

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 97 (Private):

Redwood Park Golf Club

SUMMARY OF DECISIONS REQUESTED

Enclosed:

- **Explanation**
- **Summary of Decisions Requested**
- **Submissions**

Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by 29 April 2024.
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

Summary of Decisions Requested

Plan Change 97 - Redwood Park Golf Club				
Summary of Decisions Requested				
Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
1	1.1	Melvin Plaisier	melvin.plaisier@raywhite.com	Approve the plan change without any amendments
2	2.1	Jung Rae Lim	irlim74@hanmail.net	Decline the plan change
3	3.1	Daniel Marc Evans	Dan1862@hotmail.co.uk	Approve the plan change without any amendments
4	4.1	Brianna Keene	briannam@windowslive.com	Approve the plan change without any amendments
5	5.1	Frana Patricia Divich	frana.divich@heaneypartners.com	Approve the plan change without any amendments
6	6.1	JR Rankin	jonathan.r.rankin@gmail.com	Approve the plan change without any amendments
7	7.1	Kate Gatland	kjeavons@hotmail.com	Approve the plan change without any amendments
8	8.1	Kelvin Gatland	kelvingatland@icloud.com	Approve the plan change without any amendments
9	9.1	Mark Christopher Palmer	mpalmer@hotmail.co.nz	Approve the plan change without any amendments
10	10.1	Ijaz Ahmed	ijaza_pk@hotmail.com	Decline the proposed plan change
10	10.2	Ijaz Ahmed	ijaza_pk@hotmail.com	Our property boundary not be included in the new zone and change not to effect our property title and not have any new covenant.
11	11.1	Linda Hamilton	linda.a.hamilton23@gmail.com	Approve the plan change without any amendments
12	12.1	Kris Hassett	kris@torquedigital.com	Approve the plan change without any amendments
13	13.1	Bryan Ruddy	bryan.p.ruddy@gmail.com	Approve the plan change without any amendments
14	14.1	Jenny Knight	jennyknight@live.com	Approve the plan change without any amendments
15	15.1	Carol June Dally	carol.jd@xtra.co.nz	Approve the plan change without any amendments
16	16.1	Gulnar Kulybekova	gulnarkulybek@gmail.com	Approve the plan change without any amendments
17	17.1	Janice Curtis	j.jcurtis@xtra.co.nz	Approve the plan change without any amendments

Submissions

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 97 - Melvin Plaisier
Date: Friday, 23 February 2024 10:00:43 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Melvin Plaisier

Organisation name: Ray white Swanson

Agent's full name: Melvin Plaisier

Email address: melvin.plaisier@raywhite.com

Contact phone number:

Postal address:
753 Swanson Road
Swanson
Auckland
Auckland 0612

Submission details

This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:
Plan Change 78, and Plan change 97

Property address: 13 Knox Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The rezoning of the Park would increase the land rates to an unbearable level, forcing a century-old icon to be sold and then developed unnecessarily.

This particular piece of land has a significant historical value; much of this is undocumented yet still very significant to the local community and surrounding suburbs.

Having lived in this area for the last 40 years, I can sympathize with this sentiment.
Some examples

The land here was originally owned by a local resident who had a vision for "Redwood Park Recreation Grounds" or known as Swanson Park.
He and his family worked relentlessly to clear this land (By Hand) and building their vision.

Almost 2 decades later, it was a well-functioning recreational ground (1930's)

Christmas day 1939

The NZ Army arrived at the campsite, they advised the owners (Mr & Mrs Robertson) that the camp would be taken over by the army and that he had until new years day to have the site clear and ready. Soon after, more than 1,000 troops arrived. The entire area was used for accommodation, training, and drills. in 1939 the land was taken over by the RNZAF for "Bush Warfare training" This was the base for their training within the Waitakere ranges, preparing for what was likely to come to NZ very soon.

Post WW2

The area had become one of Auckland's largest motor camps of its time, with over 16,000 visitors every year at around 1950's-1960's and 50,000 P.A by the late 1960s. The attractions included massive outdoor swimming pools, camp cabins, tennis courts, cricket pitches, ballrooms, dance rooms and endless outdoor activities.

