Attend a hearing

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

Declaration

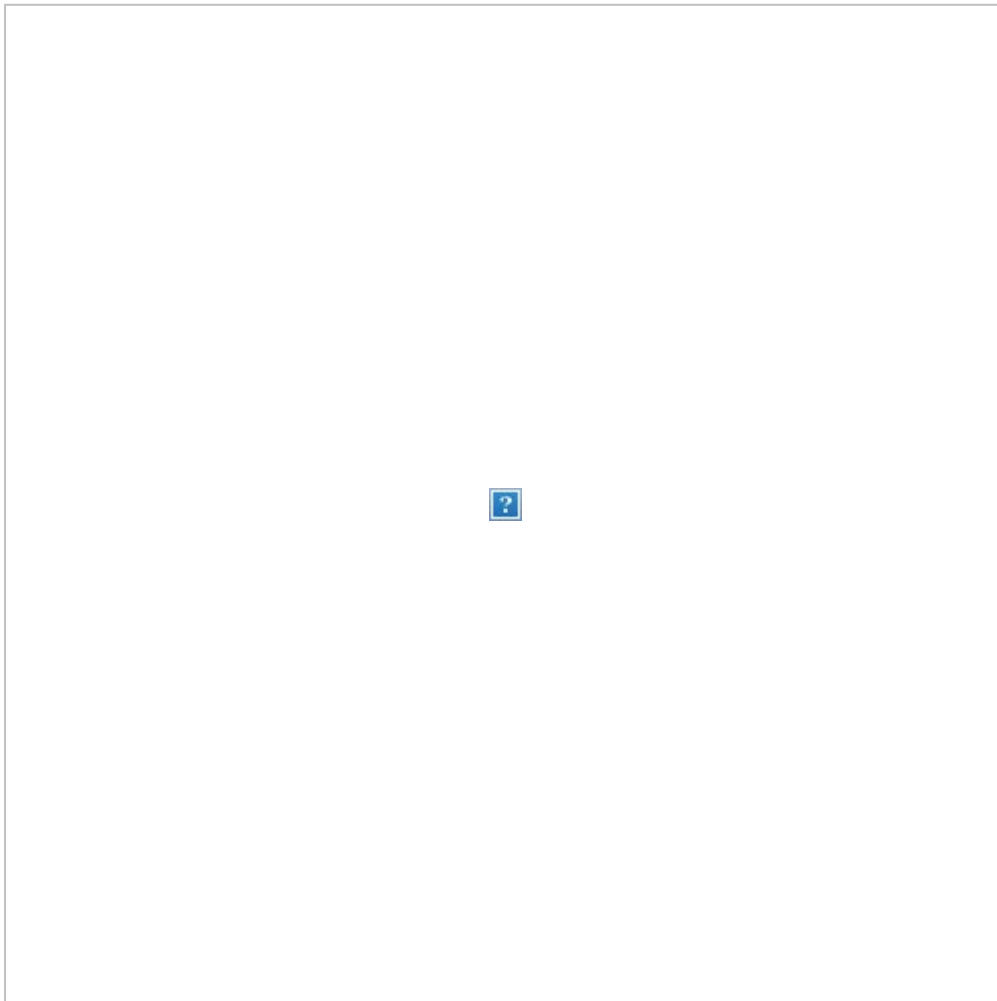
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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email may be those of the individual sender and may not necessarily reflect the views of Council.

Form 5

Submission on private plan change to Auckland Unitary Plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Submission on: Proposed Private Plan Change 94: Wairaka Precinct

Name of Submitter: Fire and Emergency New Zealand

This is a submission on the following proposed plan change (the **proposal**): Proposed Private Plan Change 94 Wairaka Precinct. It proposes to rezone parts of the current Special Purpose (Tertiary) Zone to Business-Mixed Use and Residential -Mixed Use Housing Urban with a revised precinct plan and precinct provisions. This submission is written on behalf of Fire and Emergency New Zealand (Fire and Emergency).

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

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

- Ensuring the revised Precinct provisions provide acceptable emergency responder access and firefighting water supply.

Fire and Emergency's submission is:

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

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

Water Supply

We support the Precinct provisions relating to coordinating future development with supporting infrastructure such as is achieved in the special information requirement regarding location and layout of services and infrastructure, and matters of discretion like I334.8.1(1A)(d)(i) which considers whether *stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are provided to adequately service the nature and staging of anticipated development within the subject land area*. We understand that this reference to water supply would have applicants and planners considering not just potable water supply but suitable firefighting water supply including placement of hydrants and access to these. For further detail on water supply requirements please refer to the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 (Water Supplies Code of Practice).

24.1

Emergency Access

While recognising that fire safety, including emergency access, is also touched on through the Building Act, Fire and Emergency consider it important that it is considered during plan changes and resource consenting so that any issues are picked up early in design and to avoid instances where building consent dispensations have been granted in recognition that a resource consent has been obtained. While provided for in a separate plan change, the findings of the legal submissions provided on behalf of Auckland Council for Plan Change 79 (Amendments to the transport provisions) are applicable to this Plan Change and note that “matters broadly relating to health and safety are undoubtedly valid RMA considerations” and that “it is also arguable, as the section 42A report notes at paragraph 124, that the provision of practical and functional access for emergency services is a critical element of a well-functioning urban environment”¹.

As such, Fire and Emergency are recommending an addition to the I334.9 Special information requirements to require application plans to show that there is suitable emergency access for future development. The suggested amendment is noted below with additions in red:

24.2

I334.9.

An application for development must include the following:

(1) Plans showing:

...

(e) The location and layout of vehicle access, entries, exits, parking areas including number of spaces, **emergency access** and loading and storage areas;

For further detail on emergency appliance access needs please refer to the Water Supplies Code of Practice and F5-02 GD – Designers’ guide to firefighting operations; emergency vehicle access that are both available online.

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

If commissioners are minded to accept the Plan Change, Fire and Emergency seek the following change to the proposed Precinct chapter:

- An amendment to Special Information Requirements (334.9) as set out above (or similar) to include consideration of design of emergency access.

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



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

Date: 14/12/23

¹ Plan Change 79. Opening legal submissions on behalf of the Auckland Council. 13 October 2023.

Electronic address for service of person making submission: Nola.Smart@beca.com

Telephone: 09 300 9278

Postal address: C/- Beca Limited
21 Pitt Street
Auckland 1010

Contact person: Nola Smart

RESOURCE MANAGEMENT ACT 1991

**SUBMISSION ON PRIVATE PLAN CHANGE 94 (WAIRAKA
PRECINCT) TO THE AUCKLAND UNITARY PLAN (OPERATIVE IN
PART)**

Clause 6 of First Schedule, Resource Management Act 1991

TO: Auckland Council,
By Email: unitaryplan@aucklandcouncil.govt.nz

SUBMITTER: **OPEN SPACE FOR FUTURE AUCKLANDERS
INCORPORATED (the Society)** at the address for service
set out below.

1. This is a submission on Private Plan Change 94 to the Auckland Unitary Plan (Operative in Part) (**AUP**), requested by the Ministry of Housing and Urban Development (**MHUD**), (**the Change**).
2. The Change proposes to:
 - (a) rename the precinct from the Wairaka Precinct to the Te Auaunga Precinct (**the Precinct**);
 - (b) rezone parts of the former Unitec Campus to from Special Purpose Tertiary Zone to Business-Mixed Use Zone (**BMU**) and Residential Mixed Housing Urban Zone (**MHU**); and
 - (c) revise the Precinct provisions and precinct plans to:
 - (i) allow additional dwellings with the number of additional dwellings unclear;
 - (ii) alter open space and stormwater management areas;
 - (iii) remove landscaping area requirements;
 - (iv) allow greater height for residential buildings;
 - (v) delete building setbacks along the Precinct's boundary with existing residential areas;
 - (vi) delete roading, walking and public transport connections.
3. The Society does not oppose the name change of the Precinct but otherwise opposes the Change in its entirety.
4. The Society is recently formed incorporated society primarily made up of community members who live close to parts of the Precinct proposed to be rezoned. The primary purpose of the Society is to represent its members in relation to planning applications in Auckland and specifically around the Mount Albert area to ensure that such proposals provide sufficient open space to serve the needs of existing and future residents and otherwise

contribute to a well-functioning and high amenity urban environment.

5. The Society could not gain an advantage in trade competition through this submission and in any event is 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.
6. The reasons for the submission are that the Change, as notified:
 - (a) Is contrary to the sustainable management of natural and physical resources does not amount to or promote the efficient use and development of resources, and is otherwise contrary to the purpose and principles in Part 2 of the Resource Management Act 1991 (**RMA**).
 - (b) Is inconsistent with objectives, policies and other provisions in the AUP and other relevant planning instruments.
 - (c) Does not warrant approval in terms of section 32 of the RMA.
 - (d) Will enable the generation of significant adverse effects on the environment in terms of will enable significant adverse effects on the environment including on the social well-being of the existing and proposed residential community.
7. In particular, but without limiting the above reasons:
 - (a) The Society is concerned that the level of open space in the Precinct needs to be significantly increased to recognise that the Change:
 - (i) is expected to significantly increase the projected population of the Precinct, in a context where the AUP allows significant intensification of the area surrounding the Precinct, and further significant intensification of that area is proposed under Plan Change 78 to the AUP and the National Policy Statement Urban Development (**NPS UD**).
 - (ii) Would be detrimental to all of Auckland as the suburbs of Mt Albert, Point Chevalier and Waterview are already established residential suburbs and the Precinct presents the only realistic opportunity to provide sufficient open space for existing and future residents in central Auckland in light of the planned for intensification.
 - (b) The proposed additional dwellings and number of taller built forms is both unnecessary and premature in the context of a unique and significant brownfields site that has not been comprehensively masterplanned.
 - (c) The Society considers that if the Change is to proceed it requires significant amendment to mitigate the adverse effects that would be generated by the increased level intensification enabled by the Change as notified.
8. The Society considers that the if the Change is to proceed it needs to be amended to:

Open Space

- | | | |
|-----|---|------|
| (a) | Retain the Policy I334.3(15A) requiring a minimum amount of private open space to be provided in the Precinct. | 25.1 |
| (b) | Significantly increase the amount of public open space proposed in the Precinct, require a minimum area of public open space, and improve that public open space so that it better enables a well-functioning urban environment and meets the needs of all future residents of the Precinct and the surrounding urban environments. | 25.2 |
| (c) | Avoid the adverse effects of dominance of buildings on public open space. | 25.3 |
| (d) | Ensure adequate separation of buildings, to avoid adverse effects on public open space, including on the public realm of road reserves, within and adjoining the Precinct. | 25.4 |
| (e) | Secure the provision of open space by rezoning additional land for open space and amending I334.10.1 Te Auaunga: Precinct Plan 1 (Precinct Plan 1). | 25.5 |
| (f) | Provide for a variety of open space typologies that enable active and passive recreation and identify the locations for these types of open space uses in Precinct Plan 1. | 25.6 |

Comprehensive Master planning

- | | | |
|-----|--|------|
| (g) | Provide for comprehensive master-planning for the Precinct that identifies the locations of buildings and community residential, commercial, retail, educational, or other activities to be undertaken within and outside of buildings prior to resource consents for new buildings being granted. | 25.7 |
| (h) | Provide a fair balance between the rights of developers and existing communities particularly in relation to economic development, capacity building, and cultural promotion. | |
| (i) | Provide clarification of the proposed future use of the Taylor's Laundry site. | |

Built Form

- | | | |
|-----|--|-------|
| (j) | Provide for a gradation of building heights with lower building heights along Carrington Road and taller building heights in the topographically lower parts of the Precinct, so that buildings better integrate with the environment and minimise the adverse effects on surrounding communities. | 25.8 |
| (k) | Reduce or retain the existing height limit along Carrington Road. | 25.9 |
| (l) | Increase the width of the height limited area along Carrington Road. | |
| (m) | Increase and permanently maintain the no build setbacks along Carrington Road. | 25.10 |
| (n) | Increase the width of the building setback along the boundary of the Precinct with Carrington Road. | |

- | | | |
|---|--|-------|
| (o) | Reduce height limits throughout the Precinct and increase distances between buildings to maintain outlooks within and through the Precinct. | 25.11 |
| (p) | Delete Height Area 1 in its entirety or reduce the number and height of tall buildings in Height Area 1. | |
| (q) | Reduce the height of tall buildings in Height Areas 2, 3, 4 and 5. | |
| <i>Landscaping and tree protection</i> | | |
| (r) | Restrict site coverage to provide greater landscaped areas and space between buildings. | 25.12 |
| (s) | Retain and strengthen existing tree protection provisions. | 25.13 |
| (t) | Retain all notable trees in I334.10.2 Wairaka / Te Auaunga: Precinct Plan 2 – Protected Trees (Precinct Plan 2). | 25.14 |
| (u) | Provide for the retention of additional mature vegetation in the Precinct to mitigate adverse visual and stormwater effects of more intense development enabled by the Change. | 25.15 |
| (v) | Include additional trees in Precinct Plan 2, particularly all mature trees in the following parts of the Precinct: | 25.16 |
| | (i) The area between the Squash Centre and the Gate 4 Accessway around Building 054. | |
| | (ii) The Oak and Magnolia Trees lining the Gate 4 Accessway. | |
| | (iii) The flat areas surrounding Building 054 (Penman House) and sloped area behind it. | |
| | (iv) The Unitec Memorial Garden area (mature/juvenile trees). | |
| | (v) The Terraced area along the Woodward Road boundary of the Precinct. | |
| (w) | Increase the area of land required to be soft landscaped on sites in the Precinct. | 25.17 |
| (x) | Increase the distances required between buildings to provide view shafts through the Precinct. | |
| <i>Urban design, heritage and character</i> | | |
| (y) | Provide for exemplary quality urban design and landscaping within the Precinct. | 25.18 |
| (z) | Adaptively reuse prominent character buildings on the site, in particular Building 055 (Penman House) and Building 054. | 25.19 |
| (aa) | Require an assessment of air quality effects of taller buildings locating in proximity to the existing Taylor’s laundry facility stacks and include any necessary restrictions on new building occupancy or building design required to address those effects. | 25.20 |

Traffic

(bb) Reduce the adverse traffic effects including by:

- (i) retaining the proposed indicative roading connections in the south of the Precinct; 25.21
- (ii) Making the northern most access point to Carrington Road the main access point to the Precinct.
- (iii) locating public transport nodes centrally within in Precinct Plan 1 and integrating with public transport within the precinct to encourage public transport use and to reduce unnecessary vehicle traffic outside the Precinct;
- (iv) retaining the existing indicative walking connections and amending Precinct Plan 1 to provide for additional indicative walking connections through the Precinct;
- (v) upgrading the indicative walking path to retain wider (tree lined) network connection from the southern major access point (i.e. Unitec Gate 4); and
- (vi) restricting dwelling and occupancy numbers in the Precinct until the Carrington Road upgrade is completed the Woodward Road railway level crossing is replaced by a grade separated crossing.

(cc) Amending Precinct Plan 1 to include a small scale community and retail centre located in the central part of Precinct to serve incoming residents and reduce unnecessary vehicle trips outside of the Precinct. 25.22

Activity status and notification

(dd) Provide that the removal of identified trees, removal of identified character buildings, and new buildings above height limits are non-complying activities requiring public notification. 25.23

9. Examples of specific amendments to address these concerns are shown **Schedule 1**. Further consequential amendments may be required to achieve consistency with the relief sought throughout the Precinct provisions.

10. **Schedule 2** identifies the areas for further notable tree assessment and inclusion.

11. **Schedule 3** shows areas that the Society considers appropriate for additional southern open space. 25.76

12. The Society seeks that the Change be withdrawn or, if necessary, disallowed unless amendments are made to address the concerns in this submission.

13. The Society wishes to be heard in support of their submission. If other parties make a similar submission, the Submitter would consider presenting a joint case with them at any hearing.

DATED 18 December 2023

A handwritten signature in blue ink that reads "JL Beresford". The signature is written in a cursive style and is centered within a light blue rectangular background.

JL Beresford

Counsel for **Open Space for Future Aucklanders Incorporated**

Address for service of the Submitters: Beresford Law, Level 6, 20 Waterloo Quadrant, Auckland, 1010. PO Box 1088, Shortland Street Auckland. Attention: Joanna Beresford. Phone +64 9 307 1277. Mobile: +64 21 114 1277. Email: joanna@beresfordlaw.co.nz

Schedule One: Examples of specific amendments sought to address the Society's concerns

Text as proposed by MHUD in Plan Change 94 with the Society's amendments shown or descriptions of amendments sought in underline and ~~strike through~~.

No	Provision	Support / Oppose / Amend	Reason for Submissions	Decision Requested
	Precinct Description			
1.	I334.1. Precinct Description	Oppose / Amend	MHUD's insertion inappropriately prioritises height of buildings.	A range of building heights are applied across the precinct that recognise the favourable size, location and topography of the land within the precinct. These heights recognise the relative sensitivities of adjoining and adjacent neighbouring properties, with <u>lower heights applied along Carrington Road and greater height applied to topographically lower areas</u> where the potential adverse effects can be managed within the precinct. In the north-western corner of the site height is also proposed to act as a landmark for the development, supporting the urban legibility of the precinct.
2.	I334.1. Precinct Description	Oppose	MHUD's insertion inappropriately prioritises the economic outcomes of the developer over community outcomes.	The Te Auaunga Precinct provides objectives for the restoration and enhancement of Māori capacity building and Māori cultural promotion and economic development within the precinct.
3.	I334.1. Precinct Description	Oppose / Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	There are also particular attributes of the Te Auaunga Precinct, which contribute to the amenity of the precinct and the surrounding area and are to be retained and enhanced, and future areas introduced through the development of the precinct. These include the following: <ul style="list-style-type: none"> • <u>Mature vegetation and notable trees.</u> • An open space network linking areas within the Te Auaunga Precinct and providing amenity to neighbouring housing and business areas. • <u>Amenity enhancing views at street level which connect with Owairaka / Mt Albert, the Waitemata Harbour and Waitakere Ranges.</u>

25.24

				<ul style="list-style-type: none"> A network of pedestrian and cycleway linkages that integrate with the area network <u>and are sufficient width to create a boulevard style development and accommodate separate pedestrian and cycle lanes and vegetation and mature trees.</u>
4.	I334.1. Precinct Description	Oppose / Amend	MHUD's amendment inappropriately narrows the focus of the Precinct to being implementing Precinct Plan 1 but the outcomes sought in the precinct are wider than this. An update is required to refer to connections in the south.	The implementation of Precinct plan 1 <u>the desired outcomes for the precinct and surrounding areas</u> is dependent on a series of works. These works focus on the provision of open space and a roading network including access from the east <u>and south</u> to the important Te Auaunga public open space...
5.	I334.1. Precinct Description	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	Currently the precinct also receives stormwater from an adjacent catchment in the Mt Albert area and it is expected that this will continue following development of the precinct <u>and that the stormwater management for the precinct will be designed to accommodate these stormwater flows.</u>
6.	I334.1. Precinct Description	Support / Amend	Provision of public transport through the site and bus nodes is supported to reduce the adverse traffic effects on Carrington Road. Amendments required to mitigate the effects of greater intensity enabled by the Change.	<p>These measures will could include the following:</p> <ul style="list-style-type: none"> Providing a connected road network through the site; Providing a connected pedestrian and cycling network into and through the site (<u>with sufficient width to separate cycling and pedestrian lanes</u>), in particular convenient east-west and north-south cycle connections from the Oakley Creek Te Auaunga over bridge <u>to the proposed bus node and Carrington Road</u> bus services and existing and proposed cycle networks beyond the site; Upgrading intersection access onto the site and avoiding, remedying and mitigating adverse effects on the surrounding transport network; Making provision <u>for bus node(s) within the centre of the Precinct and integrating public transport with the surrounding road network, and</u> road widening to support the public transport network, and expansion of the public transport network through the precinct; <u>Providing vehicle connections to the south of the precinct to reduce the traffic effects on Carrington Road.</u>

25.24

				<ul style="list-style-type: none"> • <u>Limiting the number of major site access points on Carrington Road</u> • Managing vehicular movements through the connections to the south of the site; • Managing parking to avoid, remedy, and mitigating adverse effects on the surrounding transport network; or • Staging land use and development with any necessary infrastructure investment. • <u>Restricting dwelling and occupancy numbers until the Carrington Road upgrade is completed.</u> • <u>Restricting dwelling and occupancy numbers in the precinct until the Woodward Road railway level crossing is replaced by a grade separated crossing.</u> 	25.24
7.	I334.1. Precinct Description	Oppose / Amend	<p>MHUD’s amendment inappropriately narrows the focus of the Precinct to being implementing Precinct Plan 1 but the outcomes sought in the precinct are wider than this.</p> <p>Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.</p>	<p>To reduce the potential of avoid new development occurring in an uncoordinated manner, the precinct encourages the land owner/s to develop the land in accordance with the Precinct plan 1 and relevant policies precinct requires land owners to develop in accordance with a <u>comprehensive master plan that is in accordance with the precinct provisions and precinct plans 1-3.</u> This method provides for integrated development of the area and ensures high quality outcomes are achieved.</p>	
I334.2. Objectives					
8.	I334.2 (1)	Amend	<p>Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.</p>	<p>The provision for a high quality of tertiary education institution and accessory activities in the precinct is continued, while also providing for <u>open space, growth, change and diversification of activities that provide a high level of amenity within the Precinct and the surrounding area.</u></p>	25.25
9.	I334.2 (2)	Amend	<p>Amendments required to mitigate the effects of the rezoning of a larger area as</p>	<p>Comprehensive planning and integrated development of all sites within the precinct is achieved <u>prior to further resource consents for</u></p>	25.26

			BMU and the greater intensity enabled by the Change.	<u>residential development or new buildings being granted.</u>	
10.	I334.2 (3)	Support / Amend	Clarify the range of typologies primarily sought.	A mix of residential, business, tertiary education, social facilities and community activities is provided, which maximises the efficient and effective use of land and provides for a variety of <u>terraced housing and low to mid rise apartment</u> built form typologies.	25.27
11.	I334.2 (6)	Oppose / Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change. Potential for additional buildings to be scheduled in future.	Identified heritage values are retained through the adaptation of the <u>scheduled buildings and identified character buildings</u> and retention of identified trees, together with the management of the historic heritage, and Māori sites of significance on Te Auaunga land, and the contribution they make to the precinct's character and landscape, are recognised, protected and enhanced in the precinct.	25.28
12.	I334.2 (7A)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	<u>The amount of open space within the precinct is commensurate with the level of intensification planned both within the precinct and the surrounding suburbs.</u>	25.29
13.	I334.2 (10)(a)	Oppose / Amend	The Precinct is proposed to be the most intense urban environment outside the CBD, which requires an exemplary or outstanding level of urban design.	An integrated urban environment is created, which: Incorporates <u>high exemplary</u> quality built form and <u>urban</u> design;	25.30
14.	I334.2 (10)(b)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	Recognises, protects and enhances the environmental attributes <u>and open space aspects</u> of the precinct in its planning and development;	
15.	I334.2 (10)(d)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	Is developed in a comprehensive manner, which complements and fits within the landscape and character of the surrounding environment <u>including the built form and character of the surrounding residential environment.</u>	
16.	I334.2 (10)(f)	Oppose	MHUD's insertion inappropriately prioritises the economic outcomes of the developer over community outcomes.	Contributes to Māori cultural promotion and economic development.	
17.	I334.2(11)	Amend	Reduce vehicle trips outside of the precinct in order to minimise adverse traffic effects	Provide for retail, food and beverage, and commercial services, <u>and community activities</u> in identified locations <u>as shown on Precinct Plan 1</u>	25.31

			on Carrington Road.	(as sought to be amended by the Society) to serve local demand within the Te Auaunga Precinct and at a scale and configuration which does not adversely affect the role, function and amenity of the Point Chevalier and Mt Albert town centres.	
18.	I334.2(12)	Oppose	MHUD's insertion inappropriately prioritises the economic outcomes of the developer over community outcomes.	The restoration and enhancement of Māori capacity building and Māori cultural and economic development within the precinct is provided for, promoted and achieved.	25.32
19.	I334.2(13)	Oppose / Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change and ensure the more intense building forms integrate appropriately with the surrounding environments.	Provide for graduated heights with increased heights only in the topographically lower parts of the precinct in appropriate parts of the precinct so as to provide greater housing choice, increase land efficiency, benefit from the outlook from the precinct, and create 'landmark' buildings in the north western part of the precinct.	25.33
I334.3. Policies					
20.	I334.3.(1)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	Enable and provide for a wide range of activities, including open space, education, business, office, research, healthcare, recreation, residential accommodation, community facilities and appropriate accessory activities.	25.34
21.	I334.3.(4)	Oppose	Significantly increased amounts of open space are required mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change, which need to be secured by retaining minimum open space requirements in the Precinct provisions.	Promote comprehensive planning by enabling integrated development in accordance with the Precinct plan 1 and Policy I334.3(15A) that provides for any of the following:	25.35
22.	I334.3.(4)(d)	Oppose	Precinct provisions enable a variety of typologies and the purpose of this provision appears to relate to residential accommodation associated with tertiary educations with residential activity generally dealt with in I334.3(6).	Intensive Residential activities associated with tertiary education;	
23.	I334.3.(4)(e)	Oppose	MHUD's insertion inappropriately priorities the economic outcomes of the developer over community outcomes.	Economic development and employment, including supporting Māori capacity building and Māori cultural promotion and economic development;	
24.	I334.3.(4)(i)	Amend	Amendments required to mitigate the	Identification and protection of significant landscape features, the	

			effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	adaptation of the scheduled historic buildings <u>and identified character buildings</u> , identified trees and integrated open space network;	
25.	I334.3.(6)	Oppose / Amend	Precinct provisions enable a variety of typologies and give effect to the NPS UD.	Encourage a mix of residential lifestyles and <u>variety of housing typologies</u> to cater for a diverse and high density residential community at Te Auaunga.	25.36
26.	I334.3.(7)	Oppose / Amend	Precinct provisions enable a variety of typologies and give effect to the NPS UD.	Provide for a mix of residential and business activities which will enable development of an intensive residential core to <u>a well-functioning urban environment in the Te Auaunga Precinct</u>	25.37
27.	I334.3.(10A)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change and give effect to the NPS UD	<p><u>Avoid subdivision and development that is incompatible with:</u></p> <ul style="list-style-type: none"> • <u>The provision of a high quality open space network.</u> • <u>Maintaining the amenity of the surrounding residential environment.</u> • <u>Well functioning urban environments.</u> 	25.38
28.	I334.3.(11)	Oppose / Amend	More than one character building in the precinct. Protection level to be strengthened to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	Encourage <u>Require</u> the retention and adaptation of the heritage and character buildings, and elements identified within the precinct.	25.39
29.	I334.3.(13)	Amend	The Precinct is proposed to be the most intense urban environment outside the CBD, which requires an exemplary or outstanding level of urban design throughout.	Require new buildings to be designed in a manner that provides for a high <u>promotes and achieves an exemplary</u> standard of amenity, recognizes <u>enhances</u> landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct <u>and surrounding streets.</u>	25.40
30.	I334.3.(14)	Oppose / Amend	The rezoning of a larger area as BMU and the greater intensity enabled by the Change make these considerations relevant throughout the Precinct not just adjacent to heritage buildings and SEAs. The preference for native planting needs to be balanced with the need for fast growing species that mitigate the adverse effects enabled by the Change faster.	Require proposals for <u>all</u> new buildings, structures and infrastructure or additions to existing buildings, structures and infrastructure adjoining or adjacent the scheduled heritage buildings and/or the significant ecological area of Te Auaunga within the precinct to provide appropriate <u>native</u> landscaping and <u>to be sympathetic and provide</u> contemporary and high-exemplary quality design, which enhances the precinct's built form and natural landscape.	25.41
31.	I334.3.(14A)	Oppose /	Inappropriately prioritises the amenity of	Provide for <u>moderately taller</u> buildings in the north western part of the	25.42

		Amend	new developments over the amenity of the existing community.	precinct but only if in this landmark location with enhanced outlook across the Waitemata Harbour and Waitakere Ranges, these buildings are in a location removed from residential neighbourhoods outside the precinct and are of a scale that will not adversely affect those residential communities including that such buildings will not generate adverse effects on outlook across and through the Precinct to Owairaka / Mt Albert, the Waitemata Harbour and Waitakere Ranges.	
32.	I334.3.(14AA)	Oppose / Amend	The Precinct is proposed to be the most intense urban environment outside the CBD, which requires an exemplary or outstanding level of urban design throughout.	Require proposals for new <u>high-rise</u> buildings adjacent to the former Oakley Hospital scheduled historic heritage building to provide sympathetic contemporary and <u>high exemplary</u> quality design which enhances the precinct's built form.	25.43
33.	I334.3.(14B)	Oppose / Amend	The topography of the site provides an opportunity to fill in the site with buildings with out generating significant adverse effects on the surrounding residential communities.	Provide for additional height <u>only in the topographically lower areas</u> in the central and northern parts of the precinct, recognising the topographical and locational characteristics of this part of the precinct, and the ability to provide greater housing choice, increase land efficiency, <u>without excessively rising above the Carrington Road ridgeline</u> benefit from the significant views and outlook from the precinct, and leverage the proximity and amenity of Te Auaunga.	25.44
34.	I334.3.(15)		The Plan Change enables up to 6,000 dwelling and 12,000 (potentially more) people in the Precinct. Significantly more open space (and certainty about the locations and functions of open space) is required to serve the needs of the Precinct and intensification proposed in the surrounding areas.	<u>Significantly increase and maximise the amount of public and private open space in the precinct and provide for a variety of types of public open space located throughout the precinct</u> Provide for public open space, including: <ul style="list-style-type: none"> • a neighbourhood park in the northern portion of the precinct. <u>(North Open Space);</u> • <u>Central open spaces (i.e. the Central Open Space; Te Auaunga Access Park; Knoll Open Space, South Open Space)</u> • <u>Neighbourhood parks in the southern portion of the Precinct that connect with private open space on the Unitec Campus.</u> • <u>Suburb parks (including at a size required to accommodate sports fields).</u> 	25.45
35.	I334.3.(15A)	Oppose	In the absence of a comprehensive master plan for the Precinct, open space minima	<u>Provide at least 7.1ha of key open space (private) within the precinct.</u>	

			are required to ensure sufficient open space is provided to serve the precinct and surrounding community. This particular open space is required by the Council's decision on PC 75 to replace open space lost by the expansion of the Mason Clinic	Note: Consequential amendments are required to re-insert all cross references to this policy proposed to be deleted by PC 94
36.	I334.3.(15AA)	Amend	The Change enables up to 6,000 dwelling and 12,000 people in the Precinct. Significantly more open space is required to serve the needs of the Precinct and intensification proposed in the surrounding areas.	<p><u>Insert a new policy that requires a minimum area of hectares to be provided as public open space within the precinct in addition to the open space (private) required by policy I334.3.(15A).</u></p> <p><u>The purpose of this policy is to give effect to the amendments sought by the Society to Policy I334.3.(15).</u></p> <p><u>The area of open space required is to be set at a level that ensures that the area of open space in the precinct is commensurate with the population density enabled by the Plan Change and the intensification enabled in the surrounding area.</u></p> <p><u>Consequential amendments to the Precinct provisions will be required to ensure development in accordance with this policy.</u></p>
37.	I334.3.(18)	Amend	Improve amenity of the precinct and functionality of the pedestrian and cycle linkages.	Require the key pedestrian and cycle linkages through the precinct to be direct and convenient, well designed, safe and <u>of sufficient width to accommodate separated pedestrian and cycle ways, amenity planting and stormwater management devices and improve connectivity for all users.</u>
38.	I334.3.(20)(d)		Improve the functionality of the public transport network in the Precinct and surrounding areas required to accommodate the significantly more people enabled by the Plan Change.	Supports the provision of passenger transport services, linking by <u>connecting passenger transport services and bus nodes within the Precinct</u> to key public transport nodes such as the Mount Albert train station and Point Chevalier public transport services;
39.	I334.3.(20)(g)	Amend	Requires strengthening to mitigate the adverse traffic effects of the rezoning of a larger area as BMU and the greater	Require subdivision and development to be integrated with transport planning and infrastructure in a way that:

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			intensity enabled by the Change and to provide certainty that the timing of development and infrastructure delivery will be properly coordinated.	... Stages subdivision and development with necessary surrounding transport network infrastructure and upgrades where adverse effects on the transport network cannot be avoided, remedied and mitigate <u>including limiting the construction and occupancy of dwellings until after the Carrington Road upgrade is completed and the Woodward Road railway level crossing is replaced with a grade separated crossing.</u>	25.48
40.	I334.3.(22)	Amend	Needs to be updated to reflect the additional BMU zoning in the southern parts of the Precinct and proposed southern roading connections that will make the additional local streets more likely routes to St Lukes Road.	Manage the expected traffic generated by activities in the precinct to avoid, remedy and mitigate adverse effects on the safety and efficiency of the surrounding transport network, particularly at peak times. For the purpose of this precinct, the surrounding transport network comprises Carrington Road, the <u>precinct's existing and proposed access points to Carrington Road, the Carrington Road/Woodward Road intersection, the Woodward Road/New North Road intersection, the Carrington Road/New North Road / <u>Mt Albert Road</u> and Carrington Road/Great North Road / <u>Pt Chevalier Road</u> intersections, Laurel Street, Renton Road, Rhodes Avenue, Mark Road and the other local roads bounded by Carrington Road, New North Road, and Te Auaunga; <u>Segar Ave, Tasman Ave, Rawalpindi St, Fontenoy Street, Fifth Ave, Seaview Terrace, Grant Street, Monaghan Ave, Parkdale Road, Martin Ave, Margaret Ave, Chatman Ave, Norgrove Ave, Verona Ave, Rossgrove Terrace, Linwood Ave, Asquith Ave and St Lukes Road</u></u>	25.49
41.	I334.3.(23)	Amend	Clarify that it is not a single application for over 3,000 dwellings that triggers the ITA requirement but when an application brings the total number of dwellings above that level.	Require an integrated transport assessment for the precinct for any new development <u>that would bring the total number of dwellings in the precinct above greater than 4,000 dwellings in the precinct, and for any new development greater than that would bring the total number of dwellings in the precinct above,3000 dwellings in the precinct,</u> where the overall development within the precinct is not consistent with the previously modelled yield of <u>8,200 people in the fully developed precinct.</u>	25.50
42.	I334.3.(27)	Oppose	Potentially affected residential areas are not only located to the south of the precinct.	Manage potential adverse amenity effects from buildings at the precinct boundary by: ... (c) Require graduated building heights and locate higher buildings <u>only in topographically low areas</u> and away from the precinct boundaries	25.51