Redwood 1970,

This was NZ's first national music convention; 20,000 people attended the event over the 3 day long weekend.

The golf course also has significance as the land creates a green belt around what is known as Swanson Village, this makes this location what it is, allowing this land to be developed into Medium - High density would destroy the essence of this neighbourhood.

This is not just a golf course, this is heritage, history and part of the village appeal.

Given the likelihood of huge rate increases over this land, by my calculations, we will see a shift from \$18k p.a to \$500-\$600k p.a, this will rate the club out of the ownership. Essentially forcing a sale. this is not the democratic society that our soldiers fought and died for in WW1 and WW2.

There are alternative options to using 13 Knox road, for example, there is land on the end of swanson road, before becoming the heritage area, ie Tram Valley Road, Christian Road, Swanson Road, and the end of Church Street. We can intensify Swanson without destroying this greenspace.

NOTE, that I am the business owner of Ray White Swanson, and my company would directly benefit from high rates of local development; despite this, I am still requesting that this space remains recreational The original proposed changes by the council do not reflect the needs and desires of the local community. The submission by Redwood Park to remain recreational is what the vast majority of local residents are hoping for.

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

1.1

Details of amendments:

Submission date: 23 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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From: [Melvin Plaisier](#)
To: [Unitary Plan](#)
Subject: Re: FW: Unitary Plan Publicly Notified Submission - Plan Change 97 - Melvin Plaisier
Date: Thursday, 29 February 2024 2:08:46 pm

Hi Dianna,

This is my personal submission

	<p>Melvin Plaisier Business Owner and Licensed Agent Ray White Swanson Parklane Real Estate Limited Licensed (REAA 2008)</p> <hr/> <p>M 027 333 3993 T 09 832 2863 F 09 832 2783 W https://rwsanson.co.nz/ A 753 Swanson Road Swanson, Waitakere City 0612</p> <p>   </p>	<p>Ray White</p>  
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Parklane Real Estate Limited Licensed (REAA 2008) | Anti-Money Laundering: As Real estate agents will be covered under the Anti-Money Laundering and Financing of Terrorism Act 2009 from the 1st of January 2019, we will be required to collect documents and identify our clients before we sign the agency agreement and carry out real estate agency work on behalf of the client. Disclaimer: The information contained in this e-mail is intended for the recipient (s) outlined only. It/they may contain privileged or confidential information. If you are not the intended recipient of this e-mail, you must not copy, distribute or take any action that relies on it. If you have received this e-mail in error, please notify the sender immediately and then delete the message.

 Virus-free www.avg.com

On Thu, 29 Feb 2024 at 12:15, Unitary Plan <unitaryplan@aucklandcouncil.govt.nz> wrote:

Hi Melvin,

Thank you for your submission.

Can you confirm if you are making the submission below on behalf of Ray White Swanson or is this your personal submission?

Regards,

Diana

Diana Luong | Planning Technician | Plans and Places Department

Auckland Council, Level 16, 135 Albert Street, Auckland 1011
Visit our website: www.aucklandcouncil.govt.nz

From: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Sent: Friday, February 23, 2024 10:00 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Unitary Plan Publicly Notified Submission - Plan Change 97 - Melvin Plaisier

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Melvin Plaisier

Organisation name: Ray white Swanson

Agent's full name: Melvin Plaisier

Email address: melvin.plaisier@raywhite.com

Contact phone number:

Postal address:
753 Swanson Road
Swanson
Auckland
Auckland 0612

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

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:
Plan Change 78, and Plan change 97

Property address: 13 Knox Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The rezoning of the Park would increase the land rates to an unbearable level, forcing a century-old icon to be sold and then developed unnecessarily.

This particular piece of land has a significant historical value; much of this is undocumented yet still very significant to the local community and surrounding suburbs.

Having lived in this area for the last 40 years, I can sympathize with this sentiment.