				<p>that adjoin Mixed Housing Suburban residential areas to the south of the precinct.</p> <p><u>(d) Set back buildings from Carrington Road and provide for reduced height along the Carrington Road frontage.</u></p> <p><u>(e)</u></p>	25.51
43.	I334.3.(28)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	<p>Encourage <u>Require</u> built form, activities, public open spaces and infrastructure to be planned and designed on a comprehensive land area basis, rather than on an individual site basis <u>including the requirement to have a comprehensive master plan approved prior the grant of resource consent for residential dwellings.</u></p>	25.52
44.	I334.3.(29)	Amend	The topography of the site discourages (and proposed closure of walking connections in the surrounding area to accommodate the CRL once operational) walking to these activities outside of the Precinct so need to be provided within the Precinct.	<p>Provide for the retail (including food and beverage) <u>and community</u> activities in identified locations on of the precinct which:</p> <p>...</p> <p><u>(b) serves local demand within the precinct; and are located to minimise the number of vehicle trips outside of the precinct and to the precinct to access these activities</u></p>	25.53
45.	I334.3 (30A)	Amend	Recognise the contribution made by buildings with Character value on the site	Encourage the adaptive re-use of the existing buildings with historic value <u>or character value</u> for retail and other activities.	25.54
46.	I334.3 (31)	Oppose	Consequential amendment to reinsert reference to policy 15A.	Apply the subdivision controls of the zoning to the subsequent subdivision of the precinct or sub-precinct, subject to that subdivision also meeting the requirements of the Precinct Plan 1 <u>and Policy I334.3(15A).</u>	25.77
Activity Tables					
47.	I1334.1	Oppose	Exemplarily urban design outcomes requires provisions to apply conjunctively so that the most stringent activity status and standards are applied.	<p>The provisions in the zoning, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified below.</p> <ul style="list-style-type: none"> • The activities listed in Table H13.4.1 Activity table for H13 Business - Mixed Use Zone at line items: (A20), (A21), (A23), (A24), and(A25) <u>and</u> 	25.55

				(A45).	
48.	Table I334.4.1 (A17), (A17A), (A18), (A18A), (A19 and A19A)	Support	Required to mitigate the adverse effects of effects of light manufacturing and servicing and repair and maintenance services on the surrounding community	Retain the proposed additions relating to activities within 150m of Carrington Road activities	
49.	Table I334.4.1(A21CA)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	<u>New buildings prior to a resource consent application for a comprehensive whole of precinct land use and built form master plan being approved.</u>	NC
50.	Table I334.4.1 (A21D)	Oppose	Required to provide certainty as to the extent of built form enabled by the Precinct.	Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct plan 3 – Te Auaunga Additional Height –	⊖ NC
51.	Table I334.4.1(A21E)	Oppose	Required to provide certainty as to the extent of built form enabled by the Precinct.	Buildings within Height Area 1 identified on Precinct plan 3 – Te Auaunga Additional Height between 35m and 72m	⊖
52.	Table I334.4.1(A21F)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	<u>Buildings that exceed the height control Carrington Road (including after widening).</u>	NC
53.	I334.4.1(A21G)	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	<u>Buildings within 20m of the precinct boundary with Carrington Road (including after widening).</u>	NC
54.	Table I334.4.1 (A31)	Oppose / Amend	Consequential amendment to reinsert reference to policy 15A.	Any development not otherwise listed in Table I334.4.1 that is generally in accordance with the Precinct plan 1 and <u>Policy I334.3(15A)</u>	
55.	Table I334.4.1 (A32)	Oppose / Amend	Consequential amendment to reinsert reference to policy 15A.	Any development not otherwise listed in Table I334.4.1 that is not generally in accordance with the precinct plan 1 and <u>Policy I334.3(15A)</u>	
56.	Table I334.4.1 (A33)	Oppose / Amend	Required to provide certainty as to the extent of built form enabled by the Precinct.	<u>Buildings that exceed Standard I334.6.4 Height or the height limits on Precinct Plan 3.</u>	NC

57.	Table I334.4.1 (A34)	Oppose / Amend	Consequential amendment to reinsert reference to policy 15A.	Any vacant lot subdivision proceeding in accordance with the precinct plan 1 <u>and Policy I334.3(15A)</u> and which creates lots consistent with the zone boundaries	25.55
58.	Table I334.4.1 (A35)	Oppose / Amend	Consequential amendment to reinsert reference to policy 15A.	Any vacant lot subdivision that is not generally in accordance with the precinct plan 1 <u>and Policy I334.3(15A)</u>	
59.	Table I334.4.1 (A37)	Oppose / Amend	Required to provide certainty as to the extent of built form enabled by the Precinct.	Buildings that exceed Standard <u>I334.6.4 Height or the height limits on Precinct Plan 3.</u> NC	
60.	Table I334.4.3 (A42), (A43), (A44), (A45)	Oppose / Amend	Consequential amendment to reinsert reference to policy 15A.	Consequential amendments to reinsert reference to policy 15A.	
61.	Table I334.4.4 (A56), (A57)	Oppose / Amend	Consequential amendment to reinsert reference to policy 15A.	Consequential amendments to reinsert reference to policy 15A.	
Notification					
62.	I334.5.(1B)	Oppose	Potentially wide variety of activities enabled by proposed rezoning requires notification to be assessed on a case by case basis in accordance with the statutory tests.	An application for resource consent for a restricted discretionary activity listed in Tables I334.4.1, and I334.4.3 Activity table above that complies with the I334.6.4 height standard will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.	25.56
63.	I334.5.(2)	Oppose / Amend	Consequential amendment to reinsert reference to policy 15A.	Any other application for resource consent for an activity listed in Tables I334.4.1, I334.4.2, and I334.4.3, and I334.4.4 which is not listed in Standards I334.5(1) and I334.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.	25.57
Standards					
64.	I334.6.	Oppose	Application of underlying overlay and zone rules are required to ensure a high level of amenity, well functioning urban environment and exemplary urban design (unless the Preinct provisions are more stringent).	<u>The standards applicable to the overlays, zones and Auckland-wide provisions apply in this precinct.</u> (1) Unless specified in Standard I334.6(2) below, all relevant overlay, Auckland wide and zone standards apply to all activities listed in Activity Tables I334.4.1 to I334.4.3 above. (2) The following Auckland-	25.58

				wide and zone standards do not apply to the activities listed in activity-tables above: (a) H13 Business – Mixed Use zone: (i) Standards H13.6.0-Activities within 30m of a Residential Zone (but only as it relates to sites fronting Carrington Road), H13.6.1 Building Height, H13.6.2 Height in-Relation to Boundary, H13.6.3 Building setback at upper floors, H13.6.4-Maximum tower dimension and tower separation, H13.6.5 Yards,-H13.6.6 Landscaping and H13.6.8 Wind.
65.	I334.6.4. Height	Oppose / Amend	Amendments required to mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	The maximum permitted height standard of the underlying zone applies, unless otherwise specified in the ‘Additional Height’ control, including the Mixed Use zone and Areas 1-2 – 4, identified on Precinct plan 3: Te Auaunga Height. <u>Buildings within the height limited area along the boundary with Carrington Road (including following the completion of the proposed Carrington Road upgrade) must not exceed the Carrington Road reduced height limit.</u>
66.	I334.6.5. Landscaping	Oppose	Retain the site landscaping requirement to mitigate the more intense forms of development enabled.	(1) <u>At least 20 per cent of a site within the precinct must be landscaped.</u> (2) <u>A range of appropriate plant species (including species that reach mature heights equal or greater to the heights of proposed buildings and fast growing species that can quickly mitigate the adverse visual effects of buildings);</u>
67.	I334.6.6. Precinct boundary set back	Amend	Amend to retain an adequate set back of buildings from Carrington Road.	(3) Buildings on land fronting Carrington Road must be set back a minimum width of 28.2m when measured from the eastern edge of the Carrington Road road reserve as at 1 November 2015 <u>and a minimum width of 20m from the boundary of the Precinct with Carrington Road following the road widening.</u> This setback area may be used for walkways, cycleways, public transport facilities, site access, street furniture, outdoor dining and cafes. Other areas within the 28.2m setback area not used for these activities must be landscaped. This setback does not apply once the road widening affecting the WairakaTe Auaunga Precinct Carrington Road frontage has been vested in the Auckland Council
68.	I334.6.7. Tree protection	Amend	Amendments required to mitigate the effects of the rezoning of a larger area as BMU and the greater intensity enabled by the Change. The adverse effects of changes to built form on Carrington Road	(1) In addition to any notable tree, subject to Standard I334.6.7(2) below, the following trees identified in I334.11.2 Precinct plan 2 – Protected Trees and in Table I334.6.7.1 below must not be altered, removed or have works undertaken within the dripline except as set out in I334.6.7(2) below. Trees located within an existing or future

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			can be mitigated more quickly if trees in the road widening area are retained to the greatest extent possible when Auckland Transport designs the upgrade.	road-widening area along Carrington Road frontage are not subject to this control.	25.62
69.	Table I334.6.7.1 - Identified Trees	Amend	Amendments required to mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change. In the time since the AUP has been operative more trees will have grown to a size to be considered notable so reassessment is due.	Reassess the area along Carrington Road between the National Squash Centre and Woodward Road for additional notable trees or groves of trees and include in the schedule and Precinct Plan 2.	
70.	I334.6.8. Access	Oppose / Amend	Amend for consistency with updated Precinct Plan 1 and to address adverse traffic effects on Carrington Road.	(1) The primary traffic access to the precinct must be from Carrington Road <u>with secondary access to the south of the precinct</u> at locations shown on Precinct plan 1. (2) Any retail (including food and beverage) fronting the southern bus node, <u>must not have vehicle access directly off Carrington Road.</u>	25.63
71.	I334.6.10. Building to building set back	Amend	Required to maintain outlooks through and beyond the precinct if provision for taller buildings in Height Area 1 is retained.	1) In Height Area 1 on Precinct plan 3 – Te Auaunga Additional Height the minimum separation distance between buildings shall be 14 <u>30</u> m. This control shall be measured 8.5m above ground level.	25.64
72.	I334.6.11 Maximum tower dimension	Oppose / Amend		I334.6.11 Maximum tower dimension – Height Area 1 and Area 2 Purpose: to ensure that high-rise buildings in Height Area 1 and Height Area 2 on Precinct plan 3 – Te Auaunga Additional Height: <ul style="list-style-type: none"> • enable an appropriate scale of building to increase land efficiency in this part of the precinct; • allow adequate sunlight and daylight access to public streets and public open space; • provide adequate sunlight and outlook around and between buildings; • mitigate adverse wind effects; • discourage a high podium base on any one building, in order to positively respond to Area 1’s qualities as a visual gateway and its wider landscape setting; and 	25.65

				<ul style="list-style-type: none"> manage any significant visual dominance effects by applying a maximum tower dimension. <p>(1) This standard only applies in Height Area 1 and Height Area 2 identified on Precinct plan 3 – Te Auaunga Additional Height.</p> <p>(2) The maximum tower dimensions applying in Height Area 1 and Height Area 2 identified on Precinct plan 3 – Te Auaunga Additional Height must not exceed the dimension specified in Table I334.6.11.1 below.</p>	25.65
73.	Table I334.6.11.1: Maximum tower dimensions	Amend	Required to maintain outlooks through and beyond the precinct and create a separated and slender built form for any taller buildings that occur in this area if provisions for taller buildings in Height Area 1 is retained	<p>Either delete in its entirety Buildings up to 35m – No Tower Dimension applies or amend to provide for fewer buildings with reduced height, reduced tower dimensions and greater space between buildings:</p> <p><u>A single Building above 35m with height up to 43.5m</u> 5-40m max. tower dimension</p> <p>Building with height up to 54m 50m max. tower dimension</p> <p>Building with height up to 72m 42m max. tower dimension</p>	
74.	I334.6.13.Carrington Road Boundary setback	Amend	Amendments required to mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	<p><u>(1) Buildings on land adjoining Carrington Road must be set back a minimum width of 20m from the Precinct Boundary. These setbacks must be landscaped and planted with mature trees no more than 5m apart, within and along the full extent of the setback. The purpose of this planting is to provide a well functioning and high amenity urban environment and to mitigate adverse visual and privacy effects.</u></p>	25.66
Assessment					
75.	I334.7.2.(2) Subdivision	Support / Amend	Amendments required to mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change.	<p>Subdivision:</p> <p>...</p> <p>(c) The effect of the site design, size, shape, contour, and location, including <u>the effects on existing buildings, and the ability to provide adequate manoeuvring areas, and outdoor living space and spaciousness between buildings in the precinct.</u></p>	25.67
I334.8. Assessment – restricted discretionary activities					
76.	I334.8.1. Matters of discretion	Support / Amend	Amendments and additional assessment criteria are required to achieve exemplary	<p>New buildings which comply with Standard I334.6.4 Height:</p> <p>...</p>	25.68

			<p>urban design, well-functioning urban environments and high levels of amenity within and around the precinct.</p>	<p>(b) Building form and character:</p> <p>(i) whether building design and layout achieves:</p> <p>...</p> <p><u>(ba) adequate separation between buildings and the avoidance of large horizontal extents in building form.</u></p> <p><u>(bb) avoidance of blank walls and long building frontages to the greatest extent possible.</u></p> <p>(c) articulation of any building façades which adjoin public roads and identified open space on Precinct plan 1, to manage<u>minimise</u> the extent of large blank and/or flat walls and/or façades;</p> <p>(d) corner sites provide the opportunity for additional building mass and height so as to makes a positive contribution to the streetscape;</p> <p>(e) a high quality, clear and coherent design concept <u>that utilises a palette of durable materials to express the building form that expresses a consistent colour pallette across the entire building that is complementary to the design concept of surrounding buildings;</u></p> <p>...</p> <p>(g) rooftop mechanical plant or other equipment is screened or integrated in the building design <u>to ensure that it cannot be seen from other buildings including the tallest buildings enabled in the precinct;</u></p> <p>...</p> <p><u>(x) buildings are designed to minmise shading onto other properties external to the precinct and to minimise shading of open space (including the public realm of the road reserve).</u></p>
77.	I334.8.1. Matters of discretion	Amend	Clarify that it is not a single application for over 3,000 dwellings that triggers the ITA requirement but when an application brings the total number of dwellings above	<p>1A(f) Travel plans and integrated transport assessments:</p> <p>(i) proposed developments are consistent with any existing integrated transport assessment applying to the proposed development or any</p>

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			that level.	<p>new integrated transport assessment or other traffic assessment lodged with any resource consent application and any corresponding travel plans are provided by way of conditions of any consent prior to occupation;</p> <p>(ii) whether any development <u>that would bring the total number of dwellings</u> in excess of 3,000 dwellings within the precinct either demonstrates that the assumptions of any existing integrated transport assessment are valid, or, if the transport network and generation is not consistent with the assumptions within the existing integrated transport assessment, provides an updated integrated transport assessment demonstrating the generated travel demand can be appropriately managed; and</p> <p>(iii) whether any development <u>that would bring the total number of dwellings</u> in excess of 4,000 dwellings either provides an integrated transport assessment demonstrating the generated travel demand can be appropriately managed, or demonstrates that the assumptions of any existing integrated transport assessment for in excess of 4,000 dwellings are valid.</p>
78.	I334.8.1. Matters of discretion		Amendments required to mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change and for consistency with amendments sought to Policy I334.6.5. Landscaping	<p>(1A)(h) Landscape:</p> <p>(i) <u>A minimum of 20 percent of each site is to be landscaped to</u> andscaping is provided to contribute to the achievement of quality amenity that is integrated with the built environment.</p> <p><u>Additional landscaping</u> may be provided in the form of courtyards, plazas and other areas that are accessed by residents, visitors or the public including lanes and pedestrian accessways <u>provided that 20 percent of the site landscaping</u> includes the provision of both soft and hard landscape elements such as trees, shrubs, ground cover plants, -paved areas and outdoor seating areas.</p>
79.	I334.8.1. Matters of discretion	Support / Amend	MHUD's insertion gives better effect to the amendment sought by the Society to Policy I334.3(13). Further amendments sought to strengthen the application of Policy I334.3(13) and clarify that all o the matters in 1334.8.1(1A) area applicable to the Carrington Road frontage.	<p>(1A) (i) <u>Additional matters</u> applying to the Carrington Road frontage:</p> <p>(i) building frontages to Carrington Road are designed to express a scale of development that responds to Policy I334.3(13);</p> <p>(ii) the use of architectural treatments and design features, such as façade and roofline design, materials, <u>visual and physical</u> separation and layout to contribute to the visual character, and articulation of the Carrington Road frontage; and</p>

25.68

				(iii) building frontages to Carrington Road are designed to address <u>avoid</u> the perception of a solid walled mass through techniques including building recesses, clear visual <u>and physical</u> breaks between buildings, variation in roofline and overall building silhouette.	25.68
80.	I334.8.1. Matters of discretion		Amendments required to mitigate the effects on the surrounding community of the rezoning of a larger area as BMU and the greater intensity enabled by the Change if provision for taller buildings in Height Area 1 is retained.	<p>(1B) Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct plan 3 – Te Auaunga Additional Height, and Buildings within the Height Area 1 identified on Precinct plan 3 – Te Auaunga Additional Height between 35m and 72m that exceed 35m:</p> <p>(a) matters of discretion I334.8.1(1A)(a) – I334.8.1(1A)(h);</p> <p>(b) building design and location:-</p> <p style="padding-left: 40px;">(i) In Height Area 1 on Precinct plan 3 – Te Auaunga Additional Height, how the design for any building greater than 35m in height relates to the Tāmaki Makaurau cityscape and contributes to making a visual landmark, either in isolation or as part of a composition of taller buildings such as through the architectural expression of its upper levels and rooftop;</p> <p><u>Delete and replace with a suite of assessment criteria designed to discourage non-compliance with precinct height limits and address the adverse effects of taller buildings on land within and surrounding the precinct.</u></p> <p style="padding-left: 40px;">(ii) The degree to which buildings provide sympathetic contemporary and high-quality design which enhances the precinct's built form <u>of the precinct and surrounding areas.</u></p> <p>...</p>	25.69
81.	I334.8.1. Matters of discretion	Oppose / Amend	Consequential amendment	<p>(4) Any development not otherwise listed in Tables I334.4.1, and I334.4.3, and I334.4.4 that is generally in accordance with the precinct plan 1 <u>and Policy I334.3(15A):</u></p> <p>...</p> <p>(c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents <u>and the need to improve these recreation and amenity needs</u> through the provision of:</p> <p>(i) open spaces which are prominent and accessible by pedestrians;</p>	25.70

			The Change zones land further in the south easter portions of the Precinct for BMU residential purposes so requires additional public space in the south and / or eastern portion of the of the Precinct.	<p><u>(ia) open spaces that are prominent and accessible from Carrington Road</u></p> <p>(ii) the number and size of open spaces in proportion to the future intensity of the precinct and <u>proposed future intensity of the surrounding area</u>; and</p> <p>(iii) effective and safe pedestrian and/or cycle linkages;</p>	25.70
82.	I334.8.1. Matters of discretion	Oppose / Amend	Amendments required to ensure that landscaping used to mitigate the effects of taller buildings and increased intensity proposed by the Plan Change, that special circumstances are taken into account and that cumulative effects of proposed non-compliance with development standards are properly assessed.	<p>For development and/or subdivision that does not comply with Standards:</p> <p>I334.6.1 Floodlights; I334.6.2 Retail thresholds; I334.6.3 Stormwater; I334.6.4 Height; <u>I334.6.5 Landscaping</u>; I334.6.6 Precinct boundary setback; I334.6.7 Tree protection; I334.6.8 Access; I334.6.9 Parking; I334.6.13 Height in relation to Boundary; I334.6.17(3) Sub-precinct A Boundary setback; the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:</p> <p>...</p> <p><u>(b) any special or unusual characteristic of the site which is relevant to the standard;</u></p> <p><u>(c) where more than one standard will be infringed, the cumulative effects of all infringements considered together; and</u></p> <p>(d) the effects of the following relevant matters:</p> <p><u>landscaping – the street edge, the delineation of pedestrian routes, the visual and pedestrian amenity effects caused by access ways, parking and service areas.</u></p>	25.71
83.	I334.8.2. Assessment criteria – Restricted	Oppose	Amendments required to ensure that the adverse effects of development enabled by the Plan Change are properly assessed and	<u>1(a) – (f) reinstate deleted provisions in full.</u>	25.72

	Discretionary		mitigated (rather than just assessed against policies enabling of more intense building forms) and to maintain amenity and ensure that the precinct develops as a well-functioning urban environment.	<p><u>(1A)(a)-(j) delete in full.</u></p> <p><u>(1B) – delete in full.</u></p> <p>(2) Parking buildings <u>and structures</u> <u>Reinstate application of assessment criteria to structures as well as parking buildings and reinstate provisions (a)-(v) proposed to be deleted by the Plan Change</u></p> <p>Note: Restricted activity criteria may require consequential amendment if the relief sought by the Society in relation to activity status is upheld.</p>	25.72
Special Information Requirements					
84.	1334.9	Oppose / Amend	Required to mitigate the adverse visual effects of the development enabled by the plan change in a timely way	<p>An application for development must include the following: A landscape management plan for <u>any</u> landscaped areas to be covenanted, public open space landscaping, roads and streetscapes and walkways. The plan must provide details on:</p> <p>(a) range of appropriate plant species (<u>including species that reach mature heights equal or greater to the heights of proposed buildings and fast growing species that can quickly mitigate the adverse visual effects of buildings</u>);</p> <p>(b) <u>planting specifications including individual tree planting locations</u>;</p> <p><u>(c)(b)</u> weed control and management;</p> <p><u>(d)(e)</u> implementation; and</p> <p><u>(e)(d)</u> the location and design of public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, and other amenity features in line with crime prevention through environmental design principles.</p>	25.73
Maps					
85.	Zoning Map	Amend	Required to secure open space within the Precinct.	Zone land for open space in accordance with the open space requirements in the precinct provisions and in the locations shown on	25.74

				Precinct Plan 1 (as sought to be amended by the Society).
86.	I334.10.1 Precinct Plan 1	Amend	Required to secure open space and maintain amenity within the Precinct and surrounding areas	<p>Amend Precinct Plan One to:</p> <ul style="list-style-type: none"> • Upgrade the indicative roading connection Unitec Gate 4 to retain a tree line boulevard access. • Reinstate the indicative east west walking connection between Farm road and access point 4. • Include additional indicative walking connections throughout the developable areas of the Precinct. • Retain the proposed open space adjacent to the former Carrington Hospital. • Reinstate open space from all locations proposed to be deleted by PC 94. • Make provision for the additional 7.1ha of private open space as sought by the Society. • Significantly increase the amount of public open space. • Include at least an additional southern neighbourhood park between the squash courts and Woodward Road. • Identify the areas and purposes for different parts of open space (including sports fields). • Identify the location of at least 7.1 ha of private open space (or an equivalent 7.1ha of additional public open space) • Identify buildings 055 (Penman House) and 054 for as character / heritage buildings for retention and adaptive reuse. • Reinstate bus nodes centrally within the precinct. • Identify the location of a community activities and retail hub and bus nodes / public transport connections in the centre of the precinct. • Amend the Precinct Boundary notation to provide for a 20m no build set back from the boundary of Carrington Road with

25.75

				the Precinct (including once widened).
87.	I334.10.2 Precinct Plan 2	Amend	Required to secure open space and maintain amenity within the Precinct and surrounding areas	<p>Amend to include additional notable trees as follows:</p> <ul style="list-style-type: none"> • The area between the Squash Centre and the Gate 4 Accessway around Building 054 (Area 1) • The Oak and Magnolia Trees lining the Gate 4 Accessway (area 2) • The flat areas surrounding Building 054 (Penman House) and sloped area behind it. (Area 3) • The Unitec Memorial Garden area (mature and juvenile trees planted in remembrance of former Unitec Staff who have passed away). (Area 4) • The terraced area along the Woodward Road boundary of the Precinct. (Area 5) <p>Areas 1-5 are identified on an aerial photograph in Schedule 2.</p>
88.	I334.10.3 Precinct Plan3	Amend		<p>Amend Precinct Plan 3 to:</p> <ul style="list-style-type: none"> • Reduce height limits along Carrington Road (including after the road is widened). • Otherwise reduce height limits in Height Area 4 • Reduce height limits in Height Areas 1 and 2. • Either delete the provision for taller buildings in Area 1 or reduce and limit the number and height of buildings in Height Area 1. • Remove areas of open space or heritage protection areas from the height control areas in Precinct Plan 3.
	I334.10.4 Precinct Plan 4	Insert		<p>Insert a new Precinct Plan 4 to show the required width and corridor cross sections of indicative roading and walking corridors to ensure that sufficient space is provided for vehicles, pedestrians, cyclists, landscaping and stormwater management.</p>

Schedule Two: Areas for further notable tree assessment and inclusion

Area1: The area around the Squash Centre and the Gate 4 Accessway around Building 054:



Area 2: The Oak and Magnolia Trees lining the Gate 4 Accessway:



Areas, 3, 4 and 5 The flat areas surrounding Building 054 (Penman House) and sloped area behind it, the Unitec Memorial Garden area , and the terraced area along the Woodward Road boundary of the Precinct. (Area 5)



Schedule Three: Additional Southern Open Space



From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Karen Edney
Date: Tuesday, 19 December 2023 7:45:58 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Karen Edney

Organisation name:

Agent's full name:

Email address: karene@adhb.govt.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Please keep the mature trees along Carrington Road.Help Save the UNITEC Trees!

The Tree Council has drafted a submission on Private Plan Change 94 (Wairaka Precinct) which aims to rezone part of the Carrington Road ex-UNITEC campus to enable intensive development.

We do not oppose the idea of enabling the land to be utilised for housing, but we want more of the mature trees to be retained, protected and integrated into the development. Many, many of the mature trees on the site have already been removed and much of the UNITEC Arboretum has already been destroyed.

Our planet needs as many mature trees or any tree for that matter to help it survive!!!

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Our planet needs as many mature trees or any tree for that matter to help it survive!!!

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

26.1

Details of amendments:

Submission date: 19 December 2023

Attend a hearing

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

Declaration

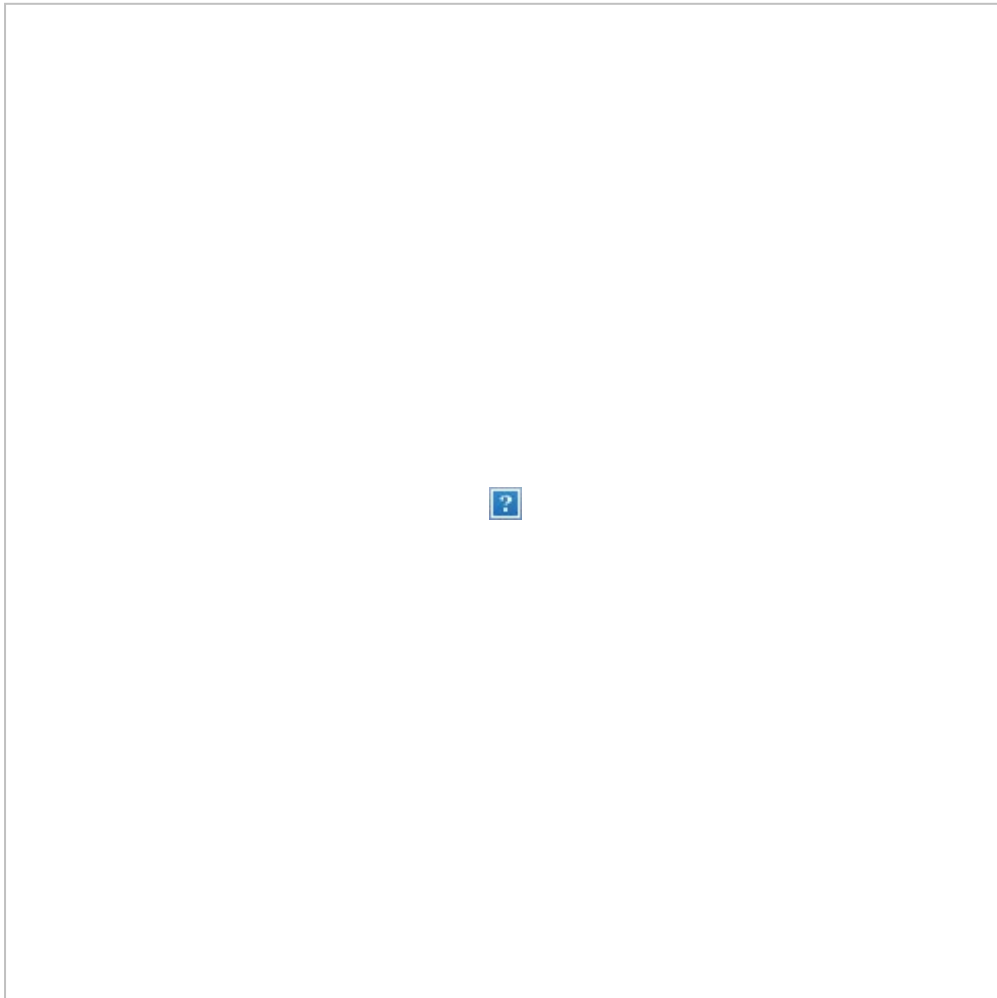
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - blair thorpe
Date: Tuesday, 19 December 2023 8:31:03 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: blair thorpe

Organisation name:

Agent's full name: blair thorpe

Email address: blair_thorpe@hotmail.com

Contact phone number:

Postal address:
 7/37 hauraki Road
 Auckland
 Auckland 0622

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
 all

Property address: entire property

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:
 lack of sufficient tree and historical enhancement and protection of existing trees and heritage issues.

The property is an important site with many specimen trees both native and exotic all (yes including non native trees) that make a contribution to the green vista and significance of the site need to be protected plus trees that need to be felled due to building works or disease must be replaced.

The argument that the scheme will be unaffordable is not relevant yes the amount of developable land might be reduced due to the numerous trees but should of and will have been reflected in the value placed on the land.

This is significant and historical site that deserves special consideration. Too many trees have already been felled - why !!! All remaining trees that are deemed in condition must be remained. There also need to be a requirement to replace at least some of the trees already removed and or likely to die. All trees do die so planners if doing their job need to think of the future and plan!! thus new trees

27.1

need to also be incorporated in the plan

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

Details of amendments: all

Submission date: 19 December 2023

Attend a hearing

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

Declaration

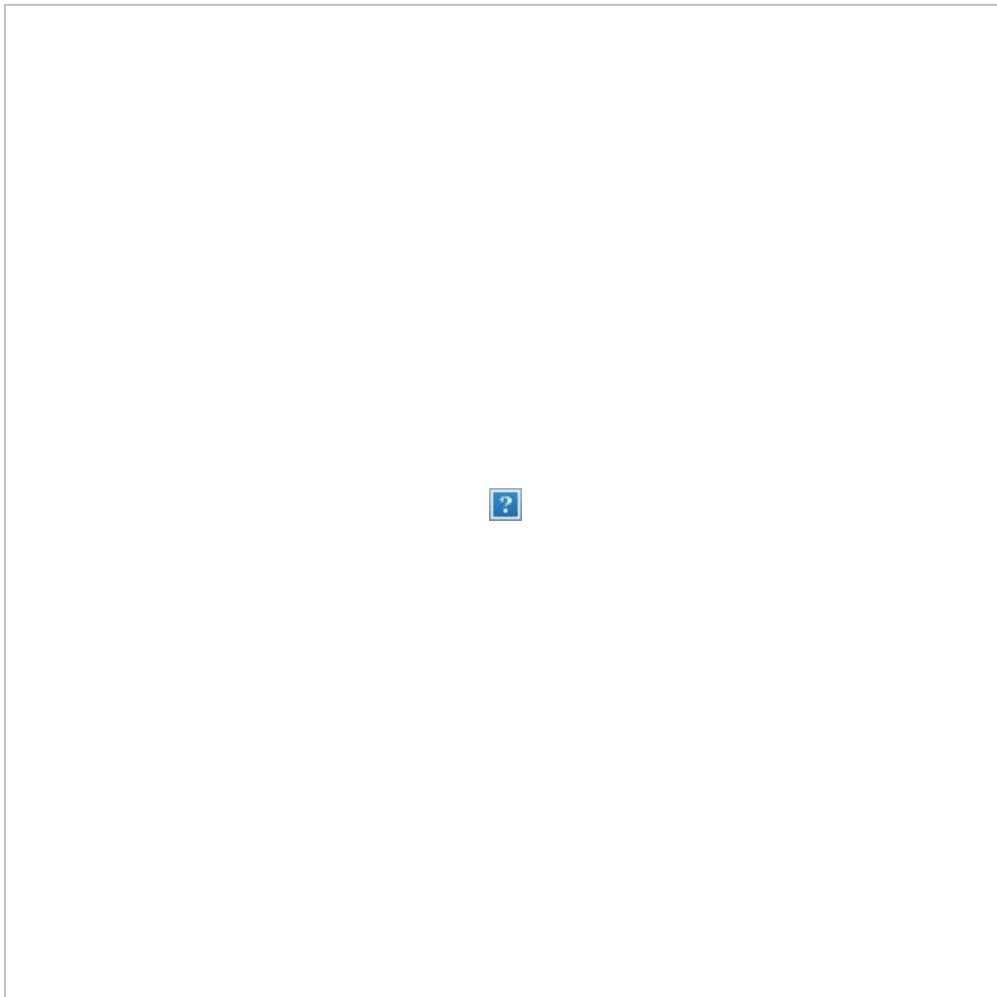
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Geoffrey William John Hinds
Date: Tuesday, 19 December 2023 10:31:00 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Geoffrey William John Hinds

Organisation name:

Agent's full name:

Email address: geowill4@gmail.com

Contact phone number:

Postal address:

Mount Eden
Auckland 1024

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Residential development

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I fully support creating additional, affordable housing in Auckland. However i am deeply concerned about the number of trees that have been removed in the process. Please ensure that trees are retained and protected. They will function as a vital buffer against the effects of climate change as well as providing a habitat for our bird-life.

28.1

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

Details of amendments: That provision is made for the retention of as many trees as possible during the residential development.

28.2

Submission date: 19 December 2023

Attend a hearing

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

Declaration

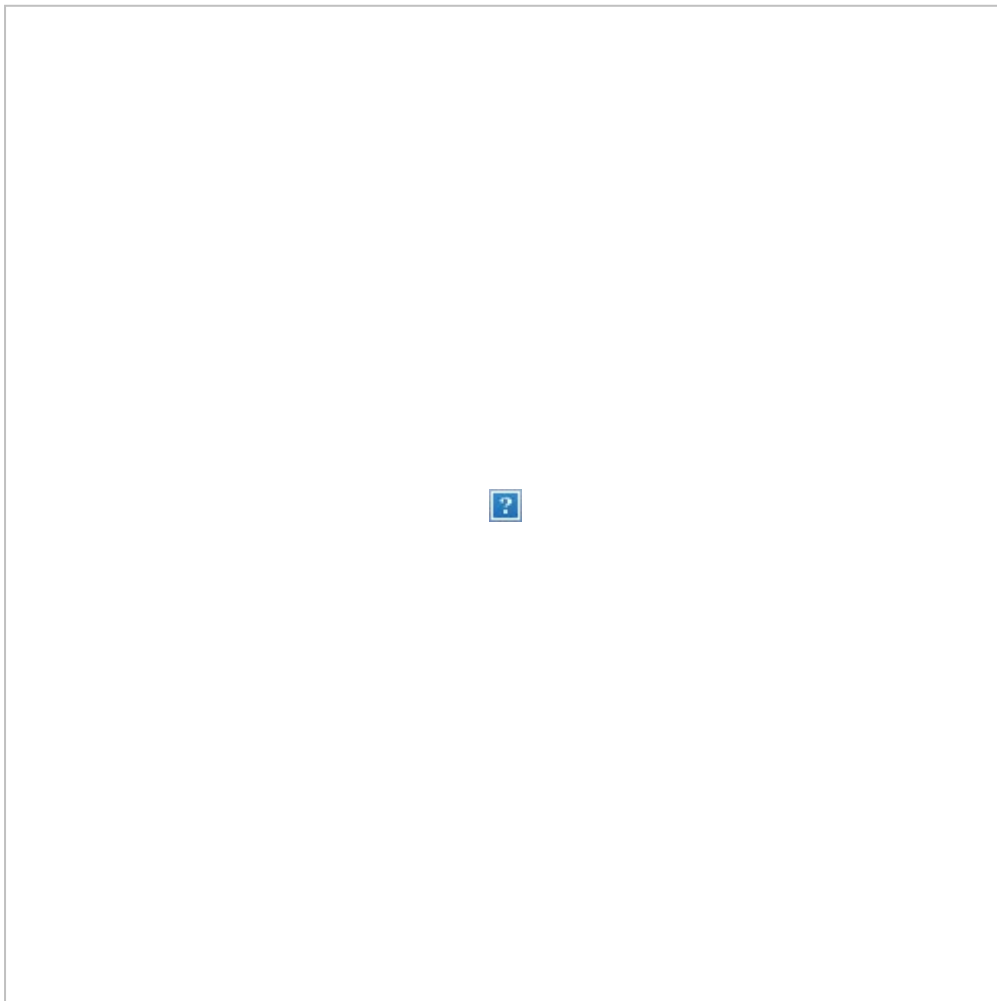
Could you gain an advantage in trade competition through this submission? No

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: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Carolyn Walker
Date: Tuesday, 19 December 2023 2:01:03 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Carolyn Walker

Organisation name:

Agent's full name:

Email address: cw.aklnz@gmail.com

Contact phone number:

Postal address:

flat 1
37 Fir Street
Wateriew
Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Plan change number: Plan Change 94

Property address: Rule or rules: Property address: 1-139 Carrington Road

Map or maps: Maps provided in the 124 page document provided by the Council .

Other provisions:

Lack of clarity and sufficient detail to confirm what provision is being made for the Sanctuary Mahi Whenua - a treasured local asset to the Mt Albert, Pt Chev, Waterview and Avondale communities

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

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

The reason for my or our views are:

- 1. Name change: no information given as to why a name change is needed or justified. | 29.1
- 2. Building height controls: it is not clear if the increased height sought will allow more open space to be available to the community by going up rather than out, or if it is just to increase yield. | 29.2
- 3. Masterplan: there is no masterplan to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs. The 2019 document the applicant considers a masterplan is a high level masterplan as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022 (available at www.hud.govt.nz).
- 4. Open Space: 5 open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha. In addition the 2019 document identified a further 3.56 ha as road reserve. Subsequently a further | 29.3

10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space. The open space grassland areas by the Pumphouse, and to the west of the southern park become boggy when wet and cut-up, and will require work on them to become suitable for year-round use by the community for activities.

Under E3, request for information on the potential presence of rock forest with descriptions of substrate where vegetation cover is mapped in RFI E1, the applicant response was "There is no rock forest present within the plan change area. ... There are two exposed rock outcrops within the plan change area which are either unvegetated or covered with exotic grasses. Elsewhere exposed rock has been fashioned into a rock wall to the south of the Central Wetland." However, the outcrop by the road (stormwater management device) is the type locality for the native lichen species *Cladia blanchonii*. "According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus.

29.4

Most of our campus is exotic plants – all the grasses are exotic, many of the trees are exotic – but when you look at the rock outcrops, all the lichens that are growing on them are native. So the rocks are hotspots of native biodiversity, and *Cladia blanchonii* is one of those species." ""

https://www.unitec.ac.nz/sites/default/files/public/documents/Advance_Nov_2013.pdf

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

Details of amendments: Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

29.5

My submission is based on the detail provided by Trevor Keith Crosby 9 December 2023

Submission date: 19 December 2023

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

Submission date: 19 December 2023

Attend a hearing

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

Declaration

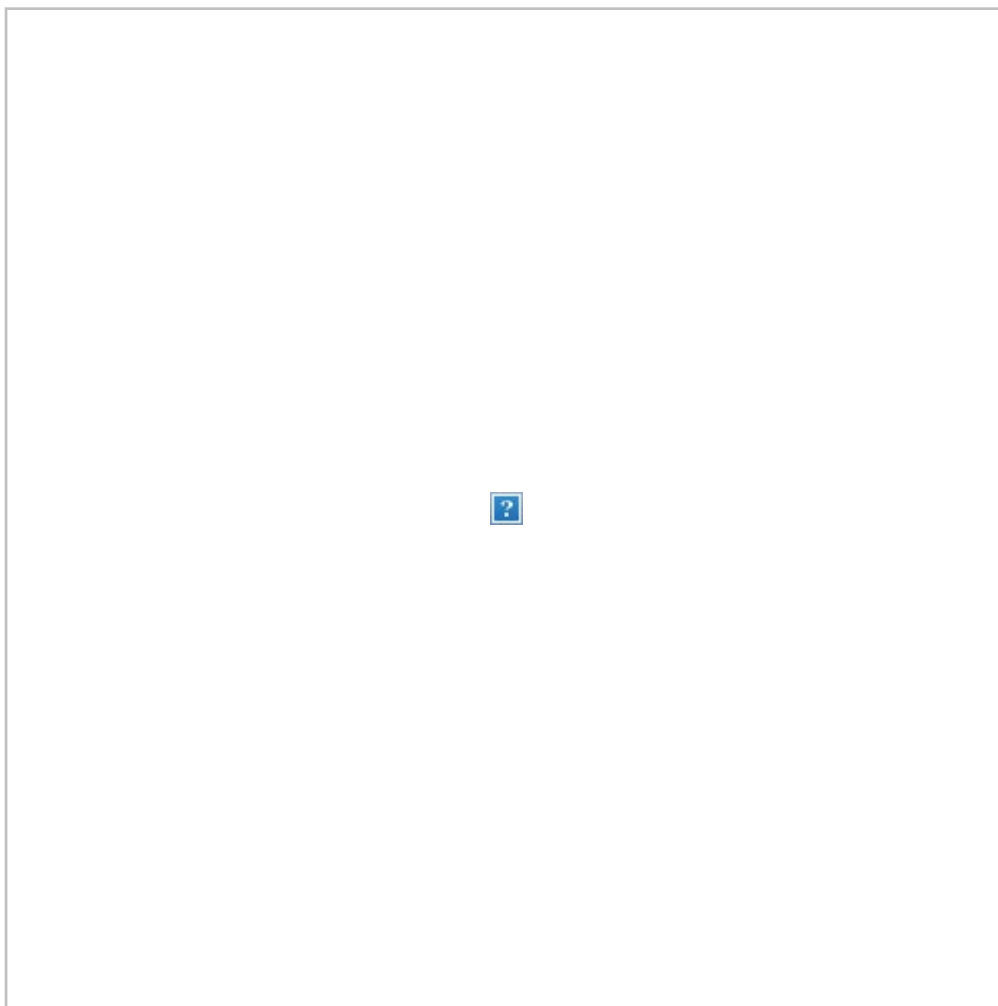
Could you gain an advantage in trade competition through this submission? No

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: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Diana Dolensky
Date: Tuesday, 19 December 2023 5:16:09 pm
Attachments: [submission by the tree council on Plan change 94 te Auaunga.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Diana Dolensky

Organisation name:

Agent's full name:

Email address: diana.dolensky@absoluteit.co.nz

Contact phone number: 093025317

Postal address:
11 Highbury Bypass
Birkenhead
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Save the UNITEC Trees!

Property address:

Map or maps:

Other provisions:
Private Plan Change 94 (Wairaka Precinct) which aims to rezone part of the Carrington Road ex-UNITEC campus to enable intensive development.

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

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

The reason for my or our views are:
I want the mature trees to be retained, protected and integrated into the development. Many, many of the mature trees on the site have already been removed and much of the UNITEC Arboretum has already been destroyed.

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

Details of amendments: Tree Council submission document

Submission date: 19 December 2023

Supporting documents
submission by the tree council on Plan change 94 te Auaunga.pdf

Attend a hearing

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

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

Declaration

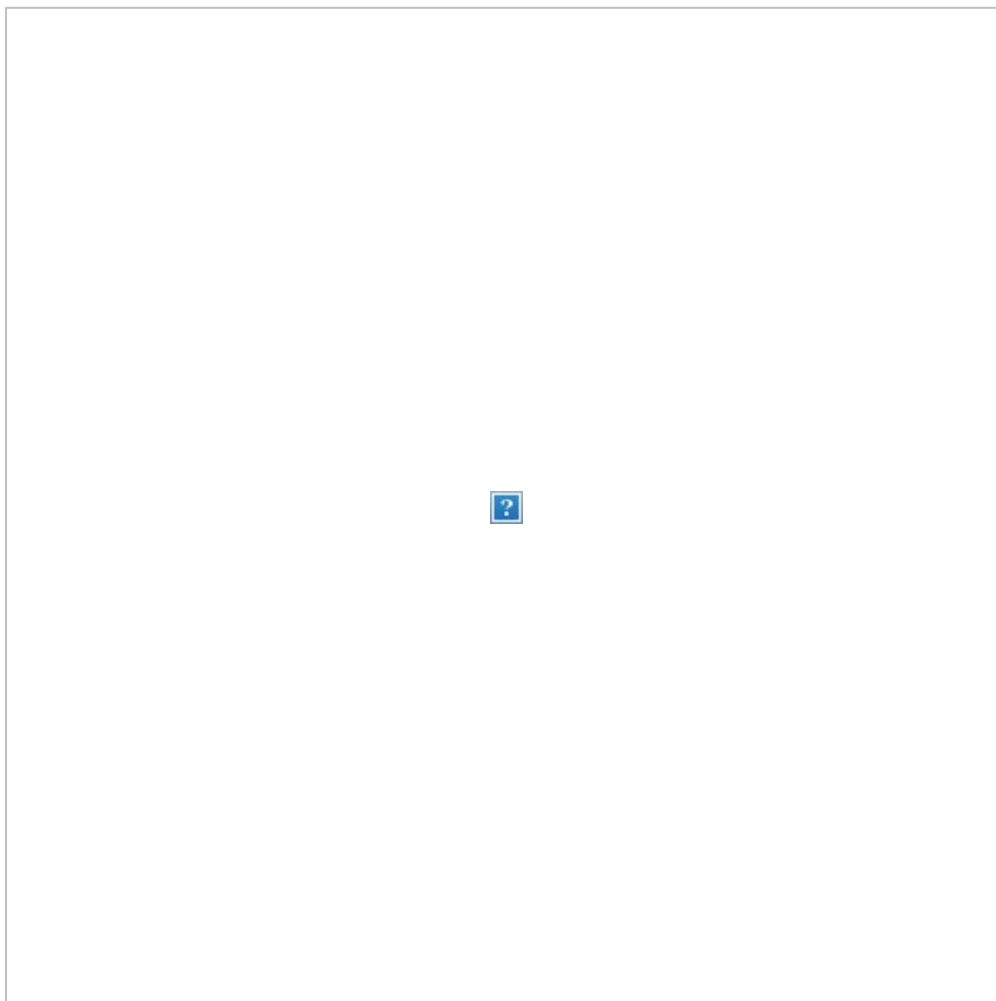
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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The Tree Council

Tiakina Rākau • est 1986



Submission by The Tree Council on Plan Change 94 Te Auaunga Precinct

19/12/23

From: The Tree Council
Contact: Dr Mels Barton, Secretary
PO Box 60-203, Titirangi, Auckland 0642
021 213 7779
info@thetreecouncil.org.nz

Preamble

Thank you for the opportunity to present The Tree Council's submission on **Plan Change 94 Te Auaunga Precinct**.

This submission is made by The Tree Council, an independent, voluntary organisation, a non-profit incorporated charitable society which has been serving the Auckland community since 1986 in the protection of trees and as advocates for the significant benefits and services that our trees and green spaces provide.

We wish to speak to our submission if that opportunity is provided.

Submission

Introduction

The Unitec site has long been valued by the local community for its park-like grounds and mature trees. Local people like to visit to walk their dogs, cycle through, picnic, teach their children to drive, go to the gym, grow vegetables and flowers at the Mahi Whenua Sanctuary garden etc. The site boasted over 2000 trees representing around 200 different

species, as surveyed by Unitec landscape architecture staff and students as part of their degree in 2010 -2012 (**Unitec** Institute of Technology. *Unitec's Arboretum*, Advance research magazine, Spring 2013 https://issuu.com/unitecnz/docs/advance_nov_2013).

In its new iteration as a housing development, it is estimated that around half the trees have been cut down already. This submission by The Tree Council is to put the case for some of the Knoll Open Space to be retained by Unitec to ensure the protection of the trees which make up the landscape context for Building 48, and that a covenant to be placed on the remaining mature trees on the site, to safeguard their botanical, historic and ecological values and ensure future occupants of the houses to be built will be able to enjoy trees of significant grandeur to enrich their lives. It is essential to ensure that the individual trees to be retained are legally protected via covenant or similar to be placed on the LIM of every property before it is sold to private owners, otherwise these trees will be able to be removed incrementally and the overall ecological and amenity value of these public assets for the entire community will be lost.

Our submission is focussed on 7 points:

1. Lack of an arborist's report evaluating the remaining trees and inadequate identification of trees in the Morphum Ecological Assessment
2. Lack of evaluation of the remaining trees against the criteria for scheduling as Notable Trees, as is a legal requirement for all Plan Changes.
3. Lack of tree protection / tree works methodologies
4. Lack of archaeological / cultural site protection
5. Open Space Provisions
6. Landscape character and botanical character around Building 48
7. Lack of a Masterplan to evaluate detailed plans for the open space designs ie. which trees will be retained and a Landscape & Visual Effects Assessment which ignores the role of trees in the internal landscape and amenity of the site.

1. Lack of Arborist's Report

The Morphum Ecological Impact Assessment (A08) contains a map in Appendix 1 that identifies the location of a number of "significant trees". However there is no accompanying table that identifies the species, size, health, condition, or protection (or not) of any of these trees, or any indication of whether the proposed development intends to retain any of them and if so how they will be protected. This is totally inadequate and is not a substitute for an Arboricultural Report compiled by a qualified arborist. This needs to be provided. The existing list of identified trees in Table I334.6.7.1 of the Wairaka Precinct consent document is totally inadequate as a record of the significant trees on the site. Of the 47 plants listed, 6 are shrubs, 1 is a climber and at least 8 have already been removed.

30.1

2. Lack of Evaluation of Remaining Trees as Notable Trees

The documentation provided should include an arborist’s report, compiled by a qualified arborist, evaluating and specifically identifying the remaining trees and assessing them against the Notable Trees criteria for scheduling in the Unitary Plan. We understand that this is a legal requirement for all Plan Changes so that potential Notable Trees are adequately legally protected in perpetuity as part of the Plan Change. Historically all the trees on the site were protected as part of the education zoning and therefore many of those worthy of scheduling were never nominated or evaluated. Many of these significant trees have already been lost as part of the infrastructure works, which were done without public notification or any opportunity to make submissions. This makes it even more important that evaluation of the remaining trees and scheduling of those qualifying is done as part of this Plan Change.

30.1

3. Lack of Tree Protection / Tree Works Methodologies

The documentation states that the retention of trees on the site will “counterbalance the increased residential density and built scale of development” (Open Space Framework, Appendix 4), while not providing for any process that will ensure the retention and legal protection of any of the trees other than those already legally protected as Notable Trees.

30.2

The applicant must provide a tree protection / tree works methodology compiled by a qualified arborist designed to ensure that there are no short or long term adverse effects upon retained trees and that there is a legal process implemented as part of the Plan Change by which all retained trees will be protected in perpetuity. This should include:

- a. scheduling as Notable Trees those evaluated as qualifying against the criteria;
- b. covenanting;
- c. zoning as Open Space, Significant Ecological Area or riparian margin.

4. Lack of Archaeological / Cultural Site Protection

The Mahi Whenua Sanctuary Gardens is a significant cultural site. Maori gardening implements have been discovered in this area. It is thought to have been continuously gardened from pre-European times. One of these implements is set into the floor of the Marae Pukenga building 171 on the Unitec site. We note that this site is identified as culturally and archaeologically significant in Attachment A11 Archaeological Assessment (R11/3134), however no mention is made of these implements whatsoever. This appears to be a significant omission that needs to be rectified and the protection of the site where they were found prioritised accordingly. We expect this area to be retained and protected and zoned as Open Space. This needs to be made clear.

30.3

5. Open Space Provisions

Referring to A 05. Open Space Assessment

2.3 We note the increase and redistribution of open space proposed from 3.6ha to 5.2ha, but also note that this is only achieved by purchase and rezoning of existing open space from Unitec Te Pukenga which decreases the open space ratio for that institution. Of particular concern are 2 existing open space areas currently part of the Unitec campus. One is the Knoll Open Space adjacent and contiguous as a landscape context to Building 48, and the other is the Sanctuary Garden area to the south of the Te Auaunga Access Park that is home to a very highly valued community garden.

30.4

Northern Open Space

3.3-3.12 There is only one reference to the existing trees within these clauses. The trees are a very strong component of the visual character of the Unitec Building 1 frontage. Clause 3.10 states that “Trees and the existing open space layout can be modified and enhanced, while retaining landscape features of value to the amenity of the open space.” AO4 pg 23 shows 6 trees retained, but there are other significant trees in this area which should be retained.

30.5

Recommendation: That the applicant be required to retain all the significant trees in this area, as determined by a qualified arborist.

Central Open Space

3.20 Landscaping: There is no detail provided as to the design of this space with reference to the sentence “There is opportunity for enhancement with planting of trees and other vegetation at an appropriate scale to support the recreational use and amenity offered by the large open space area.”. As this area has been a sports field with no tree plantings, it would be appropriate to know what the character and location of the proposed planting would be like.

30.6

Recommendation: That the applicant be required to provide a landscape plan for this open space area as part of the plan change documentation.

Te Auaunga Access Park

3.28 Visibility. No mention is made of the adjacent Mahi Whenua Sanctuary Gardens. It seems appropriate to acknowledge and describe the relationship between the Te Auaunga Access Park and the Mahi Whenua Sanctuary Gardens. These highly valued community gardens are utilised by multiple families in the surrounding community and archaeological evidence (see above) suggests that it has been continuously gardened since pre-European times.

30.7

The Mahi Whenua Sanctuary Gardens are shown as part of the Waiohua – Tamaki Rōpū Lots. Why is it not identified as being as Open Space, which we understood had already been agreed with Auckland Council?

30.7

Knoll Open Space

3.34 **Character.** A strong characteristic of this open space is its relationship to Unitec’s Building 48, built in 1896. The building, used for teaching by the School of Architecture has no heritage classification but has strong heritage value nevertheless. Building 48 was the Māori Mental Health unit in the psychiatric hospital era. The Knoll Open Space constitutes the landscape grounds of Building 48. It sits on the ridge with treed lawns rolling down to the north and west of the building to the Spine Road. The Open Space Assessment describes the Notable protected trees appropriately, but neglects to describe that they, and the other trees adjacent relate inherently to the building. As such they should be retained as part of the Unitec campus and continue to be protected as part of the educational precinct around Building 48.

30.8

South Open Space

3.47 This clause states that the open space area has no stormwater function.

3.48 This clause states that about a third of the land comprises an artificial high amenity stormwater pond, that clearly has a stormwater function. These clauses seem contradictory. The heavy clay soil in this area does render parts of it wet and boggy in winter. Perhaps these clauses could be amended to give clarity.

30.9

There is no indication whether these areas of proposed Open Space will be vested / zoned as such in the Unitary Plan. This needs to be done. It would ensure that remaining trees within these areas would be legally protected, providing they survive the development process. This will indicate whether there is in fact additional Open Space being provided by this development or whether existing education land open space is simply being repurposed and counted twice as serving both educational and residential purposes. This is disingenuous.

30.10

6. Landscape and botanical character around Building 48

The open space around Building 48 is a particularly significant area of landscape and botanical value. The treed rolling landscape has elevation, views and grandeur when considered in combination with the building. It is also a hot spot of botanical variety with a wide range of both mature native and exotic trees, planted around the time the building was completed in 1896. This makes them over 120 years old. Of particular note are the scheduled ginkgo, coral trees and jacaranda, but also the rare Japanese tan oak and grove of large natives.

30.11

Recommendation:

That the notable trees around Building 48 remain as part of the Unitec campus, connected to their raison d'être. This would require moving the plan change boundary by 20m to the north of Building 48 to include the notable scheduled *Erythrina crista-galli* (coral tree), *Ginkgo biloba* (ginkgo), and 40m to the west of Building 48 to include the notable scheduled *Jacaranda mimosifolia* (jacaranda) and the stand of 120 year old natives including puriri, pohutukawa, totara and rimu.

30.11

Additionally, a covenant should be required to ensure the trees are retained in perpetuity.

7. Masterplan and Landscape & Visual Effects Assessment

The documentation lacks a masterplan to enable the public to evaluate detailed plans for the open space designs ie. which trees will be retained.

30.12

The Landscape and Visual Effects Assessment prepared by Boffa Miskell, focused almost exclusively on the visual effects of the proposed development from public viewing positions looking into the site. There is very little comment on the amenity provided by the existing mature trees, most of which are not protected. Instead, the Landscape and Visual Effects Assessment relies on new planting and urban design to provide landscape amenity. The report acknowledges that there are Notable Trees on site, but it is not made clear whether the bulk and location drawings have included these trees in the concept plans. In the earlier master planning documents prepared by Boffa Miskell, "high amenity trees" and existing urban ngahere is identified, but the more recent Landscape and Visual Effects Assessment hardly mentions existing trees apart from Scheduled/Notable Trees and the cluster of trees around Building 48 that fall into a green space. They mention that "some trees will be removed" but this is as far as the report goes.

Whilst we acknowledge that most of the mature trees on site no longer have legal protection, from a landscape planning and visual effects perspective, integration of at least some of these trees into the urban design should be considered.

Conclusions:

Our submission limits its scope to insisting that that level of intensification proposed demands balancing with generous open space and large scale vegetation ie. trees.

The Council rightly requires the open space plan to be documented, for the amenity and health of the thousands of people who will come to live in the precinct. However it is noted that this is achieved by removing the open space areas from Unitec campus. Using an old expression - this seems like robbing Peter to pay Paul. Has a calculation of the remaining open space been done for the Unitec campus to ensure it remains sufficient for student and

staff wellbeing? Or is the open space counted for both zones, therefore a kind of double-dipping exercise?

The value of the remaining trees in the precinct is enormous. Amenity, ecology, water management, pollution control and visual character values make mature trees valuable assets in establishing a new development. However the documentation provided is totally inadequate in even identifying the existing trees, let alone evaluating their quality, health and value and identifying how they will be retained and protected.

The track record of the development activities thus far have taken a 'tabula rasa' approach, with tree removal being undertaken wherever conflict arises, without alternative design solutions being considered in order to retain trees. Therefore we have no confidence that this will not continue to be the approach taken, unless the trees are individually identified for retention and given legal protection via either scheduling or covenant, or retained within Open Space provisions as part of the Plan Change. There needs to be a clear plan for how works will be undertaken without damaging the health of retained trees. This is missing.

The trees around Building 48, the Mana Whenua Sanctuary Garden trees and vegetation and the trees in front of Building 1 are all vital green infrastructure on the site and of high value for the residents of Auckland as a whole, not just for this development, as their Notable status demonstrates

The Tree Council considers it imperative that these public tree assets are identified, evaluated and permanently protected and looks for assurance of this protection within the precinct documentation, which is missing at present.

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Rebekah Phillips
Date: Monday, 25 December 2023 9:31:07 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rebekah Phillips
Organisation name:
Agent's full name:
Email address: rphillips@royalroad.school.nz
Contact phone number:
Postal address:
20 Whakawhiti Loop
Avondale
Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
The Proposed open space provision for the precinct. Lack of a master plan indicating building footprints for a community of 4000+ dwellings and (thereby giving context to) proposed open space. The name change for the precinct from Wairaka to Te Auaunga.

31.1
31.2
31.3

Property address: 1-139 Carrington Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
High number of dwellings from a number of different developers without stated provision of open space for recreation.
Change of name does not acknowledge Wairaka water source.

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

Details of amendments: It is possible to approve the zone change request from educational to business mixed use; building height along Carrington Road from 18 m to 27 m - on assumption that going up can give more open space.

Submission date: 25 December 2023

Attend a hearing

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

Declaration

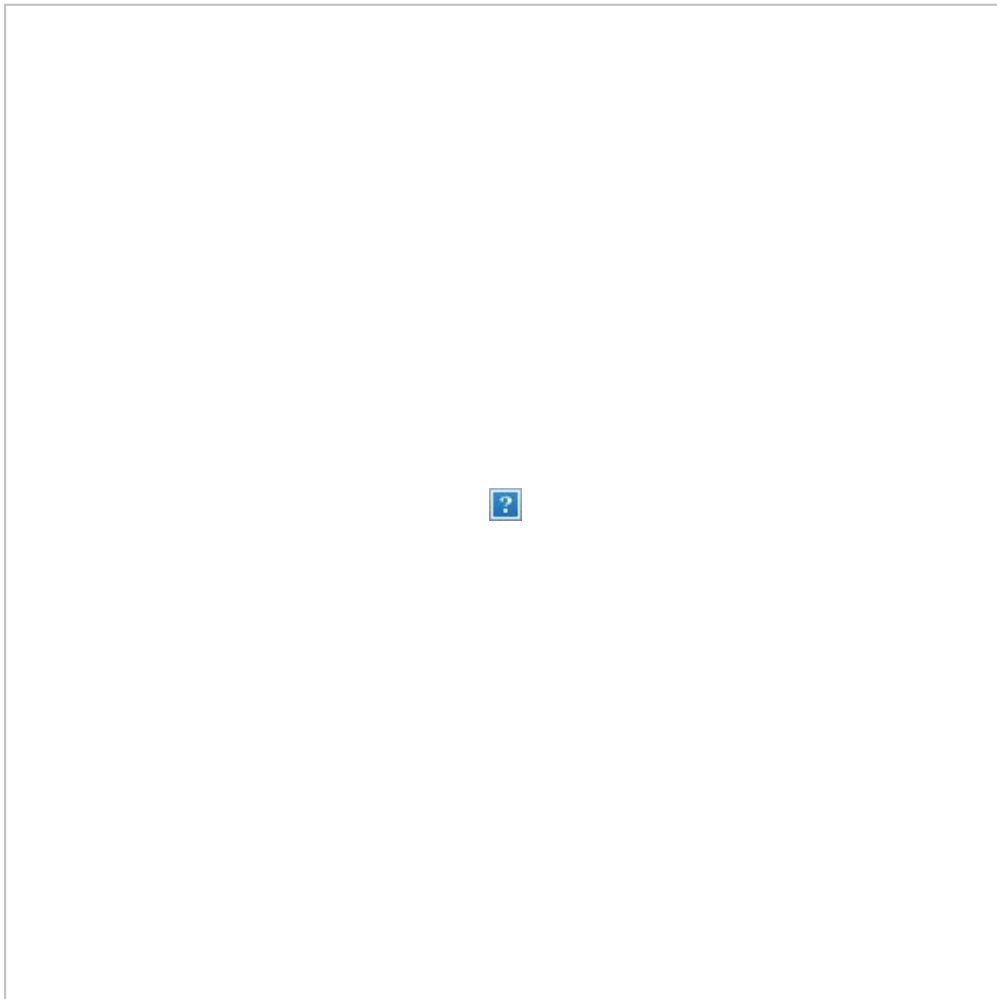
Could you gain an advantage in trade competition through this submission? No

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: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Dr Pouroto Nicholas Hamilton Ngaropō
Date: Monday, 1 January 2024 11:15:31 am
Attachments: [Submission to Auckland City Council.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dr Pouroto Nicholas Hamilton Ngaropō

Organisation name: Ngati Awa, Te Tawera Hapu

Agent's full name: Pouroto Nicholas Hamilton Ngaropo

Email address: iramoko.marae@gmail.com

Contact phone number: 021820926

Postal address:
244 Withy Road
Whakatane
Whakatane 3193

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules: Opposition to Name Change | 32.1

Property address: Property address: 1-139 Carrington Road

Map or maps:

Other provisions:
My Hapu oppose the specific provisions identified

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:

Background

Te Wai Unuroa ō Wairaka, Ōwairaka, and Te Wai ō Rakataura are the ancient and traditional names of Mount Albert, holding significant historical and tribal importance. These names reflect the area's deep-rooted connection with the Mataatua waka and its historical figures, Toroa and his daughter Wairaka.

Opposition to the Proposed Renaming

The proposal to rename the Wairaka Precinct to Te Auaunga is not supported by our groups. Our rationale is based on the following:

Te Wai Unuroa ō Wairaka, Ōwairaka and Te Wai ō Rakataura are the ancient names for Mount

Albert. The idea and proposal to rename the Wairaka Precinct to Te Auaunga we Ngāti Awa, Te Tawera do not support the name change.

- Geographical Inaccuracy: Te Auaunga refers to a stream located near Mount Roskill, distinctly different from the area around UNITEC and the Wairaka Precinct.
- Historical Significance: The name Te Auaunga, meaning the barking of the dogs of Wairaka, is historically tied to an event involving Wairaka's pet dogs near Mount Roskill, which is separate from the history and identity of the Wairaka Precinct.
- Cultural and Ancestral Relevance: The names Te Wai Unuroa o Wairaka and Te Wai o Rakataura, acknowledged for over 900 years, are deeply intertwined with the Ngāti Awa iwi's ancestral and spiritual heritage.

Ngā kōrero o Ngāti Awa- Ancestral History and Whakapapa of Area

We of Ngāti Awa ki Te Awa o Te Atua and Iramoko Marae, Te Tāwera Hapū and Te Kāmaka Marae in Auckland are not in support of the proposed name for this whole precinct being proposed as 'Te Auaunga' which its name refers to a stream further away and near Mount Roskill which is a different stream and located in a different place away from the UNITEC and the Wairaka precinct and it is not the proper name for this entire area. We acknowledge the name Te Auaunga but in accordance to our history it means the barking of the dogs of Wairaka, in Māori it means Te Auaunga o ngā kuri o Wairaka.

When Wairaka came to Auckland her pet dogs accompanied her. While here her pet dogs were hunting moa birds in the local forest and barking in the forest near Mount Roskill.

In memory of that incident Wairaka named it, 'Te Auaunga o Wairaka,' meaning the barking of the dogs of Wairaka. Hence the proposed name Te Auaunga located away from the precinct area and a different location and a different meaning pertaining to its origins.

Ōwairaka is an ancient name with a history and a tribal association of Mataatua waka as Mataatua canoe actually made landfall here and at Oakley Creek also known as Te Awa o Whau.

It was Toroa and his daughter Wairaka that planted a whau tree on top Mount Albert to commemorate their arrival and their discovery and occupation of the area. To our knowledge Mataatua is the only waka that landed to Ōwairaka and landed into the Whau stream.

There is only two ancient and traditional ancestral names that we acknowledge for this whole precinct and that is 'Te Wai Unuroa o Wairaka' which also acknowledges Te Wai o Rakataura and the Tainui people. These names were given to this area over 900 years ago.

Te Wai Unuroa o Wairaka.

For the past 900 years Ōwairaka has been the Ngāti Awa iwi's ancestral and spiritual home through their ancestress, Wairaka. Wairaka was born on Ma'uke, the most easterly of Rarotonga's islands. She was the daughter of the chief Toroa. She held mana, imbued beauty and is the common ancestor of many tribes today.

Ōwairaka / Te Ahi-kā-a-Rakataura / Mt Albert erupted around 120,000 years ago. This maunga (mountain) was one of many important Māori pā (fortified village settlement) in the region.

Ōwairaka means 'the place of Wairaka'. Another name is 'Te Ahi kā a Rakataura' which means 'the long burning fire of Rakataura.'

Ngāti Awa tribe.

Wairaka is a Māori ancestor for the Mt Albert area of Auckland. She is known as one of the beautiful daughters of Toroa, chief of the Ngāti Awa tribe and captain of the Mātatua waka (canoe).

Wairaka is known throughout New Zealand because of her bravery. She is known as a strong leader of her people.

Who was Wairaka and how did she end up in Auckland?

Mt Albert can be traced back to a Māori woman named Wairaka. She was the daughter of a chief who sailed to New Zealand from Hawaiki.

They settled in the Bay of Plenty, and to avoid a marriage she did not want, Wairaka moved north, establishing a pā on the maunga. The Māori name for Mt Albert is Ōwairaka, after her.

This is why the precinct was named Wairaka Precinct and that we are not in support of any other name for this area.

Wairaka Precinct extends from the north western motorway at Point Chevalier in the north, through to Woodward Road in the south, and from Oakley Creek in the west to Carrington Road in the east, where the Unitec Institute of Technology (Unitec), the Crown, Waitemata District Health Board, one private landowner, and Ngāti Whatua Orakei own contiguous blocks of land that make up the site.

The purpose of the Wairaka Precinct is to provide for a diverse urban community, including the ongoing development and operation of the tertiary education facility the

development and operation of a range of community, recreation, and social activities, the development of a compact residential community, and commercial service activities. Business and Innovation activities are to be enabled, including activities which benefit from co-location with a major tertiary education institute. The Precinct enables new development to create an urban environment that caters for a diverse population, employees and visitors in the area and that integrates positively with the Point Chevalier, Mt Albert and Waterview communities. The Wairaka Precinct will provide for a variety of housing typologies that help cater for Auckland's growth and the diverse community that will establish in this location. It will also provide a heart to the community, focused around the campus but with a range of community, commercial and social services. It will provide the opportunity for people to live, work, and learn within the Precinct, while enjoying the high amenity of the Wairaka environment. The Wairaka Precinct provides for an urban community within which there is a high quality tertiary education institution. The location and extent of a major tertiary education institution (Unitec) at Wairaka Precinct is significant to the region. The precinct is 64.5ha, and comprises twelve land titles and four owners. Unitec owns 83 per cent of the total land. In addition medical and light industrial activities also occur on the site.