Some examples

The land here was originally owned by a local resident who had a vision for "Redwood Park Recreation Grounds" or known as Swanson Park.

He and his family worked relentlessly to clear this land (By Hand) and building their vision.

Almost 2 decades later, it was a well-functioning recreational ground (1930's)

Christmas day 1939

The NZ Army arrived at the campsite, they advised the owners (Mr & Mrs Robertson) that the camp would be taken over by the army and that he had until new years day to have the site clear and ready. Soon after, more than 1,000 troops arrived. The entire area was used for accommodation, training, and drills. In 1939 the land was taken over by the RNZAF for "Bush Warfare training" This was the base for their training within the Waitakere ranges, preparing for what was likely to come to NZ very soon.

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The area had become one of Auckland's largest motor camps of its time, with over 16,000 visitors every year at around 1950's-1960's and 50,000 P.A by the late 1960s. The attractions included massive outdoor swimming pools, camp cabins, tennis courts, cricket pitches, ballrooms, dance rooms and endless outdoor activities.

Redwood 1970,

This was NZ's first national music convention; 20,000 people attended the event over the 3 day long weekend.

The golf course also has significance as the land creates a green belt around what is known as Swanson Village, this makes this location what it is, allowing this land to be developed into Medium - High density would destroy the essence of this neighbourhood.

This is not just a golf course, this is heritage, history and part of the village appeal.

Given the likelihood of huge rate increases over this land, by my calculations, we will see a shift from \$18k p.a to \$500-\$600k p.a, this will rate the club out of the ownership. Essentially forcing a sale. This is not the democratic society that our soldiers fought and died for in WW1 and WW2.

There are alternative options to using 13 Knox road, for example, there is land on the end of Swanson road, before becoming the heritage area, ie Tram Valley Road, Christian Road, Swanson Road, and the end of Church Street. We can intensify Swanson without destroying this greenspace.

NOTE, that I am the business owner of Ray White Swanson, and my company would directly benefit from high rates of local development; despite this, I am still requesting that this space remains recreational. The original proposed changes by the council do not reflect the needs and desires of the local community. The submission by Redwood Park to remain recreational is what the vast majority of local residents are hoping for.

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

Details of amendments:

Submission date: 23 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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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 97 - jung rae lim
Date: Wednesday, 28 February 2024 3:45:46 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: jung rae lim

Organisation name:

Agent's full name: jung rae lim

Email address: jrlim74@hanmail.net

Contact phone number:

Postal address:
jrlim74@hanmail.net
Auckland
Auckland 0612

Submission details

This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:
property

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
do noy change

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

2.1

Submission date: 28 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.

No

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

[Find out more about Auckland Council's Long-term Plan 2024-2034.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 97 - Daniel Marc Evans
Date: Wednesday, 28 February 2024 4:00:47 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Daniel Marc Evans

Organisation name: n/a

Agent's full name: n/a

Email address: Dan1862@hotmail.co.uk

Contact phone number:

Postal address:
729B Swanson Road
Swanson
Auckland 0612

Submission details

This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:

Property address: 13 Knox Road / 849 Swanson Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This should never have been zoned as residential - large lot zone, it is a golf course and we would like it to remain so. This change will help to ensure the future of the golf club.

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

3.1

Details of amendments:

Submission date: 28 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.

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 97 - Brianna Keene
Date: Wednesday, 28 February 2024 5:45:43 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brianna Keene

Organisation name:

Agent's full name:

Email address: briannam@windowlive.com

Contact phone number:

Postal address:
28 Redlands Grove
Swanson
Auckland 0612

Submission details

This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:
Rezone of land from Residential large lot- to open space - sport & active

Property address: 13 Knox Road, part of 849 Swanson Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Long term Neighbour of Redwood Park, supportive of the proposed re-zoning to use as a Sport & Active Recreation Zone. Very popular, with many local community members enjoying this facility - both historically and current.

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

4.1

Details of amendments:

Submission date: 28 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.