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

32.2

Details of amendments: Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

Submission date: 1 January 2024

Supporting documents
Submission to Auckland City Council.pdf

Attend a hearing

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

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

Declaration

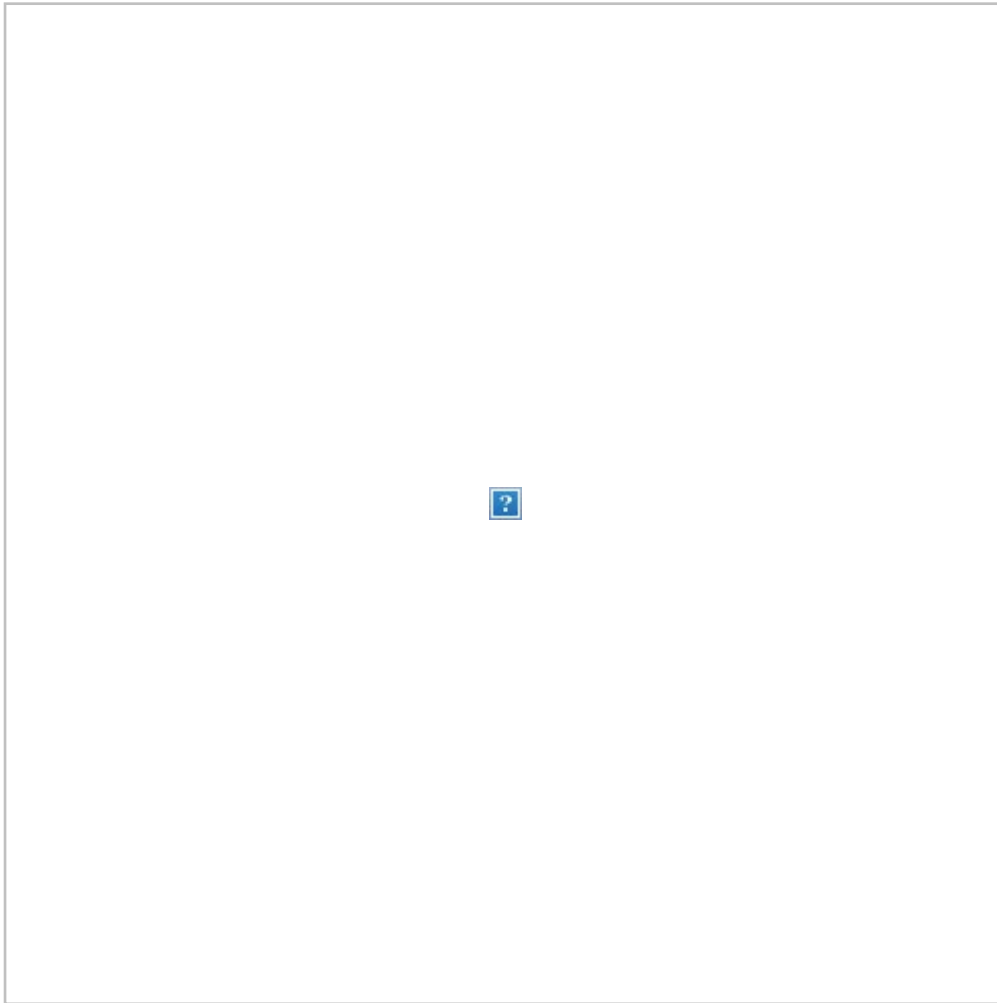
Could you gain an advantage in trade competition through this submission? No

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

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Submission to Auckland City Council: Proposed Name Change for Wairaka Precinct to Te Auaunga

Date: 14th December 2023

Submitted by: Dr. Pouroto Ngaropo

On behalf of: Ngāti Awa ki Te Awa o Te Atua and Iramoko Marae, Te Tāwera Hapū, and Te Kāmaka Marae in Auckland

Introduction

This submission, presented by Dr. Pouroto Ngaropo, articulates the standpoint of Ngāti Awa ki Te Awa o Te Atua, Iramoko Marae, Te Tāwera Hapū, and Te Kāmaka Marae in Auckland regarding the proposed renaming of the Wairaka Precinct to Te Auaunga to remain under the mantle of Wairaka, the ancestress of Ngati Awa, clearly shows an ancestral link and connection to.

Background

Te Wai Unuroa ō Wairaka, Ōwairaka, and Te Wai ō Rakataura are the ancient and traditional names of Mount Albert, holding significant historical and tribal importance. These names reflect the area's deep-rooted connection with the Mataatua waka and its historical figures, Toroa and his daughter Wairaka.

Opposition to the Proposed Renaming

The proposal to rename the Wairaka Precinct to Te Auaunga is not supported by our groups. Our rationale is based on the following:

Te Wai Unuroa ō Wairaka, Ōwairaka and Te Wai ō Rakataura are the ancient names for Mount Albert. The idea and proposal to rename the Wairaka Precinct to Te Auaunga we Ngati Awa, Te Tawera do not support the name change.

- **Geographical Inaccuracy:** Te Auaunga refers to a stream located near Mount Roskill, distinctly different from the area around UNITEC and the Wairaka Precinct.
- **Historical Significance:** The name Te Auaunga, meaning the barking of the dogs of Wairaka, is historically tied to an event involving Wairaka's pet dogs near Mount Roskill, which is separate from the history and identity of the Wairaka Precinct.
- **Cultural and Ancestral Relevance:** The names Te Wai Unuroa ō Wairaka and Te Wai ō Rakataura, acknowledged for over 900 years, are deeply intertwined with the Ngāti Awa iwi's ancestral and spiritual heritage.

Wairaka Precinct: Historical and Cultural Importance

The Wairaka Precinct, encompassing areas from Point Chevalier to Woodward Road, and from Oakley Creek to Carrington Road, is a site of profound historical and cultural significance,

particularly for the Ngāti Awa tribe. This precinct, named after the Māori ancestress Wairaka, symbolizes our ancestral and spiritual connections to the land.

Precinct Development and Objectives

The Wairaka Precinct is dedicated to fostering a diverse urban community, with objectives including:

Educational Development: Continuation of tertiary education facilities.

- **Community and Recreational Activities:** Encouraging a range of community, recreational, and social activities.
- **Residential and Commercial Development:** Supporting compact residential communities and commercial services.
- **Business and Innovation:** Enabling business and innovation activities, especially those benefiting from proximity to educational institutions.

Conclusion and Recommendation

In light of the historical, cultural, and ancestral significance of the names Te Wai Unuroa ō Wairaka and Te Wai ō Rakataura, we strongly recommend retaining the name 'Wairaka Precinct'. Any other name would not only overlook the historical and cultural relevance of the area but also detach the community from its ancestral roots.

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She was the daughter of the chief Toroa. She held mana, imbued beauty and is the common ancestor of many tribes today.

Ōwairaka / Te Ahi-kā-a-Rakataura / Mt Albert erupted around 120,000 years ago. This maunga (mountain) was one of many important Māori pā (fortified village settlement) in the region.

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They settled in the Bay of Plenty, and to avoid a marriage she did not want, Wairaka moved north, establishing a pā on the maunga. The Māori name for Mt Albert is Ōwairaka, after her.

This is why the precinct was named Wairaka Precinct and that we are not in support of any other name for this area.

Wairaka Precinct extends from the north western motorway at Point Chevalier in the north, through to Woodward Road in the south, and from Oakley Creek in the west to Carrington Road in the east, where the Unitec Institute of Technology (Unitec), the Crown, Waitemata District Health Board, one private landowner, and Ngāti Whatua Orakei own contiguous blocks of land that make up the site.

The purpose of the Wairaka Precinct is to provide for a diverse urban community, including the ongoing development and operation of the tertiary education facility the

development and operation of a range of community, recreation, and social activities, the development of a compact residential community, and commercial service activities.

Business and Innovation activities are to be enabled, including activities which benefit from co-location with a major tertiary education institute. The Precinct enables new development to create an urban environment that caters for a diverse population, employees and visitors in the area and that integrates positively with the Point Chevalier, Mt Albert and Waterview communities.

The Wairaka Precinct will provide for a variety of housing typologies that help cater for Auckland's growth and the diverse community that will establish in this location. It will also provide a heart to the community, focused around the

campus but with a range of community, commercial and social services. It will provide the opportunity for people to live, work, and learn within the Precinct, while enjoying the high amenity of the Wairaka environment.

The Wairaka Precinct provides for an urban community within which there is a high quality tertiary education institution.

The location and extent of a major tertiary education institution (Unitec) at Wairaka Precinct is significant to the region.

The precinct is 64.5ha, and comprises twelve land titles and four owners. Unitec owns 83 per cent of the total land. In addition medical and light industrial activities also occur on the site.

The Wairaka Precinct provides overall objectives for the whole area, and three sub-precincts:

- Sub-precinct A provides for healthcare/hospital related purposes and is intended to accommodate the Mason Clinic:
- Sub-precinct B provides for light manufacturing and servicing associated with laundry services and is intended to accommodate the current range of light industrial activities
- Sub-precinct C to the south and west of the precinct provides for a broad range of residential activities, together with supporting uses, activities appropriately located to a major tertiary education institution.

There are also particular attributes of the Wairaka Precinct, which contribute to the amenity of the precinct and the surrounding area and are to be retained through the development of the precinct. These include the following:

- The significant ecological area of Oakley Creek;

- An open space network linking areas within the Wairaka Precinct and providing amenity to neighbouring housing and business areas;
- A network of pedestrian and cycleway linkages that integrate with the area network;

Auckland Unitary Plan Operative in part 1,1334 Wairaka Precinct:

- Retention of the open space storm water management area which services Wairaka and adjacent areas, and the amenity of the associated wetland;
- The Wairaka stream and the landscape amenity this affords, and
- The Historic Heritage overlay of the former Oakley Hospital, and identified trees on site.

The implementation of the Precinct plan requires a series of works. These focus on the open space and roading network giving access from the east to the important Oakley Creek public open space, and the walking and cycling connections linking east to west

Waterview and areas further west to Point Chevalier/Mount Albert, and north to south Mount Albert to Point Chevalier. This precinct plan also provides key linkages on the western regional cycle network.

The precinct provides for stormwater treatment for all land within the precinct, prior to entering Oakley Creek. Currently the precinct also receives stormwater from an adjacent

catchment in the Mt Albert area and it is expected that this will continue following development of the precinct.

Transport is an essential component to the implementation and redevelopment of the precinct and will require a series of works to avoid, remedy or mitigate adverse transport effects.

Some measures such as the indicative primary road network and walking and cycling connections area are identified in the precinct.

Other measures to avoid, remedy and mitigate other transport effects will be identified through the preparation of an Integrated Transport Assessment at the

time of the first resource consent to significantly develop the site.

These measures could include the following:

- Providing a connected road network through the site;
- Providing a connected pedestrian and cycling network into and through the site, in particular convenient east-west and north-south cycle connections from the Oakley Creek over bridge to the proposed bus node and existing and proposed cycle networks beyond the site;
- Upgrading intersection access onto the site and avoiding, remedying and mitigating adverse effects on the surrounding transport network;
- Making provision for a bus node and road widening to support the public transport network;
- Managing vehicular movements through the connections to the south of the site;
- Managing parking to avoid, remedy, and mitigating adverse effects on the surrounding transport network; or

- Staging land use and development with any necessary infrastructure investment.

To reduce the potential of new development occurring in an uncoordinated manner, the precinct encourages the land owner/s to develop the land in accordance with the Precinct plan.

This method provides for integrated development of the area and ensures high quality outcomes are achieved.

The Wairaka Precinct will provide for a variety of housing typologies that help cater for Auckland's growth and the diverse community that will establish in this location.

The Wairaka Precinct plan is already operational and working well at this stage which we are pleased about at this stage.

We have absolute commitment to ensuring that the oral archives of all tribal narratives about Mt Albert, be known, respected and acknowledged. We note the following from Alice Webb-Liddall who tells the story of Ōwairaka and how the whole area was developed to where we are today 2023.

Mt Albert is Auckland's second oldest suburb and arguably its best. It's home to one of the country's biggest schools, best playgrounds, and most delicious

noodles, and has recently undergone a facelift, rejuvenating the main drag along New North Road and the Mt Albert train station.

But how does a suburb get made? The story of Mt Albert is lengthy, with its first resident setting up shop in around the 12th century, but here we'll attempt to squish that 900-year history down into ten great moments.

The establishment of a pā on Ōwairaka

Mt Albert can be traced back to a Māori woman named Wairaka. She was the daughter of a chief who sailed to New Zealand from Hawaiki on the Mataatua canoe.

They settled in the Bay of Plenty, and to avoid a marriage she did not want, Wairaka moved north, establishing a pā on the maunga.

The Māori name for Mt Albert is Ōwairaka, after her. Hence the Māori name used for this area now called Wairaka Precinct.

Between that point and the arrival of Europeans to the area, there were many fights over Ōwairaka, due to its setting on the border of Tainui and Ngāti Whātua o Kaipara.

Samuel Marsden is thought to have been the first Pākehā to have climbed Ōwairaka, in 1820 with Ngāti Whātua chief Apihai te Kawau.

Getting the name Mt Albert

In 1840 after the signing of Te Tiriti o Waitangi, lieutenant governor William Hobson decided to make Tāmaki Makaurau the capital city.

This move prompted the Pākehā settlers to do what they did best: make shit worse. They renamed Ōwairaka 'Mt Albert' after Queen Victoria's new husband/cousin Francis Albert Augustus Charles Emmanuel.

In 1841, the crown bought around 13,000 acres of Mt Albert land from Ngāti Whātua for 200 pounds (around \$30,000 today), four horses, 30 blankets, 10 cloaks, a tent and a sealing box, which is not very much at all considering the average house price in Mt Albert today is \$1.18m. With this sale, the crown began to develop the suburb and make it more easily accessible for commute into the city.

It wasn't a hugely favoured suburb, with swampy roads making commuting into the city hard, but in 1866 the Mt Albert District Highway Board was created, and development of better roads was one of their priorities.

Original elevation for the Mt Albert Borough Council building, which still exists at 615 New North Road. Photo: Auckland City Archives

Trains!

The development of train lines were a priority for the steadily growing city, and the first passenger train reached Mt Albert in 1880. But this one train line wasn't enough to service the population boom that occurred in the suburb between 1901 and 1930, when it grew from 2,000 to 20,000 residents.

Electric tram lines were built from Mt Albert to the city in 1915. There was a tram every eight minutes until the lines were ripped out to make way for more car-friendly streets in the early 1950s.

Mount Albert Grammar opens

The country's current second-largest school, Mount Albert Grammar School opened in 1922, to coincide with the population boom. Its name continues to inspire warmth and affection from its current and former students, and burning hatred and resentment from anyone trying to use the Western Line train before 9am on a weekday. In 2019 the enrolment number reached 3098.

Whau Lunatic Asylum becomes a school.

In 1976 the first iteration of what is current-day Unitec was established. It was initially called Carrington Technical Institute. Much of what is now Unitec was then a hospital and lunatic asylum. This part of the current Unitec campus was the Whau Lunatic Asylum, built in 1865. At the time of its closure when people were feeling spiritually unsafe it was the Tohunga of Ngāti Awa that were called in in the 80's to clear this whole Wairaka precinct to make it spiritually safe.

This was done by the Ringatu church conducted by the late Ringatu minister and Tohunga Te Wharekaihua Coates brother to Sir Hirini Moko Mead. From that day forth there has been no spiritual negativity here since.

A city is born

In 1978 the suburb changed from a borough to a city and established its own City Council. Mary Inomata is in her seventies and has lived in Mt Albert her whole life. She remembers the days of the Mt Albert City Council fondly, when

she could “trot down to the council office and speak to the mayor.” She says back then “rates were cheap, we weren’t in debt, and we had the most fantastic people on our council.”

Protesting the Springbok Tour

For 56 days in 1981, New Zealand was a nation divided, as groups clashed over whether the All Blacks should be playing a rugby team from apartheid South Africa.

With Eden Park just down the road, Mt Albert became the centre of a lot of the action for Springbok Tour protesters.

Inomata remembers storms of policemen and protestors clashing in the middle of the town. It was the first time she’d seen anything like it in her community. “I think it was the first step in a new awareness that we had in Mt Albert, that Auckland city politics was very close to us and we were becoming a part of it.”

The death of Mt Albert City Council

During a local council restructure in 1989, the Mt Albert City Council and 10 other local city and borough councils were amalgamated to form the Auckland City Council.

The restructure delivered Mt Albert a succession of poor-quality mayors including John Banks, Dick Hubbard, and John Banks (again). In 2010, the seven city and district councils from the wider region were merged once more to form Auckland Council.

Mt Albert residents can finally buy a drink

Mount Albert was one of the last ‘dry’ areas in New Zealand. For decades, you couldn’t even get a glass of wine with your dinner at a local restaurant. Inomata says the liquor ban was in part because the area’s strong Christian community were against alcohol.

This was changed in 1999, thank GOD, and there are now multiple options if you want to grab a cheeky bevvie while you’re in town.

Better train services and a town centre makeover

The Mt Albert train station is used by thousands every day, providing easy access to the shops, the schools and the Unitec Mt Albert Campus from all around Auckland.

In 2013 work started on developing the station to provide more shelter, better disability access and better facilities for ticketing, lighting and overall design improvements.

In 2017 there was also a redevelopment of the main town centre, which widened footpaths, created protected bike paths, and added some foliage to the previously bare streets.

Mt Albert is still thriving after 178 years of having the name. It has produced two local MPs who went on to become prime minister – Jacinda Ardern and Helen Clark.

In Rocket Park, it has one of New Zealand’s most popular playgrounds. Most importantly, it is home to one of the country’s only councillor-endorsed Scrabble clubs.

Even more exciting developments are on the horizon. When the City Rail Link arrives, it'll only be a 15 minute journey to downtown Auckland, and if Mt Albert's past teaches us anything, it's that easier, faster access will draw in crowds.

Now it's up to the council, business owners and residents to figure out how to cater for the boom. Mount Albert Ōwairaka is a beautiful place to live and provides a unique identity and essence to Auckland as a whole.

Here is more acknowledgement of the history of Ōwairaka from one of the local schools.

Wairaka – Who is she and why did she come to Owairaka/Mt Albert?

How does she connect to this area so far away from her papa kainga?

Over the last few weeks, Room 17 has listened, learned and participated in the research of our school tupuna (ancestor) Wairaka.

Here are some of our thoughts about her:

Wairaka is a Māori ancestor for the Mt Albert area of Auckland. She is known as one of the beautiful daughters of Toroa, chief of the Ngati Awa tribe and captain of the Maatutua waka (canoe). Wairaka is known throughout New Zealand because of her bravery. She is known as a strong leader for her people.

Wairaka is very strong and powerful because she is a leader. She is a leader that gives wise advise to her phenomenal people and as she took place as a leader, life in those strenuous days for her people became easier and happier.

One story of Wairaka's bravery is when she saved the Mataatua waka and the Ngati Awa tribe, after their arrival to Aotearoa, New Zealand.

With her mighty words she called to her ancestors praying, "Kia Whakatane au i ahau" Let me act like a man. She grabbed the paddle and advised the women to save themselves from death.

Touching the paddle in those days was very 'tapu' or sacred. But Wairaka knew it had to be done.

Wairaka was very brave and very important and that is why she has been known for a very long time. In our area, our school and our mountain are both called Owairaka meaning it belongs to or where she (Wairaka) lived.

Wairaka is an important, powerful woman. In these days, hardly any Māori people forget the interesting history of Wairaka. She is a rolemodel for all people and her memory continues to inspire us today.

We will continue to learn and teach others about her fantastic endeavours and life at the time of the Great Migration to Aotearoa from Hawaiki.

Elisapesi Year 5

Owairaka Mountain today.

On our journey to discovering Wairaka's great acts. We were lucky enough to have support from local kaumatua, Matua Tom Cassidy and Matua John Moses. Another significant expert, Matua Hau from Te Noho kotahitanga marae situated at Unitec was a huge help in getting us the correct information and facts for our soon to be released school pepeha.

Nga mihi hoki ki a Mr Abraham Karaka who also gave valuable input with helping in the selection of specific words we would eventually use in 'our pepeha'.

Without all your support this project, but moreso this taonga would never have come into fruition. Tino pai rawa atu koutou me o koutou awhi me te aroha mo tenei mahi whakanui e pa ana ki a Wairaka.

We've been on trips, had interviews and researched to gather the appropriate facts needed in the sustainability of Wairaka and her history at our school.

But it's not over yet!

Next goal to create Waiata(songs) to support the korero (talk) we have learned, then to teach it to our wider school community.

Please help us keep her memory and history alive for our future generations to come at Owairaka Primary school.

MAURIORA!

Te Wai o Rakataura.

Rakataura, also known as Hape or Rakatāura, is a legendary Polynesian navigator and a progenitor of many Māori iwi. Born in Hawaiki, Rakataura was the senior tohunga (priest/navigator) who led the Tainui migratory canoe to New Zealand.

Rakataura is associated with stories involving the Manukau Harbour, the Te Tō Waka (the Ōtāhuhu Portage) and the Waikato. Many place names in Tāmaki Makaurau (modern-day Auckland) and the Waikato region reference Rakataura, or are described in oral traditions as being named by Rakataura.

He was a very gifted Tohunga. It is said he came on the back of a stingray called Paneiraira. We he arrived from Tahiti to Mangere he lived at the island calmed

Te Motu ō Hiaroa or Puketutu. He called taniwha of the ocean calm the waves of the Manukau harbour and it was calm. This enabled the Tainui, Te Arawa and Mataatua canoes to land.

From here he travelled to Three Kings. When he arrived there he chanted a karakia and drove his taiaha into the ground which formed the waters named Te Wai ō Rakataura hence its origins.

It will also provide a heart to the community, focused around the campus but with a range of community, commercial and social services.

Mount Albert (Māori: Ōwairaka)[A] is an inner suburb of Auckland, New Zealand, which is centred on Ōwairaka / Mount Albert, a local volcanic peak which dominates the landscape.

By 1911, growth in the area had increased to the point where Mount Albert was declared an independent borough, which was later absorbed into Auckland. The suburb is located 7 kilometres (4.3 mi) to the southwest of the Auckland City Centre.

One of the earliest names Tāmaki Māori gave to the volcano was Te Puke o Ruarangi (The Hill of Ruarangi). A traditional story involves Ruarangi, a chief of the supernatural Patupaiarehe people, escaping a siege on the volcano through lava tunnels. Another narrative from Te Arawa refers to the Waitaha chief Ruarangi the grandson of Hei and the son of Waitaha. Ruarangi lived here and named the area Te Pā o Ruarangi.

Other early names include Te Ahi-kā-a-Rakataura or Te Ahi-kā-roa-a-Raka, means 'the long burning fires of Rakataura', referring to its continuous occupation by the Tainui explorer Rakataura. The name Ōwairaka refers to Wairaka, an early Māori ancestor, who was the daughter of Toroa, the captain of the Mātaatua voyaging waka. Wairaka fled to Auckland to escape an unwanted marriage, and established her people on the volcano.

During the early 18th century, the Auckland isthmus was heavily populated by the Waiohua confederation of tribes. Ōwairaka / Mount Albert was the western-most hill-top pā of Waiohua and had

extensive terraces and cultivations, although not as many as Maungakiekie or Maungawhau to the east. After a conflict between Waiohua and Ngāti Whātua in the mid-18th century, the area became part of the rohe of Ngāti Whātua. Ngāti Whātua had a much smaller population than the Waiohua, and seaside areas were preferred places to live.

Because of this, much of the area fell into disuse. The Oakley Creek has been traditionally used by Tāmaki Māori as a source for crayfish, eels and weka. Harakeke (New Zealand flax) and raupō, which grew along the banks of the creek, were harvested here to create Māori traditional textiles.

In 1820, English priest Samuel Marsden visited the area, and climbed to the peak of Ōwairaka / Mount Albert with the paramount chief of Ngāti Whātua, Apihai Te Kawau. The mountain was named during the early colonial era after Prince Albert, husband to Queen Victoria.

On 29 June 1841, Mount Albert was sold to the Crown by Ngāti Whātua, as a part of a 12,000 acre section. The terrain of the area was rough, meaning the area

saw slower development compared to other parts of the Auckland isthmus. In the 1860s, New North Road was established as road access for the area and as an alternative to the Great North Road to the north.

Mount Albert area became an area of large estates for wealthy landowners, due to its proximity to Auckland township. Large houses including Alberton and Ferndale House were constructed for the families of the area.

In 1866, the Mt Albert Methodist Church was constructed. Later that year in October 1866, the Mt Albert District Highway Board, the first local government in the area, was formed to administer New North Road and surrounding areas. Tensions existed among the ratepayers of the area,

primarily between the "mountain" area ratepayers and the city-side ratepayers in Eden Terrace, who believes that they were paying too high rates for a road that did not lead to any specific location.

By June 1875, Eden Terrace had split from the Mt Albert District Highway Board. The first school in the area, Mt Albert School, was established in 1870 on land gifted by John McElwain, at School Road in Morningside.

Early society in Mount Albert centred around the Anglican Church, and figures such as pioneer Allan Kerr Taylor and his wife Sophia Taylor.

The Kerr Taylor family renovated their home in the early 1870s, transforming Alberton into an elaborate Anglo-Indian-inspired mansion, that hosted many formal events in the area.

Mount Albert railway station opened in March 1880, connecting Morningside to Auckland city by rail, and spurring suburban growth. In the 10 years after 1881, the population of Mount Albert doubled to 1,400 people. During the latter 19th century, a quarry was established on Ōwairaka / Mount Albert, with a rail spur connecting the quarry to the North Auckland Line.

Local residents had become concerned for the mountain, and petitioned the government to stop the quarry in 1895 and 1915.

The Railways department chief engineer dismissed the residents' concerns. By 1905, the summit of the mountain became public land, and the quarry was eventually closed in 1928.

Suburban development

ANZAC Day services at the newly constructed Mount Albert War Memorial in 1961

By the 1910s, Mount Albert had become one of the fastest growing suburbs of Auckland. The district attracted many families from outside the Anglican

community, notably many successful businessmen, who wanted to establish large family homes while still able to commute to Auckland. By 1911, the population of the area had grown to 6,666, and in 1912 the King George V Hall opened, becoming a social hub for Mount Albert.

The area was still significantly more rural compared to Kingsland in the north-east, home to many dairy and poultry farms. In 1915, the Auckland tramline reached the suburb, creating suburban growth and leading to the development of the Mount Albert

commercial shopping area, originally known as Ohlsen's Corner. As the Mount Albert shops developed, the area gained the name the Terminus, as at the time it was the final stop on the tramline along New North Road.

Growth in the area led to the creation of the Borough of Mt Albert on 1 April 1911. The borough took out significant loans, in order to invest in the water supply for the area.

Between 1901 and 1931, the population of the area surged from 2,035 to 20,600, making Mount Albert the largest borough in New Zealand. After

World War II, a major housing shortage in New Zealand led to the construction of many state housing areas, including the Stewart Estate in Mount Albert.

The Mount Albert shops flourished in the 1950s and 1960s. During the 1960s, Mount Albert had a significantly older population than the surrounding areas of Auckland. In April 1961, the Mount Albert War Memorial Hall, a large modernist community centre, was constructed.

Urban Māori and Pasifika communities grew in the area from the 1950s onwards, and increased in the 1970s due to the gentrification of the inner city suburbs close to the Auckland city centre.

The Mount Albert shopping village began to go into a decline in the 1970s, after the establishment of the St Lukes Shopping Centre to the north.

By the 1990s, Mount Albert has developed into a multicultural centre in Auckland, with a growth in Indian, Sri

Lankan and Chinese communities, in part caused by two tertiary institutes in the area: Unitec Institute of Technology and the Auckland Institute of Studies.

The History of Ōwairaka the Māori name for Wairaka Precinct.

The history of Wairaka, from whom Ōwairaka was named

As told by Wairaka descendent Pouroto Ngaropo

For the past 800 years Ōwairaka has been the Ngāti Awa iwi's ancestral and spiritual home through their ancestress, Wairaka.

Wairaka was born on Ma'uke, the most easterly of Rarotonga's islands. She was the daughter of the chief Toroa. She held mana, imbued beauty and is the common ancestor of many tribes today.

The island Mauke, like the Aotearoa maunga she would come to call home, Ma'uke was an extinct volcano.

The tiny island only 18 km in circumference, comprised a central volcanic plateau surrounded by a ring of jagged, razor-sharp fossilised coral, which reaches up to 1,000 metres inland. Its volcanic origins created fertile soil and a reputation of being the garden of the Rarotongan islands.

According to legend, Chief Uke, who was descended from the Gods, arrived at Ma'uke after a long voyage from Avaiki - the Rarotongan fatherland in the sky. After a peaceful sleep he awoke and named it Akatokamanava – a place where my heart rested. He gave his beautiful daughter in marriage to Chief Atiu-Mua and their descendants populated Ma'uke and Atiu for many generations. And it was those later generations who renamed the island Ma'uke ("Ma Uke" means Land of Uke). The original name is still used in songs and on formal occasions.

The Ngati Awa people descend from the ancestor Toi and his wife Te Kura-i-Monoa. It is said Toi used the constellations to navigate across the Pacific Ocean. He likened the celestial bodies to the star gate as he was a time traveller, travelling from island to island to reconnect back to his descendants. When his wife was giving birth to their son, he said to her: "I name our child after the star gate, the stars I used as a navigational compass, which guided me to Aotearoa". And so the son was named Awanuiarangi, meaning people of the stars.

A journey across the seas to Aotearoa

In around 1250 AD, Wairaka and her extended whanau journeyed to Aotearoa from the island of Mauke in Rarotonga on board the waka Mataatua, which was captained by her father the high chief Toroa.

The journey from Rarotonga took the whanau via the Kermadec Islands, landing at Parengarenga Harbour near to Aotearoa's northernmost points. From there they sailed to Kerikeri, to Hokianga, Whangarei, Kaipara and the Manukau Harbour.

Many well-known places in the Auckland district bear the whanau names to this very day, including Muriwai (after Wairaka's Aunty), Puhinui (after her mother) and Toroa Terrace (Mt Albert) / Toroa Street (Torbay) after her father and Ngāti Awa street in Onehunga. Ruarangi Road in Mt Albert commemorates the Tutumaio chief who died at Oruarangi stream in Ihumatao.

Further explorations

When they first arrived at the maunga, Wairaka's family found the maunga was occupied by tutumaio – fairy-like beings of forests and mountain tops. One of the tutumaio's leaders was

Ruarangi, who is remembered to this day through a Mt Albert street named after him. Wairaka and her family lived harmoniously alongside these light-complexioned supernatural creatures of the night until the tutumaio got caught in the sun's rays one morning at Pt Chevalier and perished.

Shortly after their arrival, Wairaka's father blessed some karaka saplings he had brought from Rarotonga. He planted them on the summit and told Wairaka they would be a symbol of her home should she later wish to return and establish herself there. In an interesting parallel with Pākeha immigrants planting exotic trees on the maunga hundreds of years later, Toroa's karaka were also introduced species that reminded him of home. Yet over time we have all come to love karaka and have adopted them as our own.

Wairaka's geneology

Te Tīmatanga

Toitehuatahi

Awanuiārangi I

Awaroa

Awatumakiterangi

Parinuitērā

Awamoherehu

Irakewa

Toroa = Puhānuī

Wairaka

Sailing down the East Coast

After a time, Wairaka's whānau left the region and sailed the Mataatua down the East Coast to Whakatane. Upon arrival, the men anchored the waka and went ashore to set up the camp, leaving Wairaka and the rest of the women and children to wait on board.

During this time, it came loose from the anchor stone and started drifting out to sea. Recognising they were in danger, Wairaka defied the tapu that forbade women to handle a canoe, took hold of Toroa's paddle, and brought everyone back to safety, calling: "Kia Whakatane au i ahau' – I will act the part of a man". This cry is the origin of the town's name. Her bravery is commemorated in a bronze statue, which stands on a rock at the Whakatane Heads.

Wairaka and her whānau lived in and around the Whakatane region in the early years of her adult life, transitioning from a child to a woman during this time. It didn't take long for news of her beauty to spread. So much so, that many men came from as far afield as Tainui and Taranaki to gain her favour.

Te Awa o Te Atua- The River of God

Another incident occurred where Wairaka was bathing in the lagoon, situated in Matata. Here she received her menstrual cycle. She said to her father: E papa he aha kei raro I a au? / What is that beneath me father? Toroa replied and said that is the blood of God. Hence the lagoon in

Matata is attributed to this moment known as Te Awa O Te Atua. The river of the gods. This is also our tribe as another segment of Ngāti Awa, known as Ngāti Awa Ki Te Awa O Te Atua.

Po I raru ai a Wairaka - The night Wairaka was deceived

A story tells that, during this time, Wairaka fell in love with the handsome Tukaiteuru who was visiting the area at the time. They arrived at her home and were welcomed and invited to stay. As everyone was setting up their beds for the night, Maiurenuī from Tainui descent noticed Wairaka and wanted to be with her. She had other ideas, so once Wairaka left the whare, he tricked Tukaiteuru into moving his bed closer to the door, away from Wairaka so to allow him to put his own bedding by hers.

Later into the night, the evening meal, socialising and entertainment went well into the night. After bidding her leave, Wairaka entered darkened sleeping quarters with only one thing on her mind: a passionate night with Tukaiteuru. And what a night it was, such was her passion for Tukaiteuru that she scratched his face during the lovemaking, as to mark her man. She would then let her father know the next morning, this was the man for her.

It may have been a magical evening but the next morning Wairaka's bliss turned to horror when she saw Tukaiteuru had no scratch on his face and realised Maiurenuī had deceived her.

Maiurenuī then walked by, bearing the scratches.

Wairaka became pregnant as a result and subsequently wed Maiurenuī, but she never forgave him for tricking her. One day she sent him out to go fishing as she was craving seafood, where he drowned and died.

The energy created by the power of love was so strong that Wairaka composed a song in memory of that special night:

Piki mai, kake mai ra Homai te waiora
Kia ahau e tutehu ana Koia te moe a te kuia,
I te po Po I raru ai a Wairaka
Po I raru ai a waira Papaki tu ana ngatai ki te reinga
Ka po, ka ao, ka awatea tihei Mauriora!

Climb to me, climb with me, give me the waters of life.

This song has echoed down through the centuries and her ancestors still sing it to this day.

Wairaka in the later years

Later in life, Wairaka subsequently married and had three children. After they grew up and left home, she decided to return to Auckland to be near to a brother, Te Whakapoi, who lived on Puketāpapa (Mt Roskill). Wairaka missed her brother and wanted to go and find him in the region of Tāmaki Makaurau, so she headed off. By this time she was in her late 30's

Arrival at Tāmaki Makaurau

On their travels up to Tāmaki Makaurau to find Whakapoi, Wairaka brother, they found their way to the Manukau Harbour, whereupon they travelled to the east coast via the portage at Ōtāhuhu – one of two portages on the Auckland isthmus. Their explorations revealed the Whau River – an estuary that flows into the Waitemata Harbour and they travelled up it as far as what is now Avondale / New Lynn. Tāmaki Makaurau's second portage lies at the Whau's upper reaches but, instead of crossing it to re-launch in the Manukau Harbour,

Wairaka whanau were drawn by a maunga to the north-east at what is now Mt Albert. The maunga was still unoccupied when she arrived in around 1250 AD, so Wairaka climbed to the summit and lit her fires thus creating Te Pā of te Wairaka – the home of Wairaka. From that time onwards the name has been held because of the mana, the authority and physical and spiritual influence that she had. Wairaka became the mountain; the mountain became her.

The source of Te Wai-unu-roa a Wairaka -The spring of Wairaka

The source of Te Wai-unu-roa a Wairaka - The spring of Wairaka, which can be seen to this day at Unitec.

Te Wai-unu-roa a Wairaka - The spring of Wairaka

Wairaka lived in Tāmaki Makaurau on the maunga for over 30 years, establishing her mana over the surrounding area and leaving many legacies that have lasted to this day. For example, she brought eels with her from Te Teko so went searching for fresh water for eels and her people.

Finding herself at the grounds now underneath Unitec, Wairaka uttered a karakia and stamped her foot hard on the aquifer and the spring came forth - Te wai Unuroa a Wairaka. This is the place where the Unitec is established and the puna (spring) remains alive and flourishing.

A group is established here with Ngāti Awa Ki Te Awa o Te Atua descendants who are part of the restoration, preservation and protection of the puna (spring) know as Ngā Kaitiaki o Te Wai-unu-roa a Wairaka.

Te Waiorea a Wairaka – The eels of Wairaka

From there she went to what is now known as Western Springs and urinated to form its aquifer (Te Wai Mimi o Wairaka). As water gushed forth, Wairaka placed her eels in the pool as guardians of the area, naming it Te Waiorea – Water of eels.

The eels are known as Kaitiaki and very spiritual and sacred. They are the guardians of this area. After establishing the eels, Wairaka walked over to where Auckland Zoo is now located and planted a mauri stone known as a keo. This stone was brought over from the island Ma'uke. The mauri remains there at this site today, as a symbol of Wairaka's presence and life-force.

She was quite adventurous and went to a number of places around Auckland, Te Atatu, Huruwuru Creek. There are branches of her tribe at Glen Innes. Ngāti Awa's mana whenua is therefore established here in this area Mt Roskill, Albert, One Tree Hill, Grey Lynn. She went back to Whakatane and died there and was buried by the Whakatane River at Opihiwhanaungakore.

Final resting place of Wairaka

Wairaka spirit remains strong to this day and her mana and mauri continues to flow strongly through the Tāmaki Makaurau region, where she resided for over 30 years. Her steps are imprinted there. Her spirit is present at the maunga that still bears her name to this day.

As a high-born chieftainess, Wairaka carried the power and knowledge of her people's history. Her mana and mauri lives on through Ngāti Awa and all peoples who feel spiritually connected with the land in particular the area of Tāmaki Makarau.

The Ngāti Awa descendants that still reside in the Tāmaki Makaurau region and are representatives of her. Her history proceeds her and Ngāti Awa presence is forever in the Tāmaki Makaurau region. Moe mai ra e Kui, e Wairaka e.

Wairaka statue on Turuturu Rock, Whakatane.

On behalf of Ngāti Awa ki Te Awa o Te Atua, I submit this as my submission in support of and to maintain the name Wairaka Precinct for the whole area and that any other name would be inappropriate. We wish to be heard on all the content of our submission.

Dr Pouroto Ngaropō

Chairman

Te Rūnanga o Ngāti Awa ki Te Awa o Te Atua.

Chairman

Te Kāmaka Marae, Auckland.

Wairaka spring sign_smaller.jpg

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^ "Place name detail: Ōwairaka". New Zealand Gazetteer. New Zealand Geographic Board.
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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Tāne Feary
Date: Thursday, 4 January 2024 10:30:50 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tāne Feary
Organisation name:
Agent's full name: Tāne Feary
Email address: taneofthewoods@gmail.com
Contact phone number: 0226724691
Postal address:
56 Powell Street
Avondale
Auckland 2026

Submission details

This is a submission to:
Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Climate policy.
Property address: 56 Powell Street Avondale

Map or maps:

Other provisions:
Climate emergency declaration.

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

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

The reason for my or our views are:
The proposal is lacking in detailed climate resilience design.

33.1

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

Details of amendments: Additional tree protection. More greenspace and biodiversity planning.

33.2

Submission date: 4 January 2024

Attend a hearing

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

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

Yes

Declaration

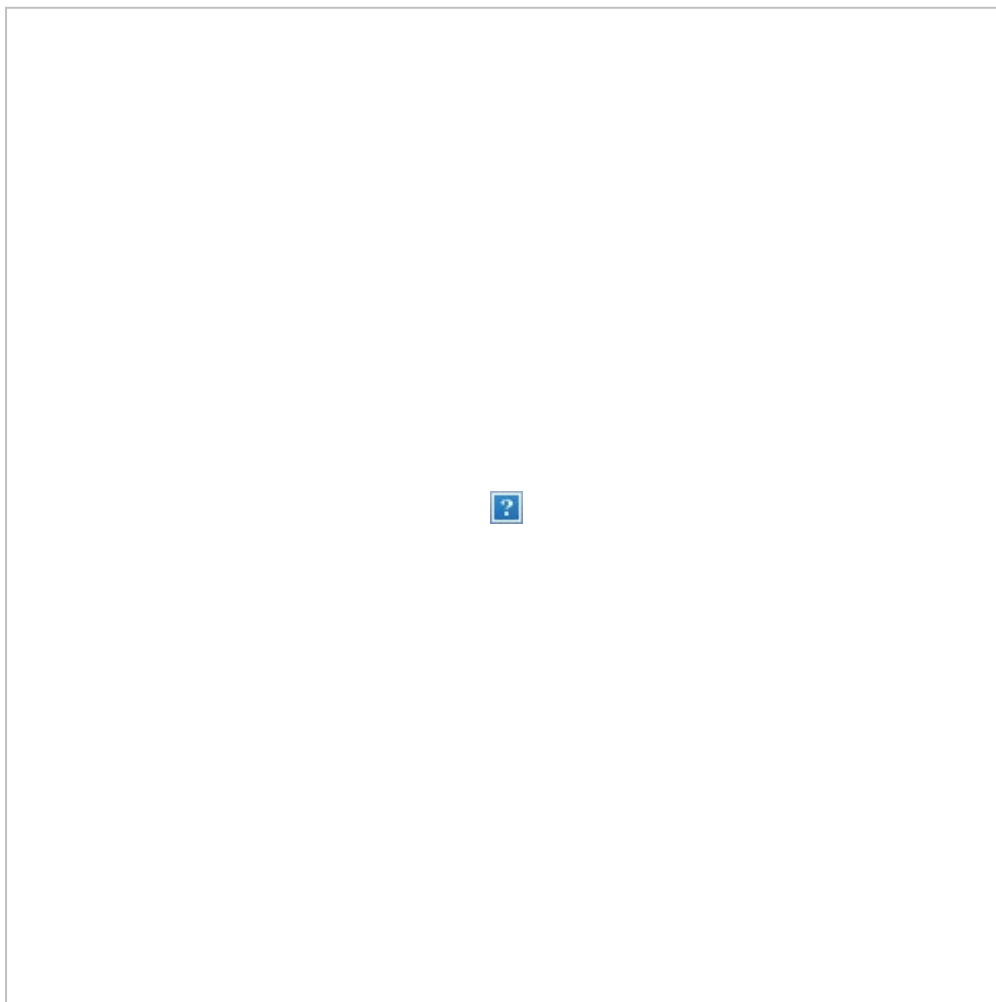
Could you gain an advantage in trade competition through this submission? No

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

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

Yes

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Coral Anne Atkins
Date: Sunday, 7 January 2024 8:30:56 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Coral Anne Atkins

Organisation name:

Agent's full name: Coral Anne Atkins

Email address: ccatkinsnz@gmail.com

Contact phone number:

Postal address:
34 Mahara Avenue
Auckland
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Plan Change 94 Te Auaunga Precinct

Property address: 94 Te Auaunga Precinct- Unitec Site

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I want the remaining trees on the Unitec/ Carrington hospital/ Oakley site to be protected with these mature trees to be listed as notable trees and legally protected so that if they are on private land that they cannot be cut down. It would be preferable if the trees could be included as part of The Knoll open space owned by Unitec.

Mature trees are valuable for communities for the shade they provide, home to bird and insect life that is important for the environment and for people to enjoy.

Trees have been cut down as part of the work in developing the site and some were cut down "by mistake" by contractors. There needs to be better protection of these trees and penalties for their removal.

It is important for people to have homes but these homes are hugely improved if there are mature trees in the neighbourhood.

34.1

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

Details of amendments: to retain "The Knoll" open space with mature trees for the enjoyment and health of the local community

34.2

Submission date: 7 January 2024

Attend a hearing

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

Declaration

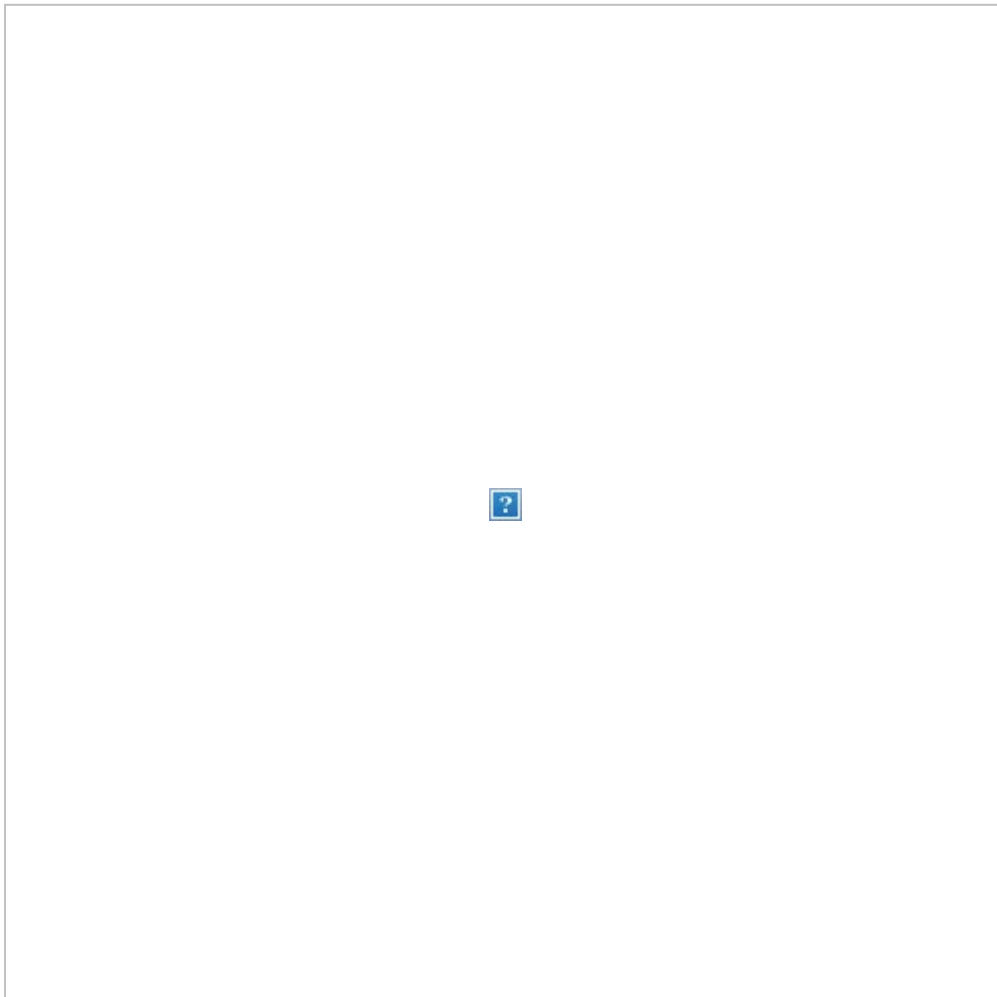
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Jenny Pullar
Date: Friday, 12 January 2024 2:15:32 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jenny Pullar

Organisation name:

Agent's full name:

Email address: jenny@jennypullar.co.nz

Contact phone number:

Postal address:
23 Esmeralda Ave
Avondale
Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Plan Change 94
Protection of remaining existing mature trees on former UNITEC grounds

Property address: Te Auaunga Precinct

Map or maps:

Other provisions:
I have read the Tree Council submission & support all the points they have made with regard to protection of trees, in particular the significant mature trees on the Knoll Open Space associated with Building 48

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

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

The reason for my or our views are:
This is overall a very large site. With an intensive housing development on this scale some provision for mature trees & green space is absolutely essential. It is ecologically criminal given that we have a climate emergency - and just plain stupid! to not work with & protect the existing established mature eco systems (trees). Site layout and design could very easily allow for this entire specified area to be a central covenanted green park space. This would make associated housing more valuable, and therefore profitable for developer. These trees are irreplaceable in our lifetime. It takes 120 years to grow a 120 year old tree. Plan change must protect as green space retaining all mature trees on the knoll open space associated with Building 48. Also protect by covenant or scheduling any remaining trees anywhere on the site that would meet tree scheduling criteria. This

should have been done before the estimated half the trees on site which have already been cut down.

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

Details of amendments: Assess & protect all remaining trees on site that will meet tree scheduling requirements. This is a legal requirement that has not been met with the many trees that have already been slaughtered.

35.1 -
35.12

Submission date: 12 January 2024

Attend a hearing

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

Declaration

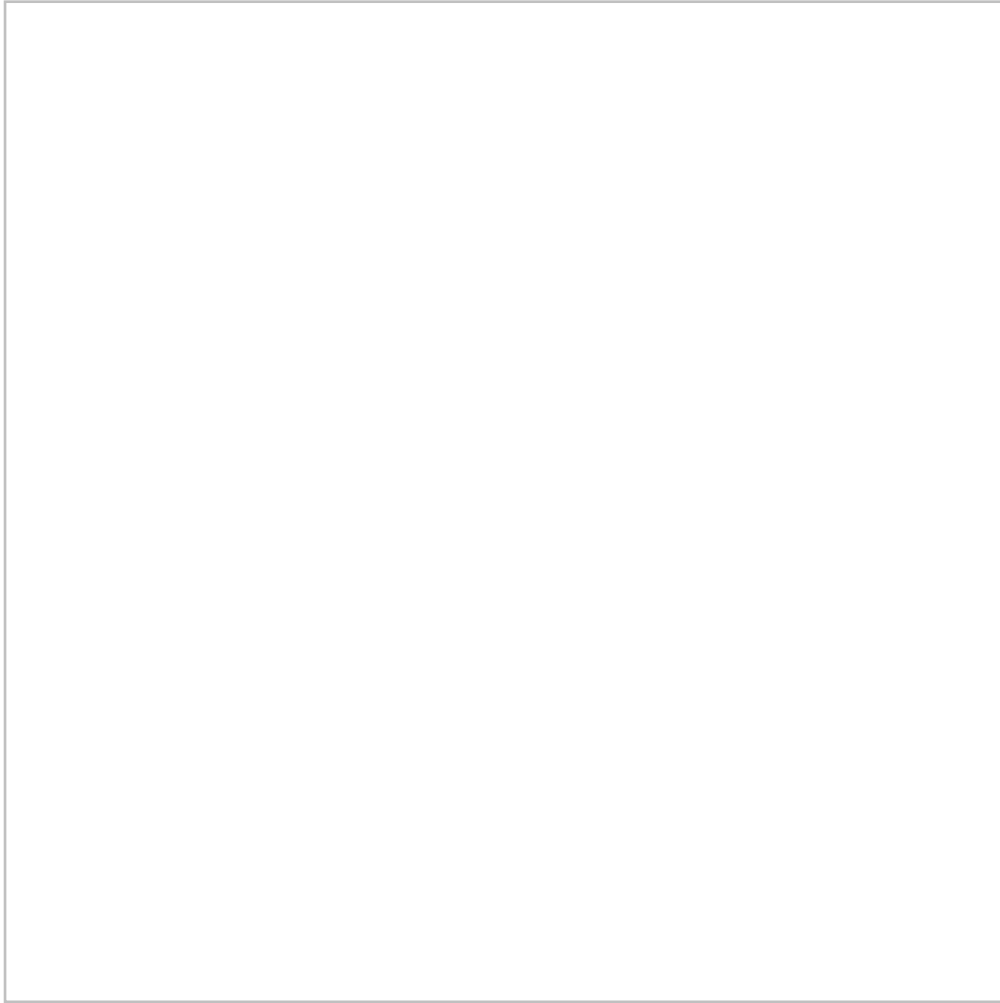
Could you gain an advantage in trade competition through this submission? No

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: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Deborah Yates-Forlong
Date: Monday, 15 January 2024 11:16:48 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Deborah Yates-Forlong

Organisation name:

Agent's full name:

Email address: deborahayates@gmail.com

Contact phone number:

Postal address:

Waterview
Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

PART B AMENDMENT TO I334 TE AUAUNGA PRECINCT does not appear to mention rules.

Property address: 1-139 Carrington Rd, Mt Albert

Map or maps: Map 1 I334.10.1

Other provisions:

1. Name change from the Wairaka Precinct to Te Auaunga
2. Building height controls
3. Masterplan
4. Open space

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

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

The reason for my or our views are:

1. Name change from the Wairaka precinct to Te Auaunga:
 - To begin with, no reason has been given for the name change proposal. There are, on the other hand, some important reasons against changing it.
 - It is essential to be aware of and focus on those things of importance and value within the precinct. It is important not to make decisions in ignorance of the facts.
 - The name Wairaka needs to be retained for the development because of its historical and cultural significance, and because it is a meaningful feature of the site.
 - Wairaka was a female ancestor, hailing from Rarotonga, with links to numerous iwi who lived here and especially Ngati Awa. She is commemorated in the naming of the nearby maunga, in the

36.1

stream that flows through the precinct, and in the puna or springs that contribute to the awa. Legend describes how Wairaka, when living here, stamped her foot in anger and caused drinking water to flow from the ground.

- It is noted that Ngati Awa are not represented in the iwis assigned to manage this precinct. Is this possibly why the name is being obliterated?
- To appropriate a name from elsewhere and superimpose it on a precinct with an existing traditional name and whakapapa, out of tribal competitiveness, and because they can, does not seem like fair play.
- It should be noted that a large part of the waterflow in the Wairaka stream is contributed to by the sizeable springs, located in the area near the Sanctuary Mana Whenua community gardens.
- These springs have not been identified in any of the documentation regarding the site development or assessments of environmental effects. They were confirmed to exist and revealed during 'daylighting' work on the stream. It would, therefore, appear that no archaeological consultation has been carried out in making this proposal.
- These springs are assumed to have been an important source of fresh water for Maori who lived nearby, for both daily living and for horticultural production, as is evidenced by finds of pre-European cultivation implements in the community gardens. These practices could potentially have endured over a period of 800 years. This is of significance to the history of Tamaki Makaurau.
- These springs were certainly also important for Pakeha as the source of water for early settlement in the area. The location of the nearby Pump-house, built in the early 1900s would confirm this.
- The proposed name of Te Auaunga is not appropriate for this precinct as the Te Auaunga awa is not within the boundaries of the land in question, whereas the Wairaka stream is, for almost its entire length.
- Te Auaunga is the original name of Oakley Creek, which is some distance away to the west and is a waterway that flows from Hillsborough, on the Manukau Harbour, through Mt Roskill and Waterview to the Waitemata by the Western motorway causeway, near Pollen Island.
- The Te Auaunga name is generally understood to translate as a reference to 'swirling waters', a name with less meaning and relevance than the name of an important forebear.
- Te Auaunga is also found in the name of Nga Ringa o te Auaunga/Friends of Oakley Creek, an organisation that has worked tirelessly for many years to protect and enhance Te Auaunga along its whole length. I believe this organisation, as the prior bearer of the name, would be better served by retaining the distinction from the current development so that its crucial work is not confused in the mind of the public.
- References to Te Auaunga, the river, and Te Auaunga, the precinct are confusing in the updated plan change, which indicates that this confusion could endure.
- If protection of the stream, landscape or open space is to be given priority during the development process, insisting these elements be given due attention will be more impactful if they carry the name of the precinct. They would be in the name of the development. Changing the name already suggests there is some agenda to deprioritise them.

2. Building height controls

- It is unclear whether the increased height sought will allow more open space to be available to the community, by building up rather than out, or if the additional height is simply to increase yield, potentially producing too many dwellings.
- My concern is for the quality of life of future residents. There is considerable evidence to show that, if children do not have enough outdoor space to play and explore in and adults do not have spaces in which they can walk and sit around and under trees without feeling cramped or unsafe, then this can play on both child development and physical and mental health. Shade from trees is important in Aotearoa NZ where the sun's rays are particularly damaging. Gardening and food production, something engrained in our DNA, is also a tremendously therapeutic and important activity for city dwellers.
- Maximising profit from development must not be a guiding principle in making decisions such as these.

3. Masterplan

- There is no masterplan provided to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs (eg preschools, community centres etc).
- The 2019 document which the applicant considers to be a masterplan is, in fact, a high-level masterplan, as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022, and is not a useful working document.

36.2

36.3

4. Open Space

36.4

- Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha.
- In addition, the 2019 document identified a further 3.56 ha as road reserve.
- Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.
- The Sanctuary Mahi Whenua Gardens were guaranteed to be preserved by the former government. These gardens have been developed and maintained for many years now by enthusiastic gardeners and are enjoyed by many who wander through them. However, they have a much longer history and are possibly unique in Auckland as historic gardens worked by Maori for perhaps hundreds of years. I have heard it said that the (volcanic) soil in the gardens is amongst the very best in the world. As a lifelong gardener in diverse parts of the world and a former allotment holder at Sanctuary Gardens, I can certainly state that I have never worked with such productive soil before or since.
- The open space grassland areas by the Pump-house, and to the west of the southern park, become boggy when wet. This will require significant mitigation to be suitable for year-round use by the community for activities.
- Under E3, request for information on the potential presence of rock forest with descriptions of substrate where vegetation cover is mapped in RFI E1, the applicant response was:
"There is no rock forest present within the plan change area. ... There are two exposed rock outcrops within the plan change area which are either unvegetated or covered with exotic grasses. Elsewhere exposed rock has been fashioned into a rock wall to the south of the Central Wetland." However, the outcrop by the road (stormwater management device) is the type locality for the native lichen species *Cladia blanchonii*. According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus. Most of our campus is exotic plants – all the grasses are exotic, many of the trees are exotic – but when you look at the rock outcrops, all the lichens that are growing on them are native. So the rocks are hotspots of native biodiversity, and *Cladia blanchonii* is one of those species."
""https://www.unitec.ac.nz/sites/default/files/public/documents/Advance_Nov_2013.pdf

36.5

5. Conclusion

There are considerable concerns about this proposal, involving:

- unclear information about the identification and use of open spaces
- the preservation for posterity of historical knowledge and references, and particularly the name Wairaka Precinct, rather than the irrelevant appropriation of the name Te Auaunga
- the retaining of the highly productive historic gardens as a communal resource
- profits being potentially prioritised over the mental and physical health of future residents.

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

Details of amendments: See above

Submission date: 15 January 2024

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:

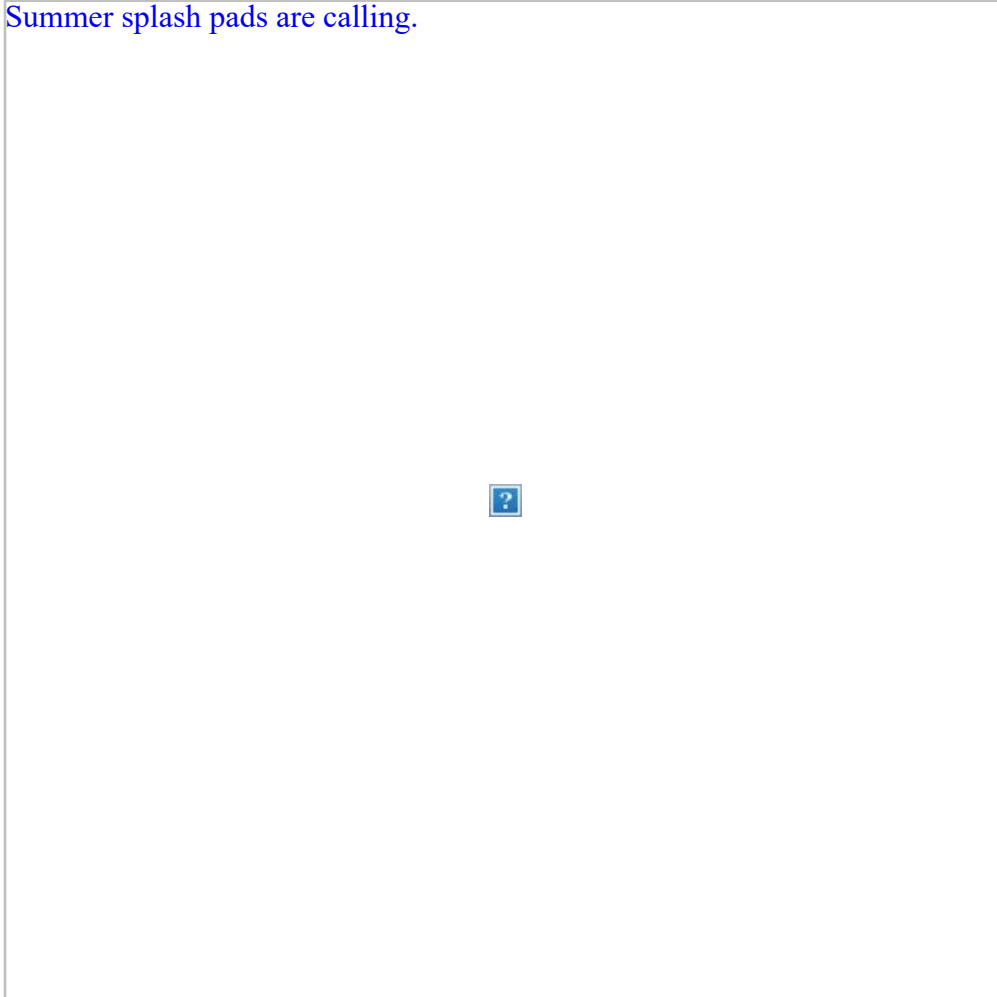
- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal

details, names and addresses) will be made public.

[Summer splash pads are calling.](#)



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Rohan MacMahon
Date: Monday, 15 January 2024 12:47:19 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rohan MacMahon

Organisation name:

Agent's full name:

Email address: rohmac@yahoo.com

Contact phone number:

Postal address:

Westmere
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address: 1-139 Carrington Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

1. Name change from the Wairaka precinct to Te Auaunga:

It is important to keep a focus on things within the precinct that are valued.

If protection of the stream, landscape or open space is de-prioritised during the development process, it will be easier to insist these elements be given more attention if they carry the name of precinct.

For example; if the stream has the same name as the development precinct, its importance is highlighted. We could then say "you have to take care of these things – its actually in the name of your development".

I understand the name 'Wairaka has historically important connections to this site, particularly to Maori but also to pakeha. Wairaka was a female ancestor, with links to numerous iwi who lived here and is commemorated in the naming of the stream that flows through the precinct, and in the puna or springs that contribute to the awa. The name Wairaka should be retained for the development because of its historical and cultural significance, and because it is a meaningful feature of the site.

37.1

It should be noted that a large part of the water flow in the Wairaka stream is contributed by sizeable springs, located in the area near the SMW community gardens. Yet these springs have not been identified in any of the documentation regarding the site development or assessments of environmental effects. They were confirmed to exist and revealed during 'daylighting' work on the stream

They are assumed to be an important source of fresh water for Maori who lived nearby, for both daily living and for horticultural production, as is evidenced by finds of pre-European cultivation implements in the community gardens, and by legend, describing how Wairaka, when living here, stamped her foot in anger and caused drinking water to flow from the ground. These springs were certainly also important for Pakeha as the source of water for early settlement in the area. The location of the Pump-house, built in the early 1900's would confirm this.

The proposed name of Te-Auaunga is not appropriate for this precinct as this is the original name of Oakley Creek which is some distance away to the west and is a waterway that flows from Hillsborough, through Mt Roskill and Waterview to the Waitemata by the Western motorway causeway, near Pollen Island. It is not within the boundaries of land in question, whereas the Wairaka stream is, for almost its entire length.

The Te Auaunga name is generally understood to translate as a reference to 'swirling waters', a name perhaps with less meaning than the reference to an important forebear. It is also found in the name of Nga Ringa o te Auaunga/ Friends of Oakley Creek, an organisation that has worked tirelessly for many years to protect and enhance Te Auaunga along its whole length. I believe this organisation, as the prior bearer of the name, would be better served by retaining the distinction from the current development so that its crucial work is not confused in the mind of the public. For these reasons, I oppose the name change proposal.

2. Building height controls:

It is unclear if the increased height sought will allow more open space to be available to the community, by building up rather than out, or if the additional height is simply to increase yield.

37.2

3. Masterplan:

There is no masterplan to place in context the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs (eg schools etc.).

The 2019 document the applicant considers a masterplan is a high level masterplan as noted in paragraph 5 of the Cabinet Business Paper of 29 June 2022 (available at www.hud.govt.nz).

4. Open Space:

Five open spaces amounting to 5.1 ha have been identified for potential vesting to Auckland Council, which is less than the 7.7 ha given in the 2019 Reference Plan based on 26.6 ha.

In addition the 2019 document identified a further 3.56 ha as road reserve.

Subsequently a further 10.6 ha was purchased in the precinct, yet there is no indication how much this will contribute to extra open space.

37.3

The open space grassland areas by the Pump-house, and to the west of the southern park, become boggy when wet. This will require significant mitigation to be suitable for year-round use by the community for activities.

Under E3, request for information on the potential presence of rock forest with descriptions of substrate where vegetation cover is mapped in RFI E1, the applicant response was; "There is no rock forest present within the plan change area. ... There are two exposed rock outcrops within the plan change area which are either unvegetated or covered with exotic grasses. Elsewhere exposed rock has been fashioned into a rock wall to the south of the Central Wetland."

However, the outcrop by the road (stormwater management device) is the type locality for the native lichen species *Cladia blanchonii*.

"According to Blanchon, the *Cladia blanchonii* lichen is an important part of our ecosystem. "It's part of the native biodiversity of our campus. Most of our campus is exotic plants – all the grasses are exotic, many of the trees are exotic – but when you look at the rock outcrops, all the lichens that are growing on them are native. So the rocks are hotspots of native biodiversity, and *Cladia blanchonii* is one of those species."

37.4

""https://www.unitec.ac.nz/sites/default/files/public/documents/Advance_Nov_2013.pdf

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

Details of amendments: Provide a masterplan that gives context to the placement of significant community services, facilities, and open space (whether public or private).

| 37.5

Submission date: 15 January 2024

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.

[Summer splash pads are calling.](#)



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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Jennifer Diane Goldsack
Date: Tuesday, 16 January 2024 5:00:15 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jennifer Diane Goldsack

Organisation name:

Agent's full name:

Email address: nomadsathome@xtra.co.nz

Contact phone number:

Postal address:
102 Opanuku Road
Henderson Valley
Auckland 0612

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

I334.5. Notification

(1)An application for resource consent for a controlled activity listed in Tables I334.4.1, and I334.4.3, and I334.4.4 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

(1A) Any application for resource consent for new buildings or additions to existing buildings in Sub-precinct A that increase the building footprint by more than 20 per cent or 200m² GFA (whichever is the lesser) that are located within 10m of the eastern boundary of the Sub-precinct will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

(1B)An application for resource consent for a restricted discretionary activity listed in Tables I334.4.1, and I334.4.3 Activity table above that complies with the I334.6.4 height standard will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991

Property address: Carrington Road

Map or maps: Carrington Road to Oakley Creek to Woodward Road to Highway 20

Other provisions:

I334.6.4. Height

(1) Standards in the table below apply rather than underlying zone heights unless specified. Buildings must not exceed the heights set out below: The maximum permitted height standard of the underlying zone applies, unless otherwise specified in the 'Additional Height' control, including the Mixed Use zone and Areas 1 – 4, identified on Precinct plan 3: Te Auaunga Height.

Building location Maximum height (m)

Less than 20m from a boundary with Carrington Road (as at 1 November 2015) or the Open Space: Conservation Zone (excluding the Residential – Mixed Housing Urban and Residential – Terrace Housing and Apartment Buildings zones)

18m

Greater than or equal to 20m from a boundary with Carrington Road (as at 1 November 2015) or Open Space: Conservation Zone (excluding the Residential – Mixed Housing Urban, Residential – Terrace Housing and

27m

I334 Wairaka Te Auaunga Precinct

Auckland Unitary Plan Operative in part 21

Apartment Buildings and Special Purpose – Healthcare Facility and Hospital zones)

Residential – Mixed Housing Urban, Residential – Terrace Housing and Apartment Buildings and Special Purpose – Healthcare Facility and Hospital zones

Specified zone height

applies

Buildings within the Residential – Mixed Housing Urban Zone and within 10m of the southern precinct boundary

8m

I334.6.5. Landscaping

(1) At least 20 per cent of a site within the precinct must be landscaped, provided that the area of landscaping may be proportionately reduced by any required common areas of landscaping within the zone approved by the Council and protected by consent conditions. [Deleted]

I334.6.7. Tree protection

(1) In addition to any notable tree, Ssubject to Standard I334.6.7(2) below, the following trees identified in I334.11.2 Precinct plan 2 – pProtected tTrees and in Table I334.6.7.1 below must not be altered, removed or have works undertaken within the dripline except as set out in I334.6.7(2) below. Trees located within an existing or future road-widening area along Carrington Road frontage are not subject to this control.

(2) Tree works to the trees identified below must be carried out in accordance with all of the provisions applying to Notable Trees in D13 Notable Tree Overlay, with the exception that up to 20 per cent of live growth may be removed in any one year.

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:

Crossing out regulations that have been established over the life of Auckland and randomly building any height and density and felling trees with no consultation is unacceptable. All developers would love to do this. Those that get caught are punished by the law. Why is this precinct any different. What proof of trust and care and good design is there? IS this a huge slum in the making. Who is liable for building problems, social problems. Are the architects accountable with a long term trust account to cover problems?

38.1

What are the actual building heights that will actually be built - 35 to 72 metres is not an acceptable

38.2

architectural, social, visual plan.

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

Submission date: 16 January 2024

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.

[Summer splash pads are calling.](#)



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From: [Margaret Evans](#)
To: [Unitary Plan](#)
Subject: submission on PC94 proposed plans for developing the former Unitec Land, Carrington Road, currently known as Wairaka Precinct
Date: Thursday, 18 January 2024 1:14:08 pm
Attachments: [image001.png](#)
[image002.png](#)

Please record my submission in response to the PC94 proposed changes.
 Thank you.