No

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 97 - Frana Patricia Divich
Date: Thursday, 29 February 2024 9:45:58 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Frana Patricia Divich

Organisation name:

Agent's full name: Frana Divich

Email address: frana.divich@heaneypartners.com

Contact phone number:

Postal address:
14 Parklands Avenue
Swanson
Auckland 0614

Submission details

This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:

Property address: 13 Knox Road and part of 849 Swanson Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

As a neighbour of the golf course we strongly support the plan change as we wish to secure the future of the golf course as an open space. We want the land zoned Open Spaces - Sport and Active Recreation Zone as we have lost substantial amounts of open space around us since moving to Swanson in 2003.

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

5.1

Details of amendments:

Submission date: 29 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 97 - JR Rankin
Date: Thursday, 29 February 2024 10:31:17 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: JR Rankin

Organisation name:

Agent's full name:

Email address: jonathan.r.rankin@gmail.com

Contact phone number:

Postal address:
743 Swanson Rd
Swanson
Auckland 0612

Submission details

This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:

Property address: 13 knox road and 849 Swanson road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Swanson has already seen rapid housing intensification. Remaining green recreational spaces are important for the sense of place. Moreover, the Redwood Park Golf Club functions to regulate flooding; housing would further increase flood risks in the neighbourhood which is already prone to such events.

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

6.1

Details of amendments:

Submission date: 29 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.

No

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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 97 - Kate Gatland
Date: Thursday, 29 February 2024 4:46:00 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kate Gatland

Organisation name:

Agent's full name: Kate Gatland

Email address: kjeavons@hotmail.com

Contact phone number:

Postal address:
35 Redlands Grove
Swanson
AUCKLAND 0612

Submission details

This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:

Property address: Redwood Park Golf Club

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I believe that the land needs to remain as a Golf course and be allowed to have the land zoned as such. Keeping as Residential - Large Lot Zone, has the potential to allow extensive housing development which will alter the community feel of Swanson. This community is why people choose to live here.

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

| 7.1

Details of amendments:

Submission date: 29 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.

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From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 97 - Kelvin Gatland
Date: Thursday, 29 February 2024 4:46:04 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kelvin Gatland

Organisation name:

Agent's full name:

Email address: kelvingatland@icloud.com

Contact phone number:

Postal address:
35 Redlands Grove
Swanson
Auckland

Submission details

This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:

Property address: 35 Redlands Grove Swanson

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
I want to keep the green space

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

8.1

Details of amendments:

Submission date: 29 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.

[Find out more about Auckland Council's Long-term Plan 2024-2034.](#)



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From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 97 - Mark Christopher Palmer
Date: Monday, 4 March 2024 1:30:30 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mark Christopher Palmer

Organisation name:

Agent's full name:

Email address: mpalmer@hotmail.co.nz

Contact phone number:

Postal address:
50M Orpheus Road
RD4
Waiuku
Auckland 2684

Submission details

This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:

Rezone the land from Residential – Large Lot Zone to Open Space – Sport and Active Recreation Zone

Property address: 13 Knox Road and part of 849 Swanson Road, Swanson

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

We are the owners of the property at 10 Church Street, Swanson which is nearby to the site of the proposed changes. We are not members of the Redwood Park Golf Club.

We support the proposed changes for the following reasons:

1. Currently, less than 10% of the site is comprised of impervious surfaces. This is a much lower ratio of building and impervious areas than in residential zones and results in a reduction of overland flow and helps manage peak flows discharging to streams and connecting ecosystems. In particular, this storm-water detention benefit helps relieve stress on the Swanson stream which borders the northern edge of the site and serves as a storm-water catchment. The importance of this was evident with the floods during Cyclone Gabrielle early 2023.

2. We support the environmental benefits by the land adjoining a Significant Ecological Area and Natural Stream Management Area being retained as open space.

3. This plan change meets the objectives, and the environmental benefits from Chapter E16 Trees in Open Space would apply.

4. Re-zoning the land to Open Space - Sport and Active Recreation Zone meets the recreational needs of, and provides high levels of amenity for the local community. It provides greater visibility and certainty that the land is for open space purposes.