I note the document [PC 94 – Attachment 05 - Open Space Assessment v10 Final \(aucklandcouncil.govt.nz\)](#) includes a table outlining public open space. A snip of this table taken from page 44 of this document is below. This table includes information marked underneath with an asterix which states “ This figure includes the retained Untiec assive open space at approximately 1.2 ha. The future of this land is a decision for Unitec”. Included in this direct quote is the spelling error Untiec instead of Unitec.

My submission is that the Unitec open space land be not included in the assessment of total open space available to residents of the new precinct. Unitec is an educational institute and is not responsible for providing use of open space to the public.

39.1

[PC 94 – Attachment 05 - Open Space Assessment v10 Final \(aucklandcouncil.govt.nz\)](#)

Diagram 4 : Land Area Comparisons

Function	Operative Plan		Proposed Plan Change	
	Public open space	Mapped Private open space	Public open space	Mapped Private open space
Drainage	Nil	0.6ha	0.6ha	Not Prescribed
Ecological	Nil	0.3ha	0.3ha	Not Prescribed
Passive	Nil	6.2ha	3.2ha	1.2ha*
Active	0.3-0.5ha	0ha	1.0ha	Not Prescribed
Total	0.3-0.5ha	7.1ha	5.1ha	1.2ha

*This figure includes the retained Untiec passive open space at approximately 1.2 ha. The purpose of including this land in this table is to provide a direct comparison between the private open space shown on the Operative Wairaka Precinct Plan and the open space proposed under this plan change. The future of this land is a decision for Unitec.

Margaret Evans
 Learning Advisor (Maths and Bioscience)
 Learning & Achievement | Student Success

Phone +64 9 892 8623



Unitec
 Te Whare Wānanga o Wairaka

Unitec.ac.nz

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19 January 2024

Plans and Places
Auckland Council
Private Bag 92300
Auckland 1142

Attn: Planning Technician

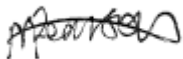
Email: unitaryplan@aucklandcouncil.govt.nz

Proposed Private Plan Change 94 – Wairaka / Te Auaunga

Please find attached Auckland Transport's submission on Proposed Private Plan Change 94 at Carrington Road. The applicant is the Ministry of Housing and Urban Development.

If you have any queries in relation to this submission, please contact me at marguerite.pearson@at.govt.nz.

Yours sincerely



Marguerite Pearson
Principal Planner, Spatial Planning and Policy Advice

cc Hannah McGregor, Ministry of Housing and Urban Development, hannah.mcgregor@hud.govt.nz

Submission by Auckland Transport on Private Plan Change 92: Wellsford North

To: Auckland Council
Private Bag 92300
Auckland 1142

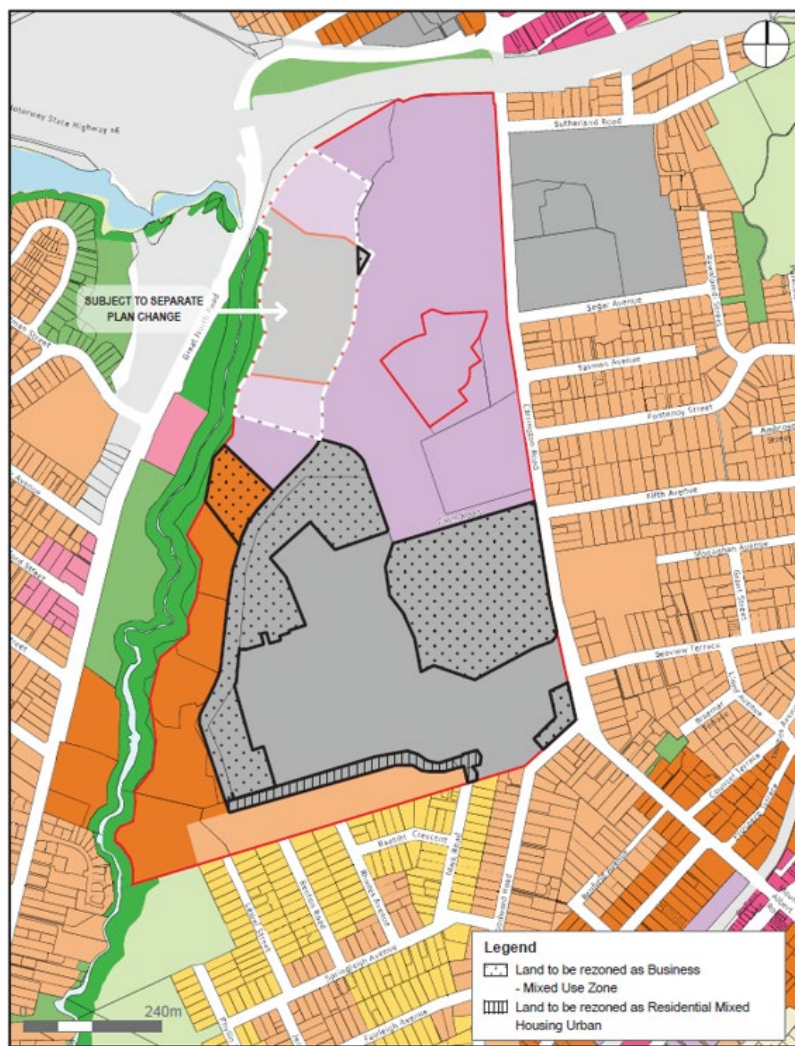
Submission on: Proposed Private Plan Change 94 from the Ministry of Housing and Urban Development for 64.5ha of land located on Carrington Road in the existing Wairaka Precinct

From: Auckland Transport
Private Bag 92250
Auckland 1142

1. Introduction

- 1.1 The Ministry of Housing and Urban Development (**the applicant**) is seeking a private plan change (**PC94 or the plan change**) to Precinct I334 in the Auckland Unitary Plan - Operative in Part (**AUP(OP)**). The Precinct (**the site**) is 64.5ha and comprises a small number of landowners at northern end of Carrington Road. The plan change seeks to make the following changes to the existing Precinct I334:
- 1.1.1. Name change: the applicant is seeking to change the name from Wairaka to Te Auaunga.
 - 1.1.2. Rezoning - that the land currently zoned Special Purpose - Tertiary Education and Special Purpose – Healthcare Facility and Hospital be rezoned Business: Mixed Use and Residential: Mixed Housing Urban as shown on the proposed zoning plan on the next page.
 - 1.1.3. Precinct provisions - alterations to wording and precinct provisions to reflect changes sought by the applicant. This includes removing the bus hub provisions.
 - 1.1.4. Volume - the applicant has advised that the plan change provides for increased number of residential units from the previously expected 3,500-4,000 to approximately 4,000-4,500 units, while maintaining the existing cap on retail space of 6,500m² (including a metro supermarket).
 - 1.1.5. Height – increased building height in northwest corner.
 - 1.1.6. Plan Change 75 - the plan change takes account of, but excludes, the Mason Clinic site which is covered by a separate plan change.
- 1.2 There are currently three sub-precincts and these will be retained, with some boundary changes (sub-precinct A for healthcare activities at Mason Clinic, B for industrial activities at Taylor’s Laundry and C for tertiary activities at Unitec).

Map 1--Zoning



1.3 Auckland Transport (**AT**) is a Council-Controlled Organisation of Auckland Council (**the Council**) and the Road Controlling Authority for the Auckland region. AT has the legislated purpose to contribute to an 'effective, efficient and safe Auckland land transport system in the public interest'.¹ In fulfilling this role, AT is responsible for the following:

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

1.4 Development of existing urban areas generates transport effects that need to be considered to ensure adverse effects are avoided, remedied and/or mitigated. Cumulative adverse effects on the transport network can also result from multiple developments that may individually have minor effects but in combination with others result in significant effects. This may include the need for investment in transport infrastructure and services to support construction, land use activities and

¹ Local Government (Auckland Council) Act 2009, section 39.

the communities that will utilise these areas. Auckland Transport's submission seeks to ensure that the transport related matters raised by PC94 are appropriately considered and addressed as part of achieving a well-functioning urban environment.

- 1.5 AT is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

2. Background

- 2.1 The AUP(OP) put in place the existing provisions for this Precinct. AT was involved in that process at the time.

- 2.2 Part of the road stormwater run-off from Carrington Road and Woodward Road is channelled into the central wetland area (established in the 1970s and 80s). This will remain.

- 2.3 Land ownership changes have occurred, including Mason Clinic purchasing additional land and the Crown purchasing additional land from Unitec and Taylors Laundry. The Crown is advancing the *"plan change for the land under the Land for Housing programme and will transfer the 39.7ha block to the three Rōpū for development. The three Rōpū will develop the land for a variety of different housing typologies, which may include papakāinga or kaumātua housing. A significant portion of the housing will be a range of affordable and market housing."*²

- 2.4 The internal road layout was assessed and approved under resource consent BUN60386270. The internal roads will have a similar layout to currently, and will be upgraded by the applicant and then vested to the Council. One change is made to the southern roading layout, to enable the internal road to join Mark Road. As shown in proposed Precinct Plan 1.

- 2.5 The current AUP(OP) Precinct rules provide for a 28.2m setback for future widening of Carrington Road. This will be maintained. The Carrington Road Upgrade project is funded via Government's Infrastructure Acceleration Fund (IAF)³. The project is currently in the investigation phase and has identified a technically emerging preferred option to upgrade Carrington Road with bus lanes, improved walking and cycling facilities and safety improvements. AT Board approval of the preferred option will be sought in 2024, with detailed design planned to commence mid-2024.

- 2.6 Four fast track developments (three residential and commercial developments, and one mega subdivision) have been approved under the COVID-19 Recovery (Fast-track Consenting) Act 2020 and a pre-application meeting will be held for a fifth application soon.

3. Strategic context

- 3.1 AT's key overarching considerations and concerns are described below.

² Planning Report including section 32 assessment, 10 October 2023, page 30.

³ If, for an unforeseen reason, the IAF funding is lost, then the applicant has agreed to fully upgrade two intersections before the first 500 units are completed.

Auckland Plan 2050

- 3.2 The Auckland Plan 2050 (**Auckland Plan**) is a 30-year plan outlining the long-term strategy for Auckland's growth and development, including social, economic, environmental and cultural goals⁴. The Auckland Plan provides for between 60 and 70 per cent of total new dwellings to be built within the existing urban footprint. This plan change supports this goal.
- 3.3 The transport outcomes identified in the Auckland Plan include providing better connections, increasing travel choices and maximising safety. To achieve these outcomes, focus areas outlined in the Auckland Plan include targeting new transport investment to the most significant challenges; making walking, cycling and public transport preferred choices for many more Aucklanders; and better integrating land use and transport. The high-level direction contained in the Auckland Plan informs the strategic transport priorities to support growth and manage the effects associated with this plan change.

Aligning growth with the provision of transport infrastructure and services

- 3.4 The need to coordinate urban development with infrastructure planning and funding decisions is highlighted in the objectives of the National Policy Statement on Urban Development 2020 (**NPS-UD**). Those objectives are quoted below (with emphasis added in bold):

'Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- (a) the area is in or near a centre zone or other area with many employment opportunities
- (b) **the area is well-serviced by existing or planned public transport**
- (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.'

'Objective 6: Local authority decisions on urban development that affect urban environments are:

- (a) **integrated with infrastructure planning and funding decisions;** and
- (b) strategic over the medium term and long term; and
- (c) **responsive, particularly in relation to proposals that would supply significant development capacity.'**

- 3.5 The Regional Policy Statement (**RPS**) objectives and policies in the AUP(OP) place similar clear emphasis on the efficient provision of infrastructure and on the integration of land use and development with infrastructure, including transport infrastructure. Such as Objectives B2.2.1(1)(c) and B3.3.1(1)(b), and Policies B2.2.2(5)(a) and (c), and B3.3.2(5)(a). For example, Policy B3.3.2(5)(a) is to: "*improve the integration of land use and transport by... ensuring transport infrastructure is planned, funded and staged to integrate with urban growth*". A high level of certainty is needed about the funding, financing and delivery of transport infrastructure and services if plan changes are to be aligned with the required transport infrastructure and services. The alignment of infrastructure to support growth is essential to achieving a well-functioning urban environment.

⁴ The Auckland Plan is a statutory spatial plan required under section 79 of the Local Government (Auckland Council) Act 2009.

- 3.6 Plan changes must also include mechanisms requiring applicants to mitigate the transport effects associated with their development and to provide the transport infrastructure needed to service or meet the demands from their development. As set out in Objective B3.3.1(1)(e) and Policy B3.3.2(5)(b), which states: “*improve the integration of land use and transport by: ... encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods*”. Otherwise developments will have poor transport outcomes, including lack of travel choice and car dependency.
- 3.7 The RPS objectives and policies in the AUP(OP) also place emphasis on residential development, including higher density, in close proximity to centres for social and work activities, and corridors for easier public transport access. Such as Objectives B2.2.1(2) and B2.4.1(1) and Policies B2.2.2(5), B2.4.2(2) and B2.4.2(6).
- 3.8 Additionally, the Regional Land Transport Plan (**RLTP**) sets out the 10-year programme of transport infrastructure investment required to support the transport network including planned and enabled growth in the Auckland region. The RLTP is aligned with the Council’s priority areas and the spend proposed within the Council’s 10 Year Budget 2021-2031. While funding for the Carrington Road Upgrade was signalled in the Regional Land Transport Plan (RLTP), the IAF funding has allowed the timing of the project to be brought significantly forward.

4. Specific parts of the plan change that this submission relates to

- 4.1 The specific parts of the plan change that this submission relates to are set out in **Attachment 1**. In keeping with AT’s purpose, the matters raised relate to transport and transport assets, including integration between transport and land use. While AT generally supports the intent of the plan change, it has three key concerns in relation to the plan change. These are:
- The expectation that AT will fund and implement a ‘resident only parking zone’ on the residential streets surrounding the Precinct. This would be to control overflow parking effects from the applicant’s proposal and therefore should be managed by the applicant.
 - A number of discrepancies in the transport model used. AT seeks that the applicant’s transport model (by Stantec) aligns with the transport model (by Flow) for AT’s Carrington Road Upgrade project.
 - That the Northwestern Shared Path is missing from some of the Precinct’s provisions. It is a key cycle and walking route which crosses alongside and into the site at its northern edge. The route will be used by residents and, as such, should be provided for within the Precinct provisions (in the same way the Waterview Shared Path is) and connections created to it as part of the development.
- 4.2 AT is available and willing to work through the matters raised in this submission with the applicant.

5. Decisions sought

- 5.1 The decisions which AT seeks from the Council are set out in **Attachment 1**.
- 5.2 In all cases where amendments to the plan change are proposed, AT would consider alternative wording or amendments which address the reason for AT’s

submission. AT also seeks any consequential amendments required to give effect to the decisions requested.

6. Appearance at the hearing

6.1 AT wishes to be heard in support of this submission.

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

Name: Auckland Transport

Signature:



Rory Power
Manager – Spatial Planning Policy Advice

Date: 19 January 2024

Contact person: Marguerite Pearson
Principal Planner - Spatial Planning Policy Advice

Address for service: Auckland Transport
Private Bag 92250
Auckland 1142

Telephone: 021793660

Email: marguerite.pearson@at.govt.nz

Attachment 1

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
Overall	Support	<p>The reasons AT generally supports the plan change are:</p> <ul style="list-style-type: none"> • Residential development is already anticipated here (due to the existing Precinct zoning and rules), and it is located close to frequent public transport (on both Carrington Road and Great North Road⁵ and Mt Albert train station), green spaces and town centres. • It is appropriate to 'tidy up' provisions to align with AT's plans, for example removal of internal bus hub network and the signalisation of Gate 1 not Gate 2. • The Carrington Road Upgrade project is funded via the IAF and completion timing of this project generally aligns with first residential units being constructed. • The Carrington Road Upgrade project will enable buses to travel more easily and completion of the City Rail Link (CRL) will mean 10min frequency on the Western line. <p>For these reasons the plan change gives effect to some NPS-UD and RPS objectives and policies relating to transport. In particular, it will:</p> <ul style="list-style-type: none"> • enable more people to live or be located in areas of an urban environment that is well-serviced by existing or planned public transport (NPS-UD Objective 3(b)) • have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport (NPS-UD Policy 1(c)) • enable "improved and more effective public transport" (AUP RPS Objective B2.2.1(1)(d)) • achieve "effective, efficient and safe transport that ... facilitates transport choices ... and enables accessibility and mobility for all sectors of the community" (AUP RPS Objective B3.3.1(1)(e)) 	Approve the plan change with amendments and subject to further assessment, as outlined below in this submission.

40.1

⁵ Currently Carrington Road has 9 buses per hours, while Great North Road has 24 buses per hour at peak and 13 buses per hour off-peak.

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
		<ul style="list-style-type: none"> encourage “land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods” (AUP RPS Policy B3.3.2(5)(b)). ... it can “promote the health, safety and well-being of people and communities by ... ‘enabling walking, cycling and public transport and minimising vehicle movements” (AUP RPS Policy B2.3.2(2)(b)). 	
Increased residential yield	Support	<p>The plan change proposes to increase residential yield and timing of completion is also expected to be brought forward.</p> <p>It was previously expected the range would be 3,500-4,000 units, however it is now anticipated to be between 4,000-4500 units or 6,000 units depending on a range of factors. This is explained in the Planning Report⁶:</p> <p><i>“Overall, this analysis develops a yield of a minimum of 4,000 dwellings. Depending on the mix of terrace to apartment product and the size of apartments, the yield varies. Based on the assumptions, a realistic yield of 4,000 to 4,500 was identified. However, under different scenarios, a yield of approximately 6,000 dwellings can be achieved.</i></p> <p>....</p> <p><i>Any proposal beyond 4,000 will require a new ITA in accordance with proposed special information requirement 1334.9(1)(b). Furthermore, any development triggers a restricted discretionary activity. This in turn triggers an assessment of infrastructure capacity as well as urban design and the quality of the built environment.”</i></p> <p>The existing Precinct rules already provide for high density as part of this brownfield redevelopment. Therefore, in this context the additional residential yield being sought by this plan change is not seen as significant. A resource consent will be required for each development which will ensure the Precinct is appropriately developed.</p>	Retain the amendments as proposed.

40.1

⁶ Planning Report including section 32 assessment, 10 October 2023, page 58.

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
		<p>In terms of transport effects from a greater density, an ITA will still be required for additional units above what is permitted under the existing Precinct provisions (that is 4,000 units). Additionally, the upgrade to the internal and adjacent roading network will be completed around the same time as the first developments in Te Auaunga. The Carrington Road Upgrade project is funded via the IAF. It will enable buses to travel more easily along the corridor, and it will significantly improve access to bus stops with the removal of hedges and additions of footpaths on the western side of Carrington Road, while cycle lanes will also be improved.</p>	
Changes to zoning	Support	<p>General support for the zoning changes proposed, as the main purpose of change is to formalise the changes in landownership that have occurred. The rezoning is appropriate for the relevant sites.</p>	Retain zoning as proposed.
'Resident only parking zone' on the roads surrounding the Precinct	Oppose	<p>The ITA states <i>“it is assumed that once significant residential development occurs, AT should implement residential parking schemes in the surrounding neighbourhoods for existing residents”</i>. As also noted in the ITA, this assumption is not supported by AT.</p> <p>Room to Move: Tāmaki Makaurau Auckland’s Parking Strategy is clear that parking provision should be designed and delivered to prevent developers passing on the costs of parking to ratepayers, and that on-street parking may not be available for permanent private vehicle storage. While parking restrictions are one method of managing parking provision, AT has not allocated funding or resources to consider implementing a residents only parking scheme in this location.</p> <p>There is an expectation under the RMA that applicants will manage any adverse effects from their proposal. It is noted that while the NPS-UD removed the parking minimums, it did not completely remove policies that require assessment of parking related effects, specifically Policy 20 of the Precinct, which states:</p>	<p>AT requests that the applicant provide the following additional information before the Plan Change is approved:</p> <ol style="list-style-type: none"> 1. An assessment of likely parking demand, to inform associated on-site parking provision. Any additional parking demand, not catered for on-site, should be identified as an effect of development. 2. To mitigate any undersupply of on-site parking identified in the assessment, a localised parking management plan, covering streets within the walking catchment of the Precinct may be required. This plan would be in accordance with AT’s Code of Practice for Parking and may necessitate an additional rule in I334.4 or standard in I334.6. 3. An assessment of transitional options for on-site parking provision, such as, where an undeveloped site could be used for parking, until it is required for development and potentially staged to coincide with public transport network and service improvements.

40.1

40.2

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
		<p><i>“Require subdivision and development to be integrated with transport planning and infrastructure in a way that:</i></p> <p><i>(f) Minimises overflow parking on roads occurring in the vicinity of the precinct;”</i></p> <p>Additional information is required on the potential parking effects on the surrounding roading network from the development before AT can be satisfied this matter has been appropriately addressed.</p> <p>It is appropriate that plan changes include mechanisms requiring applicants to mitigate the transport effects associated with their development, rather than rely on a third party.</p>	<p>In addition, AT requests that the applicant update the ITA before the Plan Change is approved to remove any reference to ‘residents only parking zone’ on surrounding streets to be provided by AT.</p>
ITA modelling	Oppose	<p>The two transport models (for the Carrington Road Upgrade project and Te Auaunga Plan Change) have differing assumptions. AT seeks greater alignment between the transport models in the following areas and corrections to the applicant’s model in two cases:</p> <ol style="list-style-type: none"> 1. The applicant’s transport model (by Stantec) assumes that the Carrington Road Upgrade project will widen the SH16 overbridge to provide for a southbound bus lane. This is unlikely to occur due to cost and disruption impacts, and that it would necessitate a full intersection upgrade (Great North/Point Chevalier/Carrington Roads) which is outside the scope of the IAF funding. 2. The applicant’s transport model assumes the Carrington Road Upgrade project will widen to four lanes south of Woodward Road. This is unlikely to occur due to the costs, impacts and consenting risk. The IAF funding for the project does not cover property purchase south of Woodward. 3. The applicant’s transport model assumes a complete replacement of Mt Albert rail bridge as part of the Carrington Road Upgrade project to create additional vehicle capacity. This is unlikely due to cost, the impact on the area/railway line and access, consenting risk, and 	<p>AT requests that the applicant update the assumptions and associated modelling as indicated and provide a revised assessment before the Plan Change is approved.</p> <p>These matters relate to assumptions about the SH16 overbridge, width of upgraded Carrington Road south of Woodward Road, the Mt Albert Rail Bridge, location of the Northwestern Shared Path, mode share, and traffic reduction.</p>

40.3

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
		<p>impact on project timeframes. Widening for active modes only is currently being considered.</p> <p>4. The applicant’s transport model assumes a move of the Northwestern Shared Path crossing to Gate 1 signals. This is not supported as it is inappropriate to add a detour to this highly used strategic connection. It also does not reflect the aim of the AT’s Carrington Road Upgrade project which proposes to move the crossing north to create a more direct connection.</p> <p>5. Mode share assumptions are not indicated in the applicant’s transport model for commuter hours and throughout the day.</p> <p>6. The applicant’s transport model assumes 25% through traffic reduction. It is assumed that the level of congestion from through traffic will stop residents/students from getting into their car or traveling at peak times. AT considers (based on monitoring undertaken for the Carrington Road Upgrade project) that this is too high.</p>	
Intersection upgrades	Oppose	<p>If the proposed IAF funded improvements are not in place for an unforeseen reason, then the applicant is required to fully upgrade two intersections before the first 600 titles are obtained, as agreed between the parties as part of the IAF process.</p> <p>These intersection upgrades are critical for vehicle safety to and from the development and to ensure traffic movement on Carrington Road is not compromised. The requirement to provide transport upgrades in conjunction with the subdivision and development is consistent with integrating development with effective, efficient and safe transport as set out in the AUP(OP).</p>	Amend the ITA to reflect this agreement and expand Rule I334.9 to capture this matter.
I334.1 Precinct Description	Support in part	<p>The plan change seeks amendments (shown in red below) to the transport section of I334.1 Precinct Description. AT is generally supportive but seeks amendments to ensure alignment. These changes are to acknowledge the importance of the Northwestern shared path and that public transport will occur on the edge of the site (Carrington Road) not within the site.</p> <p><i>“Transport is an essential component to the implementation and redevelopment of the precinct Other measures to avoid, remedy and mitigate other transport effects will be</i></p>	<p>Include amendments to transport section of the I334.1 Precinct Description (as shown in blue below) with all other changes retained as proposed:</p> <p>Transport is an essential component to the implementation and redevelopment of the precinct Other measures to avoid, remedy and mitigate other transport effects will be identified through the preparation of an Integrated Transport</p>

40.4

40.5

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
		<p><i>identified through the preparation of an Integrated Transport Assessment at the time of the first resource consent to significantly develop the site.</i></p> <p><i>These measures could include the following:</i></p> <ul style="list-style-type: none"> • <i>Providing a connected road network through the site;</i> • <i>Providing a connected pedestrian and cycling network into and through the site, in particular convenient east-west and north-south cycle connections from the Oakley Creek<u>Te Auaunga</u> over-bridge to the proposed bus node<u>Carrington Road bus services</u> and existing and proposed cycle networks beyond the site;</i> • <i>Upgrading intersection access onto the site and avoiding, remedying and mitigating adverse effects on the surrounding transport network;</i> • <i>Making provision for a bus node and road widening to support the public transport network, <u>and expansion of the public transport network through the precinct;</u></i> • <i>Managing vehicular movements through the connections to the south of the site;</i> • <i>Managing parking to avoid, remedy, and mitigate adverse adverse effects on the surrounding transport network; or Staging land use and development with any necessary infrastructure investment."</i> 	<p>Assessment at the time of the first resource consent to significantly develop the site.</p> <p>These measures could include the following:</p> <ul style="list-style-type: none"> • Providing a connected road network through the site; • Providing a connected pedestrian and cycling network into and through the site, in particular convenient east-west and north-south cycle connections from the <u>Te Auaunga over-bridge</u> to the Carrington Road bus services, <u>Northwestern shared path</u> and existing and proposed cycle networks beyond the site; • Upgrading intersection access onto the site and avoiding, remedying and mitigating adverse effects on the surrounding transport network; • Making provision for road widening to support the public transport network, and <u>good quality walking and cycling connections to nearby public transport-expansion of the public transport network through the precinct;</u> • Managing vehicular movements through the connections to the south of the site; • Managing parking to avoid, remedy, and mitigate adverse effects on the surrounding transport network; or • Staging land use and development with any necessary infrastructure investment.
1334.2 Objectives	Support	AT supports the proposed amendments to the existing Precinct's objectives.	Retain amendments to Precinct objectives as proposed.
1334.3 Policies except for Pedestrian and cycle access, street quality and safety	Support	AT supports the proposed amendments to the existing Precinct's policies for all areas except Pedestrian and Cycle Access, Street Quality and Safety and Transport Planning (that is Policies 17-26).	Retain amendments to policies (other than Policy 19 as addressed below) as proposed.
1334.3 Policies for Pedestrian and cycle access, street quality and safety (Policies 17-19)	Support in part	<p>AT supports the improvements to active modes in the Precinct.</p> <p>A number of changes are proposed (in red below) to the existing Precinct's policies for Pedestrian and Cycle Access. AT seeks one addition to acknowledge the importance of the Northwestern shared path.</p>	<p>Amend Policy 19 as shown below (in blue and underlined) and otherwise accept changes as proposed:</p> <p>19) Establish a network of roads which give public access through the precinct and the pedestrian and cycling</p>

40.6

40.7

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
		<p>Pedestrian and cycle access, street quality and safety</p> <p>19) <i>“Establish a network of roads which give public access through the precinct and the pedestrian and cycling connections to the Oakley Creek Te Auaunga and Waterview pedestrian/cycle bridge.”</i></p>	<p>connections to Te Auaunga, Northwestern shared path and Waterview pedestrian/cycle bridge.</p>
<p>Review of ITA assumptions at 3,000</p> <ul style="list-style-type: none"> - Transport Planning (Policies 20-26) - I334.9 Special information requirements 	<p>Support</p>	<p>AT supports the retention of the current provisions which requires a review of the ITA to be prepared at 3,000 dwellings (and a new ITA at 4,000 dwellings), as agreed in the 2020 ITA and accompanying 2021 letter. This review provides the opportunity to assess whether the transport assumptions have eventuated and if not, require a new ITA to be prepared.</p> <p>This ITA review is discussed twice in the Precinct – in the Transport Policies (Policies 23-24) and under I334.9. The applicant proposes a number of changes to both sections to reflect agreements with AT since the AUP(OP) Precinct provisions were approved.</p>	<p>Retain amendments to Rule I334.9 (and for avoidance of doubt, the Transport Policies) as proposed.</p>
<p>I334.10.1 Precinct Plans - Precinct Plan 1</p>	<p>Support</p>	<p>Precinct Plan 1 identifies the indicative transport network and the key intersection. When used in association with the relevant standards and assessment criteria, the Precinct Plan supports the integration of development with effective, efficient and safe transport infrastructure, including for active modes.</p> <p>The applicant and AT have negotiated a slight realignment of the Northwestern shared path (from end of the rainbow path to Carrington Road) to a more direct route (slightly to the south) – now in front of the heritage building (instead of hugging the property boundary). This will create a more direct, wider and safer route for cyclists and walkers.</p>	<p>Retain amendments as proposed to Precinct Plan 1, in particular the realigned Northwestern shared path.</p>
<p>Deleting of internal bus node</p>	<p>Support</p>	<p>Upgrading Carrington Road to provides more efficient and safer public transport is preferred to a slow infrequent internal bus route. The IAF funding enables AT to undertake the upgrade earlier than anticipated and this timing better matches the proposed completion dates for the development. Additionally, an internal bus node or internal bus route is not funded.</p>	<p>Retain amendments (i.e. relating to deletion of references to a bus node) as proposed.</p>

40.8

40.9

40.10

Issue / Provision	Support / oppose	Reasons for submission	Decision requested	
I334.4 Activity tables	Support	AT supports the proposed wording in the Activity Tables.	Retain amendments to I334.4 Activity tables as proposed.	40.11
I334.6 Standards	Support in part	a) AT supports the changes proposed to the Standards. AT specifically supports: <ul style="list-style-type: none"> • Retention of I334.6.6(3) set back standard relating to Carrington Road. • Deletion of bus node references, i.e. I334.6.8(2). • Treating contaminations from road run-off before it is discharged as required by Standard I334.6.3. 	a) Retain amendments to I334.6 Standards as proposed.	40.12
a) Changes as proposed by the applicant		b) The development is relying on the minimum Auckland Wide provisions (Table E27.6.2.5 in the AUP(OP)) for cycle parking. AT considers that there should be a higher cycle parking standard in the Precinct because the development is relying heavily on this mode for its residents. This aligns with Policy B3.3.2(5)(b) in the RPS.	b) Amend the I334.6 Standards to add an additional standard which states: Residential – Secure (long-stay) Minimum rate - 2 cycle park per dwelling irrespective of the development size. The parking design needs to ensure its fit for purpose, i.e. roofed and secured.	40.13
b) Cycle parking provision				

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Dr Christine Joan Perkins
Date: Sunday, 21 January 2024 2:30:41 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dr Christine Joan Perkins

Organisation name: N/A

Agent's full name: N/A

Email address: cjperkins@xtra.co.nz

Contact phone number:

Postal address:
59 St Michael's Ave
Point Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Private Plan Change 94 (Wairaka Precinct) which aims to rezone part of the Carrington Road ex-UNITEC campus to enable intensive development.

Property address: UNITEC campus

Map or maps:

Other provisions:
I support the Tree Council's Proposals for change

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

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

The reason for my or our views are:

This area was previously the grounds of a psychiatric hospital. Administrations recognised the importance of nature, especially trees in restoring mental health. Subsequent research has confirmed that time spent in nature improves mental health.

1. The future inhabitants should be able to readily spend time with trees.
2. The physical and mental effects of climate change will be mitigated by the shade and coolness provided by mature trees.

41.1 - 41.12

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

Details of amendments: Maintenance of mature trees as listed in Tree Council submission. Please make an effort to retain as many trees as possible.

Submission date: 21 January 2024

Attend a hearing

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

Declaration

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

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

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

No

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

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Penny Cliffin
Date: Tuesday, 23 January 2024 10:30:39 pm
Attachments: [GDSNZ Submission Wairaka Plan Change 94.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Penny Cliffin
Organisation name: Garden Design Society of New Zealand
Agent's full name: Penny Cliffin
Email address: pcliffin@gmail.com
Contact phone number: 021488000
Postal address:
34 Lloyd Ave
Mt Albert
Auckland 1025

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Tree assessment and protection
Property address: 1-139 Carrington Rd
Map or maps: All
Other provisions:
Open space provisions, archeological / cultural site protection, landscape character, master planning
Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified
Do you wish to have the provisions you have identified above amended? Yes
The reason for my or our views are:
The plan change documentation provided does not adequately attend to the specific provisions identified

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

Details of amendments: See attached submission.

Submission date: 23 January 2024

Supporting documents

GDSNZ Submission Wairaka Plan Change 94.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

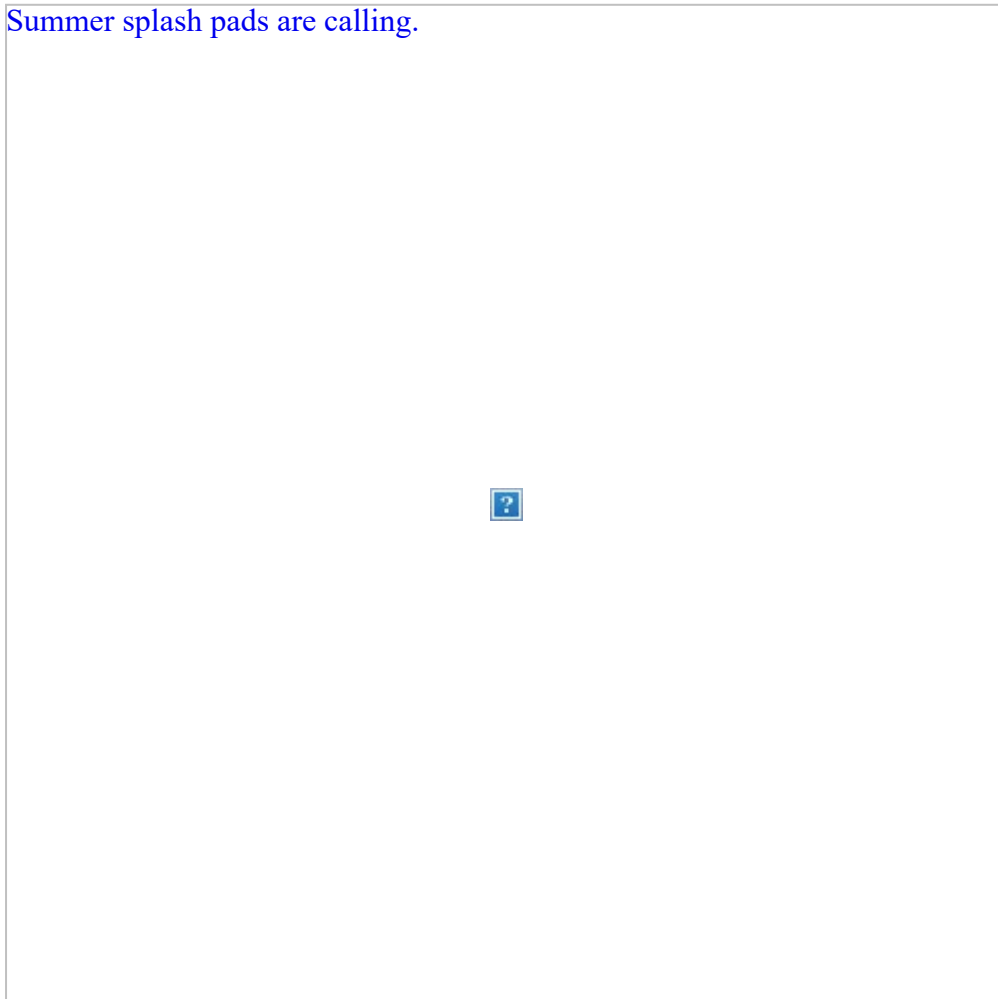
Are you directly affected by an effect of the subject matter of this submission that:

- 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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Submission by GDSNZ on Plan Change 94 Te Auaunga Precinct

DATE December 2023

1. Introduction

- 1.1. Thank you for the opportunity to present this submission on Plan Change 94 Te Auaunga Precinct.
- 1.2. The Garden Design Society of NZ has a membership of 210 people. They are a wide range of people who share a passion for garden design: practicing garden designers, landscape academics, teachers, heritage landscape planners, students, garden owners, landscapers and others who appreciate the value of landscape design and have a concern for cultural and environmental issues. Penny Cliffin is a past president and has prepared our submission.
- 1.3. We wish to speak to our submission if that opportunity is provided.

2. Submission

2.1. Introduction

The Unitec site has long been valued by the local community for its park-like grounds and mature trees. Local people like to visit to walk their dogs, cycle through, picnic, teach their children to drive, go to the gym, grow vegetables and flowers at the Mahi Whenua Sanctuary garden etc. The site boasted over 2000 trees representing around 200 different species, as surveyed by Unitec landscape architecture staff and students as part of their degree in 2010 - 2012 (Unitec, 2013).

In its new iteration as a housing development, it is estimated that around half the trees have been cut down already. This submission is to put the case for some of the Knoll Open Space land to be retained by Unitec to ensure the protection of the trees which make up the landscape context for Building 48, and that a covenant to be placed on the remaining significant mature trees on the site, to safeguard their botanical, historic and ecological values and ensure that future occupants of the houses to be built will be able to enjoy trees of significant grandeur to enrich their lives. It is essential to ensure that the individual trees to be retained are legally protected via covenant or similar to be placed on the consent conditions for each Superlot and then each property LIM before it is sold to private owners, otherwise these trees will be able to be removed incrementally and the overall ecological and amenity value of these public assets for the entire community will be lost.

Our submission is focussed on 7 points:

1. Lack of an arborist’s report evaluating the remaining trees and inadequate identification of trees in the Morphem Ecological Assessment
2. Lack of evaluation of the remaining trees against the criteria for scheduling as Notable Trees, as is a legal requirement for all Plan Changes.
3. Lack of tree protection / tree works methodologies
4. Lack of archaeological / cultural site protection
5. Double allocation of Open Space Provisions
6. Landscape character and botanical character around Building 48
7. Lack of a Masterplan to evaluate detailed plans for the open space designs ie. which trees will be retained.

42.5

1. Lack of Arborist’s Report

The Morphem Ecological Impact Assessment (A08) contains a map in Appendix 1 that identifies the location of a number of “significant trees”. However there is no accompanying table that identifies the species, size, health, condition, or protection (or not) of any of these trees, or any indication of whether the proposed development intends to retain any of them and if so how they will be protected. This is totally lacking in the necessary rigour and is not a substitute for an Arboricultural Report compiled by a qualified arborist. The Tree Council has requested this report repeatedly from MHUD. These requests have been declined. This report should supersede the existing list in the AUP, which is insufficient and outdated, in part due to tree removals.

2. Lack of Evaluation of Remaining Trees as Notable Trees

42.1

The documentation provided should clearly include an arborist’s report, compiled by a qualified arborist, evaluating and specifically identifying the remaining trees and assessing them against the Notable Trees criteria for scheduling in the Unitary Plan. We understand that this is a legal requirement for all Plan Changes so that potential Notable Trees are adequately legally protected in perpetuity as part of the Plan Change. Historically all the trees on the site were protected as part of the education zoning and therefore many of those worthy of scheduling were never nominated or evaluated. Many of these significant trees have already been lost as part of the infrastructure works, which were done without public notification or any opportunity to make submissions. This makes it even more important that evaluation of the remaining trees and scheduling of those qualifying is done as part of this Plan Change.

3. Lack of Tree Protection / Tree Works Methodologies

The documentation states that the retention of trees on the site will “counterbalance the increased residential density and built scale of development” (Open Space Framework,

42.2

Appendix 4), while not providing for any process that will ensure the retention and legal protection of any of the trees other than those already legally protected as Notable Trees.

The applicant must provide a tree protection / tree works methodology compiled by a qualified arborist designed to ensure that there are no short or long term adverse effects upon retained trees and that there is a legal process implemented as part of the Plan Change by which all retained trees will be protected in perpetuity. This should include:

- a. scheduling as Notable Trees those evaluated as qualifying against the criteria;
- b. covenanting;
- c. zoning as Open Space, Significant Ecological Area or riparian margin.

42.2

4. Lack of Archaeological / Cultural Site Protection

The Mahi Whenua Sanctuary Gardens is a significant cultural site. Maori gardening implements have been discovered in this area. It is thought to have been continuously gardened from pre-European times. One of these implements is set into the floor of the Marae Puukenga building 171 on the Unitec site. We note that this site is identified as culturally and archaeologically significant in Attachment A11 Archaeological Assessment (R11/3134), however no mention is made of these Maori gardening implements whatsoever. This appears to be a significant omission that needs to be rectified and the protection of the site where they were found prioritised accordingly. We expect this area to be retained and protected and zoned as Open Space. This needs to be made clear.

42.3

5. Open Space Provisions

Referring to A 05. Open Space Assessment

2.3 We note the increase and redistribution of open space proposed from 3.6ha to 5.2ha, but also note that this is only achieved by purchase and rezoning of existing open space from Unitec Te Pukenga which decreases the open space ratio for that institution. Of particular concern are 2 existing open space areas currently part of the Unitec campus. One is the Knoll Open Space adjacent and contiguous as a landscape context to Building 48, and the other is the Sanctuary Garden area to the south of the Te Auaunga Access Park that is home to a very highly valued community garden.

42.4

Northern Open Space

3.3-3.12 There is only one reference to the existing trees within these clauses. The trees are a very strong component of the visual character of the Unitec Building 1 frontage. Clause 3.10 states that "Trees and the existing open space layout can be modified and enhanced, while retaining landscape features of value to the amenity of the open space." AO4 pg 23 shows 6 trees retained, but there are other significant trees in this area which should be retained.

42.5

Recommendation: That the applicant be required to retain all the significant trees in this area, as determined by a qualified arborist, including those listed in Table I334.6.7.1 of Identified Trees in the AUP - 1334 Wairaka Precinct.

42.5

Central Open Space

3.20 Landscaping: There is no detail provided as to the design of this space with reference to the sentence “There is opportunity for enhancement with planting of trees and other vegetation at an appropriate scale to support the recreational use and amenity offered by the large open space area.”. As this area has been a sports field with no tree plantings, it would be appropriate to know what the character and location of the proposed planting would be like.

42.6

Recommendation: That the applicant be required to provide a landscape plan for this open space area as part of the plan change documentation.

Te Auaunga Access Park

3.28 Visibility. No mention is made of the adjacent Mahi Whenua Sanctuary Gardens. It seems appropriate to acknowledge and describe the relationship between the Te Auaunga Access Park and the Mahi Whenua Sanctuary Gardens. These highly valued community gardens are utilised by multiple families in the surrounding community and archaeological evidence (see above) suggests that it has been continuously gardened since pre-European times.

42.7

The Mahi Whenua Sanctuary Gardens are shown as part of the Waiohua – Tamaki Rōpū Lots. Why is it not identified as being as Open Space, which we understood had already been agreed between Unitec and the Crown.

Knoll Open Space

3.34 **Character.** A strong characteristic of this open space is its relationship to Unitec’s Building 48, built in 1896. The building, used for teaching by the School of Architecture has no heritage classification but has strong heritage value nevertheless. Building 48 was the Māori Mental Health unit in the psychiatric hospital era. The Knoll Open Space constitutes the landscape grounds of Building 48. It sits on the ridge with treed lawns rolling down to the north and west of the building to the Spine Road. The Open Space Assessment describes the Notable protected trees appropriately, but neglects to describe that they, and the other trees adjacent relate inherently to the building. As such they should be retained as part of the Unitec campus and continue to be protected as part of the educational precinct around Building 48.

42.8

South Open Space

3.47 This clause states that the open space area has no stormwater function.

42.9

3.48 This clause states that about a third of the land comprises a manmade high amenity stormwater pond, that clearly has a stormwater function. These clauses seem contradictory. The heavy clay soil in this area renders parts of it wet and boggy in winter. Perhaps these clauses could be amended to give clarity.

There is no indication whether these areas of proposed Open Space will be vested / zoned as such in the Unitary Plan. This needs to be done. It would ensure that remaining trees within these areas would be legally protected, providing they survive the development process. This will indicate whether there is in fact additional Open Space being provided by this development or whether existing education land open space is simply being repurposed and counted twice as serving both educational and residential purposes. This is disingenuous.

42.10

6. Landscape and botanical character around Building 48

The open space around Building 48 is a particularly significant area of landscape and botanical value. The treed rolling landscape has elevation, views and grandeur when considered in combination with the building. It is also a hot spot of botanical variety with a wide range of both mature native and exotic trees, planted around the time the building was completed in 1896. This makes them over 120 years old. Of particular note are the scheduled ginkgo, coral trees and jacaranda, but also the rare Japanese tan oak and grove of large natives.

Recommendation:

42.11

That the notable trees around Building 48 remain as part of the Unitec campus, connected to their raison d’etre. This would require moving the plan change boundary by 20m to the north of Building 48 to include the notable scheduled *Erythrina crista-galli* (coral tree), *Ginkgo biloba* (ginkgo), and 40m to the west of Building 48 to include the notable scheduled *Jacaranda mimosifolia* (jacaranda) and the stand of 120 year old natives including puriri, pohutukawa, totara and rimu.

Additionally, a covenant should be required to ensure the trees are retained in perpetuity.

7. Masterplan

The documentation lacks a masterplan to enable the public to evaluate detailed plans for the open space designs ie. which trees will be retained. A masterplan should also demonstrate the context of the proposed public open spaces, private open spaces, and on-site services for a new community with diverse needs.

42.12

Conclusions:

Our submission limits its scope to insisting that that level of intensification proposed demands balancing with significant open space provision and retention of large scale vegetation ie. trees.

The Council rightly requires the open space plan to be documented, for the amenity and health of the people who will come to live in the precinct. However it is noted that this is achieved by removing the open space areas from Unitec campus. Using an old expression - this seems like robbing Peter to pay Paul. Has a calculation of the remaining open space been done for the Unitec campus to ensure it remains sufficient for student and staff wellbeing? Or is the open space counted for both zones, therefore a kind of double-dipping exercise?

The value of the remaining trees in the precinct is enormous. Amenity, ecology, water management, pollution control and visual character values make mature trees valuable assets in establishing a new development. However the documentation provided totally lacks even identifying the existing trees, let alone evaluating their quality, health and value and identifying how they will be retained and protected.

The track record of the development activities thus far have taken a 'tabula rasa' approach, with tree removal being undertaken wherever conflict arises, without alternative design solutions being considered in order to retain trees. Therefore we have no confidence that this will not continue to be the approach taken, unless the trees are individually identified for retention and given legal protection via either scheduling or covenant, or retained within Open Space provisions as part of the Plan Change. There needs to be a clear plan for how works will be undertaken without damaging the health of retained trees. This is missing.

The trees around Building 48, along with the Mana Whenua Sanctuary Garden trees and vegetation and the trees in front of Building 1 are all vital green infrastructure on the site and of high value for the residents this development and the wider Auckland community, as their Notable status demonstrates.

We consider it imperative that these public tree assets are identified, evaluated and permanently protected and looks for assurance of this protection within the precinct documentation, which is missing at present. The application demonstrates a notable lack of rigour in providing a comprehensive consideration of all the elements on site. The trees present in the landscape to be developed, represent strong aesthetic, amenity, ecological and heritage values worth preserving.

Thorough assessment and carefully delineated protection protocols built into planning permission will ensure that this large residential development will meet best practice standards. It has the opportunity to become an exemplar of good urban development through ensuring the provision of quality open space in both the residential and educational precincts, and through keeping as many elements as possible of this heritage landscape intact.

Careless destruction will significantly diminish the quality of the development and its surrounding environments.

References:

Unpublished Master's Thesis (MAppSc, Massey University 2004) *Auckland Tree Collections: Biodiversity and Management*.

Unitec Institute of Technology, 2013, pgs8-11. *Unitec's Arboretum*, Advance Research Magazine - https://issuu.com/unitecnz/docs/advance_nov_2013?fbclid=IwAR3K6-u6sy1mM2BbYbrPwDQe6gKBTadk2GkhWvaEtOhN9CmcZXOnmvALJEk

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Yolanda van den Bemd
Date: Wednesday, 24 January 2024 6:15:16 pm
Attachments: [Submission TTC Plan Change 94 dec23.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Yolanda van den Bemd

Organisation name:

Agent's full name:

Email address: yvdbemd@gmail.com

Contact phone number:

Postal address:
1/21 Neville St
Pt Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Tree assessment and protection

Property address: 1-139 Carrington Rd

Map or maps: All

Other provisions:
Open space provisions, archaeological / cultural site protection, landscape character, master planning

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

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

The reason for my or our views are:
The plan change documentation provided does not adequately attend to the specific provisions identified

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

Details of amendments: See attached submission

Submission date: 24 January 2024

Supporting documents

Submission TTC Plan Change 94 dec23.pdf

Attend a hearing

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

Declaration

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

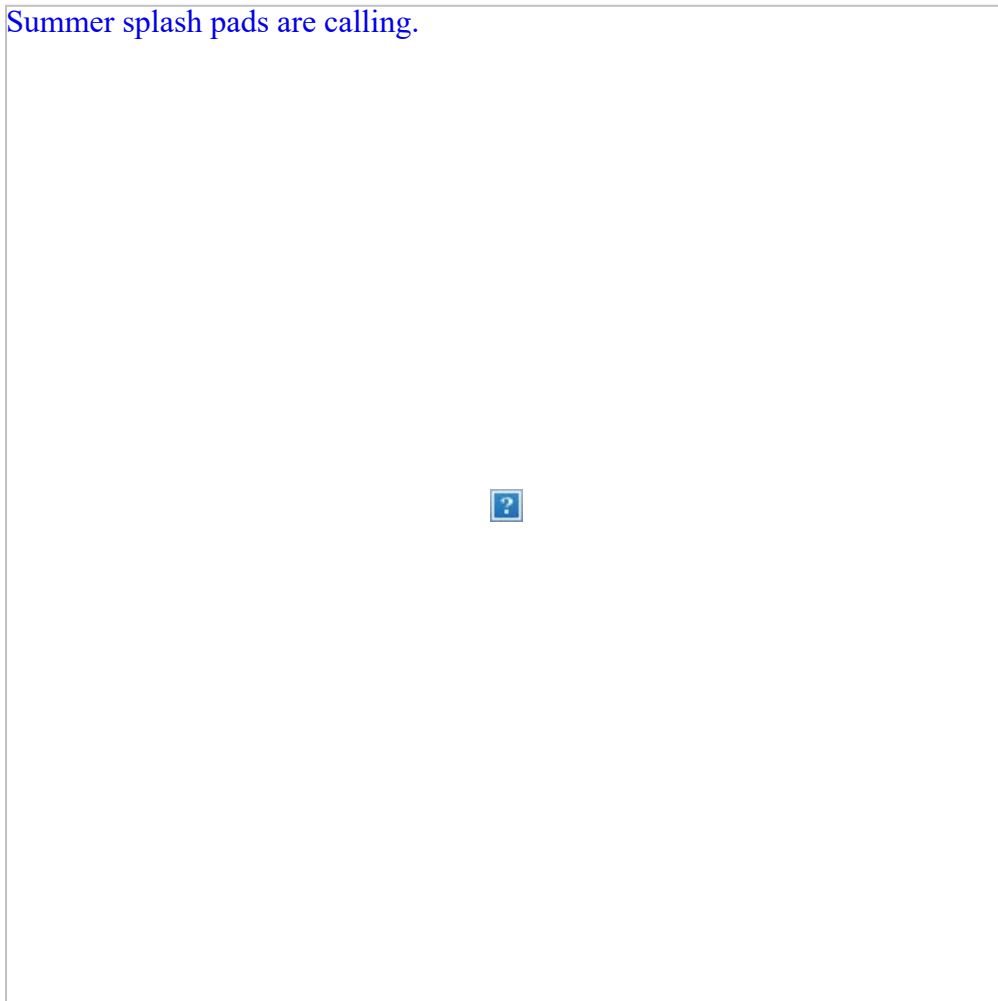
Are you directly affected by an effect of the subject matter of this submission that:

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

No

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

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The Tree Council
Tiakina Rākau • est 1986



Submission by The Tree Council on Plan Change 94 Te Auaunga Precinct

12 December 2023

From: The Tree Council
Contact: Dr Mels Barton, Secretary
PO Box 60-203, Titirangi, Auckland 0642
021 213 7779
info@thetrecouncil.org.nz

Preamble

Thank you for the opportunity to present The Tree Council's submission on **Plan Change 94 Te Auaunga Precinct**.

This submission is made by The Tree Council, an independent, voluntary organisation, a non-profit incorporated charitable society which has been serving the Auckland community since 1986 in the protection of trees and as advocates for the significant benefits and services that our trees and green spaces provide.

We wish to speak to our submission if that opportunity is provided.

Submission

Introduction

The Unitec site has long been valued by the local community for its park-like grounds and mature trees. Local people like to visit to walk their dogs, cycle through, picnic, teach their children to drive, go to the gym, grow vegetables and flowers at the Mahi Whenua

Sanctuary garden etc. The site boasted over 2000 trees representing around 200 different species, as surveyed by Unitec landscape architecture staff and students as part of their degree in 2010 -2012 (**Unitec** Institute of Technology. *Unitec's Arboretum*, Advance research magazine, Spring 2013).

In its new iteration as a housing development, it is estimated that around half the trees have been cut down already. This submission by The Tree Council is to put the case for some of the Knoll Open Space to be retained by Unitec to ensure the protection of the trees which make up the landscape context for Building 48, and that a covenant to be placed on the remaining mature trees on the site, to safeguard their botanical, historic and ecological values and ensure future occupants of the houses to be built will be able to enjoy trees of significant grandeur to enrich their lives. It is essential to ensure that the individual trees to be retained are legally protected via covenant or similar to be placed on the LIM of every property before it is sold to private owners, otherwise these trees will be able to be removed incrementally and the overall ecological and amenity value of these public assets for the entire community will be lost.

Our submission is focussed on 7 points:

1. Lack of an arborist's report evaluating the remaining trees and inadequate identification of trees in the Morphem Ecological Assessment
2. Lack of evaluation of the remaining trees against the criteria for scheduling as Notable Trees, as is a legal requirement for all Plan Changes.
3. Lack of tree protection / tree works methodologies
4. Lack of archaeological / cultural site protection
5. Open Space Provisions
6. Landscape character and botanical character around Building 48
7. Lack of a Masterplan to evaluate detailed plans for the open space designs ie. which trees will be retained and a Landscape & Visual Effects Assessment which ignores the role of trees in the internal landscape and amenity of the site.

1. Lack of Arborist's Report

The Morphem Ecological Impact Assessment (A08) contains a map in Appendix 1 that identifies the location of a number of "significant trees". However there is no accompanying table that identifies the species, size, health, condition, or protection (or not) of any of these trees, or any indication of whether the proposed development intends to retain any of them and if so how they will be protected. This is totally inadequate and is not a substitute for an Arboricultural Report compiled by a qualified arborist. This needs to be provided.

The existing list of identified trees in Table I334.6.7.1 of the Wairaka Precinct consent document is totally inadequate as a record of the significant trees on the site. Of the 47 plants listed, 6 are shrubs, 1 is a climber and at least 8 have already been removed.

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2. Lack of Evaluation of Remaining Trees as Notable Trees

The documentation provided should include an arborist's report, compiled by a qualified arborist, evaluating and specifically identifying the remaining trees and assessing them against the Notable Trees criteria for scheduling in the Unitary Plan. We understand that this is a legal requirement for all Plan Changes so that potential Notable Trees are adequately legally protected in perpetuity as part of the Plan Change. Historically all the trees on the site were protected as part of the education zoning and therefore many of those worthy of scheduling were never nominated or evaluated. Many of these significant trees have already been lost as part of the infrastructure works, which were done without public notification or any opportunity to make submissions. This makes it even more important that evaluation of the remaining trees and scheduling of those qualifying is done as part of this Plan Change.

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3. Lack of Tree Protection / Tree Works Methodologies

The documentation states that the retention of trees on the site will "counterbalance the increased residential density and built scale of development" (Open Space Framework, Appendix 4), while not providing for any process that will ensure the retention and legal protection of any of the trees other than those already legally protected as Notable Trees.

The applicant must provide a tree protection / tree works methodology compiled by a qualified arborist designed to ensure that there are no short or long term adverse effects upon retained trees and that there is a legal process implemented as part of the Plan Change by which all retained trees will be protected in perpetuity. This should include:

- a. scheduling as Notable Trees those evaluated as qualifying against the criteria;
- b. covenanting;
- c. zoning as Open Space, Significant Ecological Area or riparian margin.

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4. Lack of Archaeological / Cultural Site Protection

The Mahi Whenua Sanctuary Gardens is a significant cultural site. Maori gardening implements have been discovered in this area. It is thought to have been continuously gardened from pre-European times. One of these implements is set into the floor of the Marae Pukenga building 171 on the Unitec site. We note that this site is identified as culturally and archaeologically significant in Attachment A11 Archaeological Assessment (R11/3134), however no mention is made of these implements whatsoever. This appears to be a significant omission that needs to be rectified and the protection of the site where they were found prioritised accordingly. We expect this area to be retained and protected and zoned as Open Space. This needs to be made clear.

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5. Open Space Provisions

Referring to A 05. Open Space Assessment

2.3 We note the increase and redistribution of open space proposed from 3.6ha to 5.2ha, but also note that this is only achieved by purchase and rezoning of existing open space from Unitec Te Pukenga which decreases the open space ratio for that institution. Of particular concern are 2 existing open space areas currently part of the Unitec campus. One is the Knoll Open Space adjacent and contiguous as a landscape context to Building 48, and the other is the Sanctuary Garden area to the south of the Te Auaunga Access Park that is home to a very highly valued community garden.

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Northern Open Space

3.3-3.12 There is only one reference to the existing trees within these clauses. The trees are a very strong component of the visual character of the Unitec Building 1 frontage. Clause 3.10 states that “Trees and the existing open space layout can be modified and enhanced, while retaining landscape features of value to the amenity of the open space.” AO4 pg 23 shows 6 trees retained, but there are other significant trees in this area which should be retained.

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Recommendation: That the applicant be required to retain all the significant trees in this area, as determined by a qualified arborist.

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The Mahi Whenua Sanctuary Gardens are shown as part of the Waiohua – Tamaki Rōpū Lots. Why is it not identified as being as Open Space, which we understood had already been agreed with Auckland Council?

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3.34 **Character.** A strong characteristic of this open space is its relationship to Unitec’s Building 48, built in 1896. The building, used for teaching by the School of Architecture has no heritage classification but has strong heritage value nevertheless. Building 48 was the Māori Mental Health unit in the psychiatric hospital era. The Knoll Open Space constitutes the landscape grounds of Building 48. It sits on the ridge with treed lawns rolling down to the north and west of the building to the Spine Road. The Open Space Assessment describes the Notable protected trees appropriately, but neglects to describe that they, and the other trees adjacent relate inherently to the building. As such they should be retained as part of the Unitec campus and continue to be protected as part of the educational precinct around Building 48.

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South Open Space

3.47 This clause states that the open space area has no stormwater function.

3.48 This clause states that about a third of the land comprises an artificial high amenity stormwater pond, that clearly has a stormwater function. These clauses seem contradictory. The heavy clay soil in this area does render parts of it wet and boggy in winter. Perhaps these clauses could be amended to give clarity.

There is no indication whether these areas of proposed Open Space will be vested / zoned as such in the Unitary Plan. This needs to be done. It would ensure that remaining trees within these areas would be legally protected, providing they survive the development process. This will indicate whether there is in fact additional Open Space being provided by this development or whether existing education land open space is simply being repurposed and counted twice as serving both educational and residential purposes. This is disingenuous.

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6. Landscape and botanical character around Building 48

The open space around Building 48 is a particularly significant area of landscape and botanical value. The treed rolling landscape has elevation, views and grandeur when considered in combination with the building. It is also a hot spot of botanical variety with a wide range of both mature native and exotic trees, planted around the time the building was completed in 1896. This makes them over 120 years old. Of particular note are the scheduled ginkgo, coral trees and jacaranda, but also the rare Japanese tan oak and grove of large natives.

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Recommendation:

That the notable trees around Building 48 remain as part of the Unitec campus, connected to their *raison d'être*. This would require moving the plan change boundary by 20m to the north of Building 48 to include the notable scheduled *Erythrina crista-galli* (coral tree), *Ginkgo biloba* (ginkgo), and 40m to the west of Building 48 to include the notable scheduled *Jacaranda mimosifolia* (jacaranda) and the stand of 120 year old natives including puriri, pohutukawa, totara and rimu.

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Additionally, a covenant should be required to ensure the trees are retained in perpetuity.

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The documentation lacks a masterplan to enable the public to evaluate detailed plans for the open space designs ie. which trees will be retained.

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The Landscape and Visual Effects Assessment prepared by Boffa Miskell, focused almost exclusively on the visual effects of the proposed development from public viewing positions looking into the site. There is very little comment on the amenity provided by the existing mature trees, most of which are not protected. Instead, the Landscape and Visual Effects Assessment relies on new planting and urban design to provide landscape amenity. The report acknowledges that there are Notable Trees on site, but it is not made clear whether the bulk and location drawings have included these trees in the concept plans. In the earlier master planning documents prepared by Boffa Miskell, "high amenity trees" and existing urban ngahere is identified, but the more recent Landscape and Visual Effects Assessment hardly mentions existing trees apart from Scheduled/Notable Trees and the cluster of trees around Building 48 that fall into a green space. They mention that "some trees will be removed" but this is as far as the report goes.

Whilst we acknowledge that most of the mature trees on site no longer have legal protection, from a landscape planning and visual effects perspective, integration of at least some of these trees into the urban design should be considered.

Conclusions:

Our submission limits its scope to insisting that that level of intensification proposed demands balancing with generous open space and large scale vegetation ie. trees.

The Council rightly requires the open space plan to be documented, for the amenity and health of the thousands of people who will come to live in the precinct. However it is noted that this is achieved by removing the open space areas from Unitec campus. Using an old expression - this seems like robbing Peter to pay Paul. Has a calculation of the remaining open space been done for the Unitec campus to ensure it remains sufficient for student and

staff wellbeing? Or is the open space counted for both zones, therefore a kind of double-dipping exercise?

The value of the remaining trees in the precinct is enormous. Amenity, ecology, water management, pollution control and visual character values make mature trees valuable assets in establishing a new development. However the documentation provided is totally inadequate in even identifying the existing trees, let alone evaluating their quality, health and value and identifying how they will be retained and protected.

The track record of the development activities thus far have taken a 'tabula rasa' approach, with tree removal being undertaken wherever conflict arises, without alternative design solutions being considered in order to retain trees. Therefore we have no confidence that this will not continue to be the approach taken, unless the trees are individually identified for retention and given legal protection via either scheduling or covenant, or retained within Open Space provisions as part of the Plan Change. There needs to be a clear plan for how works will be undertaken without damaging the health of retained trees. This is missing.

The trees around Building 48, the Mana Whenua Sanctuary Garden trees and vegetation and the trees in front of Building 1 are all vital green infrastructure on the site and of high value for the residents of Auckland as a whole, not just for this development, as their Notable status demonstrates

The Tree Council considers it imperative that these public tree assets are identified, evaluated and permanently protected and looks for assurance of this protection within the precinct documentation, which is missing at present.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Leonard Matthews
Date: Thursday, 25 January 2024 4:30:24 pm
Attachments: [Submission TTC Plan Change 94 dec23_20240125161936.105.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Leonard Matthews

Organisation name:

Agent's full name:

Email address: onelen@hotmail.com

Contact phone number:

Postal address:
1/21 Neville St
Pt Chevalier
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Tree assessment and protection

Property address: 1-139 Carrington Rd

Map or maps: All

Other provisions:
Open space provisions, archaeological / cultural site protection, landscape character, master planning

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

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

The reason for my or our views are:
The plan change documentation provided does not adequately attend to the specific provisions identified

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

Details of amendments: See attached submission

Submission date: 25 January 2024

Supporting documents

Submission TTC Plan Change 94 dec23_20240125161936.105.pdf

Attend a hearing

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

Declaration

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

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

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

No

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



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The Tree Council
Tiakina Rākau • est 1986



Submission by The Tree Council on Plan Change 94 Te Auaunga Precinct

12 December 2023

From: The Tree Council
Contact: Dr Mels Barton, Secretary
PO Box 60-203, Titirangi, Auckland 0642
021 213 7779
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Auckland Council
Unitary Plan Private Bag 92300
Auckland 1142

Attn.: Planning Technician

unitaryplan@aucklandcouncil.govt.nz

TO: Auckland Council
SUBMISSION ON: Plan Change 94 (Private): Wairaka Precinct
FROM: Watercare Services Limited
ADDRESS FOR SERVICE: planchanges@water.co.nz
DATE: 26th January 2024

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

1. WATERCARE'S PURPOSE AND MISSION

- 1.1. Watercare Services Limited ("Watercare") is New Zealand's largest provider of water and wastewater services. Watercare is a council-controlled organisation under the Local Government Act 2002 and is wholly owned by the Auckland Council ("Council").
- 1.2. As Auckland's water and wastewater services provider, Watercare has a significant role in helping Auckland Council achieve its vision for the Auckland region. Watercare's mission is to provide reliable, safe, and efficient water and wastewater services to Auckland's communities.
- 1.3. Watercare provides integrated water and wastewater services to approximately 1.7 million people in Auckland. Watercare collects, treats, and distributes drinking water from 12 dams, 26 bores and springs, and two river sources. On average, 400 million litres of water is treated each day at 16 water treatment plants and distributed via 89 reservoirs and 94 pump stations to 470,000 households, hospitals, schools, commercial and industrial properties.
- 1.4. Watercare's water distribution network includes more than 9,400 km of pipes. The wastewater network collects, treats, and disposes of wastewater at 18 treatment plants and includes 8,300 km of sewers.
- 1.5. Watercare is required to manage its operations efficiently with a view to keeping overall costs of water supply and wastewater services to its customers (collectively) at minimum levels, consistent with the effective conduct of its undertakings and the maintenance of the long-term integrity of its assets.

Watercare must also give effect to relevant aspects of the Council's Long Term Plan, and act consistently with other plans and strategies of the Council, including the Auckland Unitary Plan (Operative in Part) and the Auckland Future Development Strategy 2023-2053¹.

2. SUBMISSION

General

- 2.1. This is a submission on a change proposed by the Ministry of Housing and Urban Development (HUD) ("Applicant") to the Auckland Unitary Plan (Operative in Part) that was publicly notified on 16 November 2023 ("Plan Change").
- 2.2. The Plan Change affects the land within the "Wairaka Precinct" in Carrington Road. The Plan Change includes the following:
- Parts of the current Special Purpose (Tertiary) Zone no longer to be occupied by Unitec are proposed to be rezoned to the adjoining Business - Mixed Use Zone.
 - A further strip of land is to be rezoned from Special Purpose - Tertiary Education to Residential - Mixed Housing Urban, adjoining existing Residential-Mixed Housing Urban zoning in the southern part of the precinct.
 - A revised precinct plan and revised precinct provisions are proposed, including to allow for greater height for residential buildings.
 - The existing Wairaka Precinct is proposed to be renamed Te Auaunga Precinct.
- 2.3. Watercare neither supports nor opposes the Plan Change. The purpose of this submission is to address the technical feasibility of the proposed water and wastewater servicing to ensure that the effects on Watercare's existing and planned water and wastewater network are appropriately considered and managed in accordance with the Resource Management Act 1991.
- 2.4. In making its submission, Watercare has considered the relevant provisions of the Auckland Plan 2050, Te Tahua Pūtea Tau 2021-2031 / The 10-year Budget 2021-2031, the Auckland Future Development Strategy 2023-2053, the Water Supply and Wastewater Network Bylaw 2015, the Water and Wastewater Code of Practice for Land Development and Subdivision and the Watercare Asset Management Plan 2021 – 2041. It has also considered the relevant RMA documents including the Auckland Unitary Plan (Operative in Part) and the National Policy Statement on Urban Development 2020 which (among other matters) requires local authorities to ensure that at any one time there is sufficient housing and business development capacity which:
- a) in the short term, is feasible, zoned and has adequate existing development infrastructure (including water and wastewater);
 - b) in the medium term, is feasible, zoned and either:

¹ Local Government (Auckland Council) Act 2009, s58.

- i. serviced with development infrastructure, or
 - ii. the funding for the development infrastructure required to service that development capacity must be identified in a Long Term Plan required under s93 of the Local Government Act 2002; and
- c) in the long term, is feasible, identified in relevant plans and strategies by the local authority for future urban use or urban intensification, and the development infrastructure required to service it is identified in the relevant authority's infrastructure strategy required under the Local Government Act 2002².

Specific parts of the Plan Change

- 2.5. The specific parts of the Plan Change that this submission relates to are:
- a) the effects of the Plan Change on Watercare's existing and planned water and wastewater network; and
 - b) the proposed Precinct provisions for water supply and wastewater.

Yield

- 2.6. To support the Plan Change, an assessment of potential yield and the existing and planned infrastructure required to service that yield has been undertaken by the Applicant. This assessment informs the Plan Change and assists in correctly sizing the required infrastructure.
- 2.7. Based on a series of assumptions, the Plan Change determines a realistic yield of 4,000 to 4,500 dwellings. However, under different scenarios, a yield of approximately 6,000 dwellings can be achieved.
- 2.8. The Transport Assessment identifies that at about 4,000 dwellings, roading capacity does become a potentially limiting factor. Therefore, the Plan Change requires that any proposal beyond 4,000 dwellings will require a new Integrated Transport Assessment (ITA) in accordance with the Precinct provisions.
- 2.9. The Applicant's response to additional information requests estimates the total population enabled by the Plan Change as 10,000 – 12,500 people to be accommodated by 4,000 – 4,500 dwellings of a range of typologies.
- 2.10. The Plan Change does not propose any increase to the overall cap of 6,500m² gross floor area of retail.
- 2.11. Given the above, there appears to be potential for the dwelling yield to exceed 4,000-4,500 dwellings if transport limitations can be addressed.
- 2.12. Watercare would like to highlight the importance of understanding the ultimate development yield, as this is a key input for Watercare's planning process to ensure the bulk wastewater and water supply

45.1

² National Policy Statement on Urban Development 2020, subpart 1, 3.2 to 3.4.

network upgrades planned by Watercare can accommodate the maximum yield enabled by the Plan Change.

Wastewater servicing

Bulk wastewater capacity

- 2.13. Development from the Plan Change area is proposed to connect to the Orakei Main Sewer (bulk wastewater network) which currently overflows in wet weather, discharging into the Oakley Creek in the immediate vicinity of the Plan Change area.
- 2.14. The Applicant, through its consultant MPS, have completed a bulk wastewater capacity assessment (MPS Wastewater Capacity Assessment)³.
- 2.15. The MPS Wastewater Capacity Assessment establishes the expected long-term performance of the bulk wastewater network for an ultimate development scenario of 4,000 DUEs⁴ and informs the required staging of connections to the bulk wastewater network.
- 2.16. The model inputs include an upper development yield of 4,000 DUEs with staging of DUEs to align with the delivery of the Phyllis Reserve Wastewater Pipe Bridge Diversion⁵ (late 2024), commissioning of the Central Interceptor (2026), Separation of the Waterview Combined Network (2030), and other committed projects.
- 2.17. The MPS Wastewater Capacity Assessment confirms that full development of 4,000 DUEs can be connected to the public wastewater network once the Phyllis Reserve Wastewater Pipe Bridge Diversion is complete.
- 2.18. The model includes staging of 1,960 DUEs to 2030, with full build out of 4,000 DUEs by 2040. However, if the construction and connection of DUEs proceeds in advance of this anticipated staging, the wastewater model results confirm the impact will be less than minor.
- 2.19. The effects of development in excess of 4,000 DUEs has not been assessed and therefore will trigger the requirement for an updated bulk wastewater capacity assessment and potentially additional upgrades to the bulk wastewater infrastructure. This, and the uncertainty discussed at the yield section above, forms the basis for Watercare's recommendation to include provisions to this effect in the Precinct.
- 2.20. Watercare notes that the first 745 DUEs of the proposed 4,000 DUEs have already been approved via the Fast Track process (695 approved under the Maungārongo RC1 and Maungārongo RC2 fast-track decisions dated 29 March 2023, and 50 approved under the Wairaka Precinct Stage 1 RC fast-track decision date 3 May 2023). Watercare therefore understand at the time of writing this submission

³ Carrington Residential Development – Wastewater Capacity Assessment – Results Summary dated 23 November 2023.

⁴ A Dwelling Unit Equivalent (DUE) is the unit of demand Watercare use to calculate Infrastructure Growth Charges. For water supply, one DUE is 220 kilolitres of water use per year. For wastewater, one DUE is 209 kilolitres of wastewater discharge per year.

⁵ The Pipe Bridge Diversion is planned to be constructed by the Ngāti Whātua Rōpū under a co-funding agreement with Watercare.

that there are 3,255 DUEs remaining to be granted resource consent before an updated Infrastructure Capacity Assessment would be required.

- 2.21. Amendments to the Precinct proposed by Watercare (Attachment 1) have used the date of the first resource consent approval of 29 March 2023 as the starting date for the calculation of the additional 4,000 DUEs.

Water supply servicing

Bulk water supply capacity

- 2.22. The existing bulk water supply network requires upgrades in order to service the development enabled by this Plan Change.
- 2.23. A new 450mm local network watermain is currently being constructed by the Applicant to connect the Plan Change area to the existing bulk water supply network on Carrington Road. Upon completion of the 450mm local watermain, the existing bulk water supply network can support a total of 2,000 DUEs.
- 2.24. A new Bulk Supply Point (BSP) is planned to be constructed by Watercare on Sutherland Road (Sutherland Rd BSP). The new Sutherland BSP, currently anticipated to be completed by late 2025, will enable a total of 3,000 DUEs to be connected from the Plan Change area.
- 2.25. For connections beyond 3,000 DUEs a new bulk watermain (the Khyber-Konini Watermain) along Carrington Road will be required. The Khyber-Konini Watermain is currently anticipated to be completed by 2028 and will enable the 4,000 – 4,500 dwellings (approximately equivalent to 4,000 DUEs) anticipated by the Plan Change.
- 2.26. Staging of the anticipated 4,000 DUE connections will be required to align with the planned water supply upgrades outlined above. Watercare recommends that each of the Rōpū developers engage with Watercare as they progress their own masterplan for their respective parts of the precinct and prior to the lodgement of resource consents.

Funding and construction of assets

Bulk infrastructure

- 2.27. The bulk water and wastewater infrastructure required to service the Plan Change will be funded via the collection of Watercare Infrastructure Growth Charges (IGCs) as the development progresses.

Local infrastructure

- 2.28. Funding of the local water and wastewater infrastructure necessary to service the Plan Change is at the cost of the developer.
- 2.29. All local network pipelines providing water to, and collecting and conveying wastewater from, the Plan Change area must be sized to meet the proposed development yield. All new pipelines shall consider the upstream and downstream development potential when being designed and constructed.
- 2.30. All water and wastewater infrastructure will be required to comply with Watercare's Code of Practice for Land Development and Subdivision. The Applicant will need to work with Watercare in advance

of lodging resource consents for subdivision and development to confirm the requirement for any local or bulk water or wastewater infrastructure upgrades. Final design of the proposed water and wastewater network can be confirmed at resource consent stage.

Precinct Provisions

2.31. Watercare strongly supports precinct provisions that require subdivision and development to be coordinated with the provision of sufficient water supply and wastewater infrastructure.

2.32. Watercare seeks the following amendments (as set out in Attachment 1) to the Precinct provisions:

- Amendment to require a bulk water supply and wastewater infrastructure capacity assessment where development beyond the previously modelled yield of 4000 DUEs is proposed.
- Amendment to ensure a schedule is provided with a resource consent application which confirms the total number of additional DUEs within the Te Auaunga Precinct.
- Amendments to the associated matters of discretion and assessment criteria to support the Restricted Discretionary Activity status.
- Inclusion of new objective and policies to support the Restricted Discretionary Activity status.

45.3

3. DECISION SOUGHT

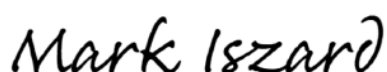
3.1. Watercare seeks a decision that ensures that the water and wastewater capacity and servicing requirements of the Plan Change will be adequately met, such that the water and wastewater related effects are appropriately managed. Where there is not adequate capacity in the bulk water supply and wastewater network Watercare seeks the provisions in Plan Change 94 that support the declining of a resource consent application.

45.2

4. HEARING

4.1. Watercare wishes to be heard in support of its submission.

26th January 2023



Mark Iszard
Head of Major Developments
Watercare Services Limited

Address for Service:

Amber Taylor

Development Planning Lead

Watercare Services Limited

Private Bag 92521

Victoria Street West

Auckland 1142

Phone: 022 158 4426

Email: Planchanges@water.co.nz

ATTACHMENT 1

Amendments requested by the Applicant shown in **red text**. Deletions are shown in **red strike-out**.

Amendments requested by Watercare shown in **green text**. Deletions are shown in **green strike-out**.

I334. ~~Wairaka~~Te Auaunga Precinct

I334.1. Precinct Description

...

The precinct provides for stormwater treatment for all land within the precinct, prior to entering ~~Oakley~~ ~~Creek~~Te Auaunga. Currently the precinct also receives stormwater from an adjacent catchment in the Mt Albert area and it is expected that this will continue following development of the precinct.

Transport is an essential component to the implementation and redevelopment of the precinct and will require a series of works to avoid, remedy or mitigate adverse transport effects. Some measures such as the indicative primary road network and walking and cycling connections area are identified in the precinct.

Other measures to avoid, remedy and mitigate other transport effects will be identified through the preparation of an Integrated Transport Assessment at the time of the first resource consent to significantly develop the site.

These measures could include the following:

- Providing a connected road network through the site;
- Providing a connected pedestrian and cycling network into and through the site, in particular convenient east-west and north-south cycle connections from the ~~Oakley Creek~~Te Auaunga over bridge to the ~~proposed bus node~~Carrington Road bus services and existing and proposed cycle networks beyond the site;
- Upgrading intersection access onto the site and avoiding, remedying and mitigating adverse effects on the surrounding transport network;
- Making provision for ~~a bus node and~~ road widening to support the public transport network, and expansion of the public transport network through the precinct;
- Managing vehicular movements through the connections to the south of the site;
- Managing parking to avoid, remedy, and mitigate ~~age~~ adverse effects on the surrounding transport network; or
- Staging land use and development with any necessary infrastructure investment.

Water supply and wastewater infrastructure is an essential component for enabling the redevelopment of the precinct which will require a series of upgrades and staging of land use and development to avoid, remedy or mitigate adverse impacts on the existing and planned water supply and wastewater infrastructure. Many of the necessary water supply and wastewater infrastructure upgrades are located outside of the precinct boundaries.

To reduce the potential of new development occurring in an uncoordinated manner, the precinct encourages the land owner/s to develop the land in accordance with ~~the~~ Precinct plan 1 and relevant policies. This method provides for integrated development of the area and ensures high quality outcomes are achieved. The zoning of land within the precinct varies. Refer to the planning maps for the location and the extent of the precinct.

I334.2 Objectives

...

(X) Subdivision and development within the precinct is coordinated with the delivery of adequate water supply and wastewater infrastructure.

(10) An integrated urban environment is created, which:

...

(c) Avoids, mitigates and remedies adverse effects on the environment and existing stormwater, water supply, wastewater and road/s infrastructure, recognising that the precinct stormwater system services areas beyond ~~Wairaka~~ the precinct boundary;

...

The zone, Auckland-wide and overlay objectives apply in this precinct in addition to those specified above.

I334.3. Policies

~~Wairaka~~Te Auaunga Precinct - General

...

(4) Promote comprehensive planning by enabling integrated development in accordance with ~~the p~~ Precinct plan 1 and Policy I334.3(15A) that provides for any of the following:

...

(f) Public infrastructure that is integrated with existing infrastructure, recognising that ~~Wairaka~~ the Te Auaunga Precinct receives stormwater from an upstream sub-catchment;

...

Water Supply and Wastewater Infrastructure

(26A) Require subdivision and development to be coordinated with the delivery of water supply and wastewater infrastructure with sufficient capacity to service the proposed development in a way that:

- (a) Avoids subdivision and development that does not provide a local water supply and wastewater network that is in accordance with Watercare's Code of Practice for Land Development and subdivision or development that exceeds the capacity of the bulk water supply or wastewater network;
- (b) Stages subdivision and development so that it is timed to occur following necessary water supply and wastewater network infrastructure upgrades where the subdivision and development would otherwise exceed the capacity of the bulk water supply or wastewater network.

(26B) Once 4,000 dwelling unit equivalents¹ from 29 March 2023² have been granted resource consent within the Te Auaunga precinct, no further subdivision or development shall be granted resource consent unless the Infrastructure Capacity Assessment required by I334.9 Special information requirements demonstrates there is sufficient capacity in the bulk water supply and wastewater reticulated network to service the development.

Integrated development

(27) Manage potential adverse amenity effects from buildings at the precinct boundary by:

- (a) Establishing a 5m yard and graduated building heights to the southern residential interface.
- (b) Establishing a 10m setback from the boundary of land that fronts ~~Oakley Creek~~Te Auaunga.
- (c) Require graduated building heights and locate higher buildings away from the precinct boundary ies that adjoin Mixed Housing Suburban residential areas to the south of the precinct.

(28) Encourage built form, activities, public open spaces and infrastructure to be planned and designed on a comprehensive land area basis, rather than on an individual site basis.

...

The zoning, Auckland-wide and overlay policies apply in this precinct in addition to those specified above.

I334.4.4 Activity tables

...

Table I334.4.1 ~~Wairaka~~Te Auaunga Precinct (all of precinct except for sub-precinct ~~A B~~ and C)

Activity	Activity Status
...	
Development	
<u>(A21C)</u>	<u>New buildings</u> <u>RD</u>
<u>(A21D)</u>	<u>Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct plan 3 – Te Auaunga Additional Height</u> <u>RD</u>
<u>(A21E)</u>	<u>Buildings within Height Area 1 identified on Precinct plan 3 – Te Auaunga Additional Height between 35m and 72m</u> <u>RD</u>
...	

¹ For the purposes of this provision Dwelling Unit Equivalent (DUE) means: The unit of demand Watercare use to calculate Infrastructure Growth Charges. For water supply, one DUE is 220 kilolitres of water use per year. For wastewater, one DUE is 209 kilolitres of wastewater discharge per year.

² Note: Watercare has used the date of the first resource consent approved under the fast track process as the starting date to calculate the additional 4,000 DUEs.

Activity		Activity Status
(A31)	Any development not otherwise listed in Table I334.4.1 that is generally in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A)	RD
(A32)	Any development not otherwise listed in Table I334.4.1 that is not generally in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A)	D
Subdivision		
(A34)	Any vacant lot subdivision proceeding in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A) and which creates lots consistent with the zone boundaries	C
<u>(A34A)</u>	<u>Subdivision of land for the purpose of construction and use of residential units</u>	<u>RD</u>
<u>(A34B)</u>	<u>Subdivision of land for the purpose of construction and for uses other than residential units</u>	<u>RD</u>
(A35)	Any vacant lot subdivision that is not generally in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A)	D

...

Table I334.4.3 ~~Wairakei~~ Te Auaunga Precinct sub-precinct C

Activity		Activity Status
...		
(A42)	Any development not otherwise listed in Table I334.4.3 that is generally in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A)	RD

Activity		Activity Status
(A43)	Any development not otherwise listed in Table I334.4.3 that is not generally in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A)	D
(A44)	Any vacant lot subdivision proceeding in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A) and which creates lots consistent with the zone boundaries	C
<u>(A44A)</u>	<u>Subdivision of land for the purpose of construction and use of residential units</u>	<u>RD</u>
<u>(A44B)</u>	<u>Subdivision of land for the purpose of construction and for uses other than residential units</u>	<u>RD</u>
(A45)	Any vacant lot subdivision that is not generally in accordance with the pP precinct plan <u>1</u> and Policy I334.3(15A)	D

I334.6. Standards

~~The standards applicable to the overlays, zones and Auckland-wide provisions apply in this precinct.~~

~~(1) Unless specified in Standard I334.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables I334.4.1 to I334.4.3 above.~~

~~(2) The following Auckland-wide and zone standards do not apply to the activities listed in activity tables above:~~

~~(a) H13 Business – Mixed Use zone:~~

~~(i) Standards H13.6.0 Activities within 30m of a Residential Zone (but only as it relates to sites fronting Carrington Road), H13.6.1 Building Height, H13.6.2 Height in Relation to Boundary, H13.6.3 Building setback at upper floors, H13.6.4 Maximum tower dimension and tower separation, H13.6.5 Yards, H13.6.6 Landscaping and H13.6.8 Wind.~~

~~(3) All activities listed as permitted, controlled or restricted discretionary in Table I334.4.1, I334.4.2 and I334.4.3 Activity tables must comply with the following standards.~~

...

I334.7. Assessment – controlled activities**I334.7.1. Matters of control**

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions:

...

(2) Subdivision:

(a) ~~B~~Boundaries of the precinct and sub-precincts aligning with the proposed site boundaries.

(b) Compliance with existing resource consent (if applicable).

(c) Site size, shape, design, contour, and location.

(d) Infrastructure.

(e) Historic and cultural heritage.

...

I334.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the zone, Auckland-wide or overlay provisions:

...

(2) Subdivision

~~(1)(a)~~The extent to which subdivision boundaries align with the sub-precinct boundaries and with ~~the precinct plan shown in~~ Precinct plan 1 ~~and with Policy I334.3(15A)~~ (or with any approved road network).

(b) Compliance with an existing resource consent.

(c) The effect of the site design, size, shape, contour, and location, including existing buildings, manoeuvring areas and outdoor living space.

(d) The adequate provision and capacity of infrastructure provisions.

(e) The effect on historic heritage and cultural heritage items.

...

I334.8. Assessment – restricted discretionary activities**I334.8.1. Matters of discretion**

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the zones, Auckland-wide, or overlay provisions:

(1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area ~~adjacent to~~ within 150m of, and accessed ~~from~~ via, Farm Road (A6); and ~~or adjacent to the bus hub or Oakley Hospital building~~ Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to the Historic Heritage Overlay (A7):

...

(a) matters of discretion I334.8.1(1A)(d) - I334.8.1(1A)(h) and I334.8.1(1A)(j); and

...

(1A) New buildings which comply with Standard I334.6.4 Height:

...

(d) Services including infrastructure capacity and stormwater management:

(i) stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are provided to adequately service the nature and staging of anticipated development within the subject land area;

...

(f) Travel plans and integrated transport assessments:

(i) proposed developments are consistent with any existing integrated transport assessment applying to the proposed development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application and any corresponding travel plans are provided by way of conditions of any consent prior to occupation;

(ii) whether any development in excess of 3,000 dwellings within the precinct either demonstrates that the assumptions of any existing integrated transport assessment are valid, or, if the transport network and generation is not consistent with the assumptions within the existing integrated transport assessment, provides an updated integrated transport assessment demonstrating the generated travel demand can be appropriately managed; and

(iii) whether any development in excess of 4,000 dwellings either provides an integrated transport assessment demonstrating the generated travel demand can be appropriately managed, or demonstrates that the assumptions of any existing integrated transport assessment for in excess of 4,000 dwellings are valid.

...

(j) Water supply and wastewater Infrastructure Capacity Assessments:

(i) whether any subdivision or development provides a local water supply and wastewater network that is in accordance with Watercare's Code of Practice for Land Development and Subdivision and can be adequately serviced by the existing bulk water supply and wastewater network.

(ii) Whether any subdivision and development that results in the total additional dwelling unit equivalents³ developed under the Te Auaunga Precinct exceeding 4,000 from 29 March 2023⁴ has provided a satisfactory Infrastructure Capacity Assessment that demonstrates that there is sufficient capacity in the bulk water supply and wastewater network to service the development

(1B) Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct plan 3 – Te Auaunga Additional Height, and Buildings within the Height Area 1 identified on Precinct plan 3 – Te Auaunga Additional Height between 35m and 72m:

(a) matters of discretion I334.8.1(1A)(a) - I334.8.1(1A)(h) and I334.8.1(1A)(j);

³ Dwelling Unit Equivalent (DUE) means: The unit of demand Watercare use to calculate Infrastructure Growth Charges. For water supply, one DUE is 220 kilolitres of water use per year. For wastewater, one DUE is 209 kilolitres of wastewater discharge per year.

⁴ Note: Watercare has used the date of the first resource consent approved under the fast track process as the starting date to calculate the additional 4,000 DUEs.

...

(2) Parking buildings/~~structures~~:

...

(a) matters of discretion I334.8.1(1A)(a), and I334.8.1(1A)(d) - I334.8.1(1A)(i), and I334.8.1(1A)(j).

...

(4) Any development not otherwise listed in Tables I334.4.1, ~~and~~ I334.4.3, and I334.4.4 that is generally in accordance with ~~the p~~recinct plan 1 ~~and Policy I334.3(15A)~~:

...

(b) The location and capacity of infrastructure servicing:

(i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area;

...

(d) matters of discretion I334.8.1(1A)(j).

...

I334.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the zones, Auckland-wide or overlay provisions:

(1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area ~~adjacent to~~within 150m of, and accessed ~~from~~via, Farm Road ~~and or adjacent to the bus hub or Oakley Hospital building(A6)~~; and Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to the Historic Heritage Overlay (A7):

...

(a) assessment criteria I334.8.2(1A)(d) and I334.8.2(1A)(j).

...

(1A) New buildings under I334.4.1(A21C) that comply with Standard I334.6.4 Height:

...

(d) Services including infrastructure and stormwater management:

(i) Refer to Policies I334.3. (4)(f), (26A), (26B), (27).

(e) Traffic:

(i) Refer to Policies I334.3.(20) and (22).

(f) Travel plans and integrated transport assessments:

(i) Refer to Policies I334.3. (4)(g), (20), (23), and (27).

(j) Water supply and wastewater Infrastructure Capacity Assessments:

(i) Refer to Policies I334.3. (26A), (26B)

(1B) Buildings within the Height Areas identified on Precinct plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct plan 3 – Te Auaunga Additional Height; and Buildings within Height Area 1 identified on Precinct plan 3 – Te Auaunga Additional Height between 35m and 72m:

(a) Refer to Policies I334.3(13), (14), (14A), (14AA) and (14B).

(b) assessment criteria I334.8.2(1A)(d) and I334.8.2(1A)(j).

(2) Parking buildings ~~and structures~~;

...

(a) Assessment criteria I334.8.2(1A)(a) and I334.8.2(1A)(d) - I334.8.2(1A)(h), and I334.8.2(1A)(j).

...

(4) Any development not otherwise listed in Tables I334.4.1, ~~and~~ I334.4.3, ~~and~~ I334.4.4 that is generally in accordance with ~~the p~~precinct plan 1 ~~and Policy I334.3(15A)~~:

...

(b) The location and capacity of infrastructure servicing:

- (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area; and

...

(j) assessment criteria I334.8.2(1A)(d) and I334.8.2(1A)(j).

...

I334.9. Special information requirements

An application for any subdivision or development must be accompanied by:

Integrated Transport Assessment (1) Prior to any developments which would result in more than 3,000 dwellings within the precinct, an assessment of the then actual transport characteristics compared to the ITA assumptions shall be provided. If the transport network and generation is not consistent with the assumptions within the precinct ITA, then an updated ITA is required prior to residential development in excess of 3,000 dwellings.

(2) As part of any southern road connection (public or private), the first subdivision resource consent application in the Business – Mixed Use or residential zones (other than for controlled activities) or land use resource consent application for any development greater than 2,500m² gross floor area in the Business – Mixed Use Zone or greater than 1,000m² in the residential zones, development that will result in the precinct exceeding 4,000 dwellings, the applicant is required to produce an integrated transport assessment for the precinct. An updated integrated transport assessment for the precinct will be required for all further development in excess of 2,500m² gross floor area in the Business – Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones, unless that additional development was assessed as part of an Integrated Transport Assessment that is not more than two years old.

Water supply and wastewater Infrastructure Capacity Assessment

(3) As part of any development and/or subdivision that will result in the precinct exceeding 4,000 additional dwelling unit equivalent⁵ within the Te Auaunga Precinct from 29 March 2023⁶, the applicant is required to produce a bulk water supply and wastewater Infrastructure Capacity Assessment for the precinct to demonstrate there is sufficient capacity in the wider water and wastewater reticulated network.

Schedule of dwelling unit equivalent numbers within the precinct

(4) As part of any development and/or subdivision a schedule must be provided which confirms the total dwelling unit equivalent numbers approved for resource consent from 29 March 2023 within the precinct at the time the application is made. The purpose of this is to keep a current record of the number of additional dwelling unit equivalents within the Te Auaunga Precinct.

...

An application for development ~~that is or is not generally in accordance with the precinct plan and Policy 1334.3(15A)~~, must include the following:

(1) Plans showing:

...

(f) the location and layout of services and infrastructure;

...

⁵ Dwelling Unit Equivalent (DUE) means: The unit of demand Watercare use to calculate Infrastructure Growth Charges. For water supply, one DUE is 220 kilolitres of water use per year. For wastewater, one DUE is 209 kilolitres of wastewater discharge per year.

⁶ Note: Note: Watercare has used the date of the first resource consent approved under the fast track process as the starting date to calculate the additional 4,000 DUEs.

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Tina Dean
Date: Friday, 29 December 2023 2:45:34 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tina Dean
Organisation name: The Tree Council
Agent's full name:
Email address: tina_dean@xtra.co.nz
Contact phone number:
Postal address:
147 Hutchinson Ave
New Lynn
Auckland 0600

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Removal of mature trees
Property address: Former Unitec campus
Map or maps:
Other provisions:

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

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

The reason for my or our views are:

The mature trees on this site have immense value that cannot be replaced with replanting in other areas. I support the submission lodged by The Tree Council regarding the protection of these trees and historical areas on the former Unitec campus. Please refer to this for details. These rakau are a precious taonga that should never be treated with such flippancy and disregard. Shame on the developers for such short-sightedness and the Auckland Council if they do not act honourably. These trees could be included within the overall plan and be of such value to all those that live in and visit the area. All children deserve to have nature, especially huge old beautiful trees to enrich their lives. Do the right thing for the future Auckland Council and protect these trees in perpetuity. Too many have already been lost.

46.1 -
46.12

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

Details of amendments: Please see above.

Submission date: 29 December 2023

Attend a hearing

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

Declaration

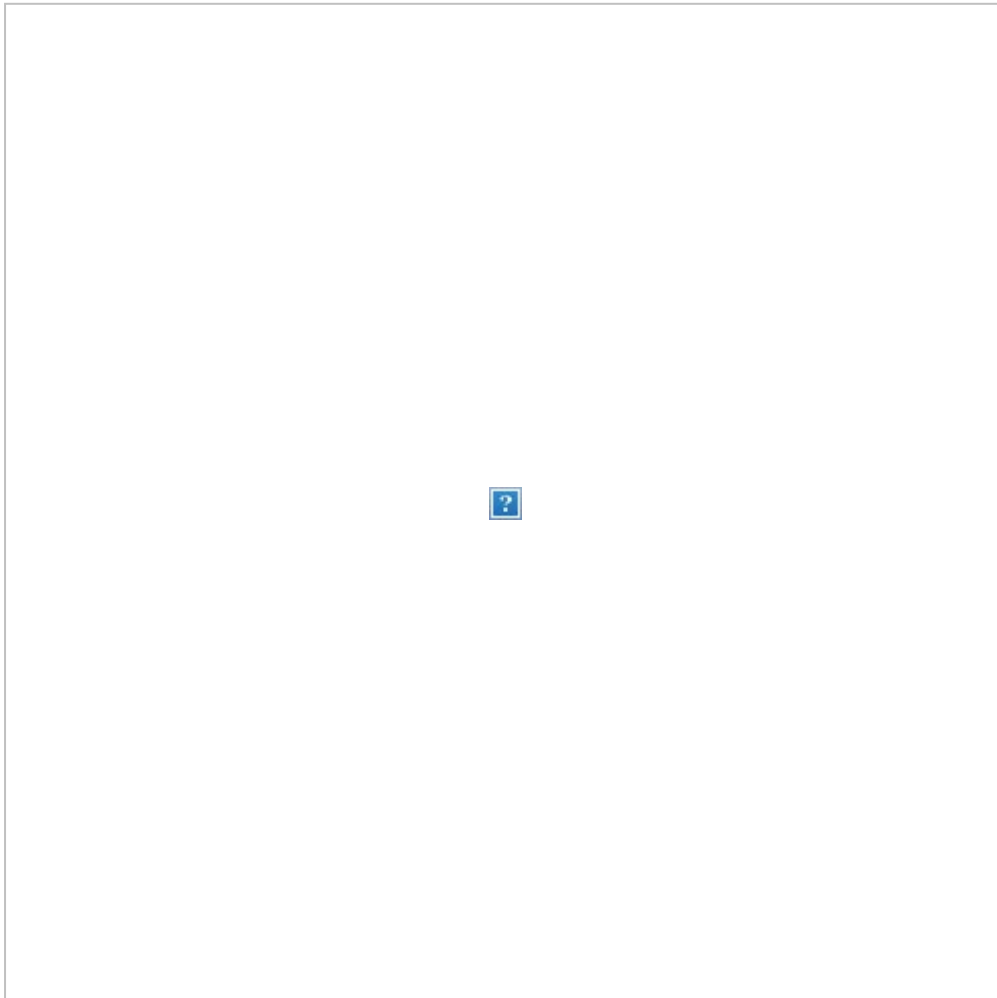
Could you gain an advantage in trade competition through this submission? No

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

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

No

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



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Margie Proposch
Date: Saturday, 27 January 2024 10:00:52 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Margie Proposch
Organisation name:
Agent's full name:
Email address: margie.proposch@gmail.com
Contact phone number:
Postal address:
Mount Maunganui
Tauranga 3116

Submission details

This is a submission to:

Plan change number: Plan Change 94
Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:
Property address: Carrington road (previously Carrington Hospital)
Map or maps:
Other provisions:
Removal of mature trees

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:
Protection of mature trees is not only aesthetically appealing but they give us fresh air to breathe, and shelter/shade. It took many years for these trees to mature and are as valuable as historic buildings. A recognition of our past. Also prevent climate change. Green space is essential in new developments for mental health. Housing projects can plan around mature trees.

47.1

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

Details of amendments: Housing development that does not require removal of mature trees

Submission date: 27 January 2024

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: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Alison Burt
Date: Sunday, 28 January 2024 1:00:26 pm
Attachments: [Submission on Plan Change 94 Te Auaunga Precinct.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Alison Burt

Organisation name:

Agent's full name: Alison Burt

Email address: alisonmayburt@gmail.com

Contact phone number:

Postal address:
22B Wainoni Ave Pt Chevalier
Auckland
Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Lack of tree protection. There is fundamentally a lack of planning to provide permanent protection of these taonga.

48.1

Property address: UNITEC housing development Carrington Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
See attached submission

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

Submission date: 28 January 2024

Supporting documents
[Submission on Plan Change 94 Te Auaunga Precinct.pdf](#)

Attend a hearing

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

Declaration

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

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

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

No

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

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Submission on Plan Change 94 Te Auaunga Precinct

23rd Jan 2024

From: Alison Burt
22B Wainoni Ave
Pt Chevalier
Auckland 1022

Thank you for the opportunity to present The Tree Council's submission on **Plan Change 94 Te Auaunga Precinct**.

In the process of developing dense housing complexes along Carrington Road, which are essential, I believe around half the trees have already been cut down. I support the request by the Tree Council to put the case for some of the Knoll Open Space to be retained by Unitec to ensure the protection of the trees which make up the landscape context for Building 48, and that a covenant to be placed on the remaining mature trees on the site. Apart from the botanical, historical and ecological value of these mature trees there is so much that trees do to enrich lives and enhance wellbeing. With the huge housing intensification on this land the value of these mature trees and open spaces to their occupants cannot be overestimated.

48.2

No mention is made of the adjacent Mahi Whenua Sanctuary Gardens. It seems appropriate to acknowledge and describe the relationship between the Te Auaunga Access Park and the Mahi Whenua Sanctuary Gardens. These invaluable community gardens are utilised will be more of an asset/need with housing intensification. Archaeological evidence suggests that it has been continuously gardened since pre-European times.

48.3

It is essential to ensure that the individual trees to be retained are legally protected via covenant or similar to be placed on the LIM of every property before it is sold to private owners, otherwise these trees will be able to be removed incrementally and the overall ecological and amenity value of these public assets for the entire community will be lost.

As stated by the Tree Council, it is imperative that these public tree assets are identified, evaluated and permanently protected and this protection must be within the precinct documentation, which is missing at present.

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Phillippa Wilkie
Date: Sunday, 28 January 2024 4:15:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Phillippa Wilkie

Organisation name:

Agent's full name:

Email address: pgwilkie@gmail.com

Contact phone number:

Postal address:

10 Fife Street

Westmere

Auckland 1022

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

Property address: Sanctuary Mahi Whenua

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:

Public open space areas have been identified in this proposed Plan Change, but the Sanctuary Mahi Whenua is not included.

I expected to see the Sanctuary Mahi Whenua identified either as a public or private open space area, as I understood the Sanctuary gardens and food forest were to be preserved as per the sale and purchase agreement between Unitec and the Crown in 2018. The Sanctuary should be so included.

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

Details of amendments: Sanctuary mahi whenua should be identified as a public or private open space area.

Submission date: 28 January 2024

49.1

Attend a hearing

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

Declaration

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

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

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

Yes

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

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Gordon Wickham Ikin
Date: Sunday, 28 January 2024 9:45:20 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gordon Wickham Ikin

Organisation name:

Agent's full name:

Email address: gordon@ikin.nz

Contact phone number:

Postal address:

PO Box 78-403

Grey Lynn

Auckland 1245

Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

The potential sale of Sanctuary Mahi Whenua gardens and food forest.

Property address: 1-139 Carrington Road

Map or maps:

Other provisions:

I am very concerned by the potential loss of Sanctuary Mahi Whenua gardens and food forest. It was my understanding that this was protected by Cl. 25.4 of the 2018 Sale and Purchase agreement, however it appears that the Crown has now shown its intention to renege on this clause with a plan to transfer the ownership of this land within which the Sanctuary Mahi Whenua, to Ngati Te Ata for development.

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

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

The reason for my or our views are:

Sanctuary Mahi Whenua gardens and food forest is a very precious organic garden, that is an oasis in the inner west of the city. The garden contains the very essence of the features that are outlined as desirable in the Wairaka Precinct document. A space such as this garden does not need recreating from a blank canvas out of a bulldozed piece of development land - as this site already has Sanctuary Mahi Whenua gardens and food forest, a fully developed living, breathing garden providing a peaceful sanctuary in the middle of the city. Open space planners on other sites would give their eye teeth for such an incredible space within their developments, however in Plan Change 49 Sanctuary Mahi Whenua gardens and food forest does not appear to be appreciated for the true

taonga that it is.

Gardens such as Sanctuary Mahi Whenua gardens and food forest help to provide the answers to many of the complex issues that we are facing as a city as we navigate a changing climate, with increased rainfall and higher temperatures. Humus rich soils such as contained within the gardens will be able to continue to act as a sponge during heavy rainfall events that impact the surrounding areas of the proposed development, helping to capture this stormwater to be used by the plants within the garden, and releasing excess runoff more slowly.

At a time of increased stress on the city's residents brought on by their busy lives and increased housing density, retaining a calm nurturing space such as Sanctuary Mahi Whenua gardens and food forest will allow city residents to find a peaceful nurturing space that allows for rejuvenation and healing.

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

Details of amendments: Retain and protect Sanctuary Mahi Whenua gardens and food forest in its entirety as it currently exists.

50.1

Submission date: 28 January 2024

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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