5. This plan change supports PC 96 Open Space and Other Rezoning Matters (2024) by reflecting the current or future intended use of the land.

Thank you for considering this submission.

Mark Palmer & Carol Bridley

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

9.1

Details of amendments:

Submission date: 4 March 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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Before you fill out the attached submission form, you should know:

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

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

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

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

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

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



This plan change has limited notification under clause 5A(4)(b) of First Schedule, Resource Management Act 1991, making submissions under this clause limited to those given written notice of this plan change.

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

Attn: Planning Technician
Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) _____

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

Address for service of Submitter

Telephone: _____

Email: _____

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify) _____

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: _____

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

10.1

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

10.2

I wish to be heard in support of my submission

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

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

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

Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 97 - Linda Hamilton
Date: Tuesday, 19 March 2024 11:30:52 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Linda Hamilton
Organisation name:
Agent's full name: Linda Hamilton
Email address: linda.a.hamilton23@gmail.com
Contact phone number:
Postal address:
linda.a.hamilton23@gmail.com
Swanson
Auckland 0612

Submission details

This is a submission to:

Plan change number: Plan Change 97
Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:
Property address: 13 Knox Road
Map or maps:
Other provisions:

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

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

The reason for my or our views are:

When I moved to Swanson over 40 years ago, Swanson was designated as a protected part of the Waitakere Foothills and therefore any further developments would be minimal, until it wasn't.

I 100% support retaining the golf club as it provides a much needed green buffer as well as an important environmental benefit. It should also be highlighted that during the Auckland floods, large parts of the golf course were flooded! Not particularly suitable for housing. It is also hugely beneficial to the surrounding area that we have such an environmentally friendly and very popular sporting facility.

I have witnessed the huge changes to Swanson with high density housing going up around the train system, with a further very high density development currently underway on the Yozin land. Any continued developments will put enormous strain on local services such as medical and schools, let alone the already increased amount of traffic in the area which will only be exacerbated.

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

Details of amendments:

Submission date: 19 March 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 97 - Kris Hassett
Date: Wednesday, 20 March 2024 5:15:35 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kris Hassett

Organisation name:

Agent's full name: Kris Hassett

Email address: kris@torquedigital.com

Contact phone number:

Postal address:
48 Redlands Grove
Swanson
Auckland 0612

Submission details

This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:

Property address: 48 Redlands Grove

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This Land should not be zoned Residential. Land should be kept and utilised as a Golf Course.

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

12.1

Details of amendments:

Submission date: 20 March 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: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 97 - Bryan Ruddy
Date: Wednesday, 20 March 2024 9:15:27 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bryan Ruddy

Organisation name:

Agent's full name:

Email address: bryan.p.ruddy@gmail.com

Contact phone number:

Postal address:
797 Swanson Rd
Swanson
Auckland 0612

Submission details

This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:

Property address: 13 Knox Rd and 849 Swanson Rd

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

We fully support the proposed rezoning of 13 Knox Rd and 849 Swanson Rd to Open Space-Sport and Recreation (OS-SAR). As neighbours of the golf course, we concur with the environmental assessment that there will be no negative impacts to amenity, noise, or traffic, as no changes to the actual on-site activities are intended. Furthermore, this zoning change will reduce the potential impact of future development on amenity, especially the impacts that could be expected under Plan Change 78.

While this plan change reduces the potential supply of residential land, preserving the amenity provided by the open space is likely to increase the amount of intensification on the remaining residential-zoned land in Swanson as compared to the alternative. The certainty provided by the zoning change will reduce risk for development of other nearby properties. Plan change 78 is likely to increase the development potential of the rest of Swanson substantially, and retaining the open space amenity of the golf course through a concrete means like OS-SAR zoning will be key to unlocking that potential in our view.

We also concur with the assessment that the golf course land contains a number of natural hazards that would impede its development as residential land. Since 2021, we have witnessed a number of extreme rain events that have caused major flooding on the lower-lying parts of the golf course. The course effectively serves as a stormwater detention basin in severe rainfall events, providing a degree of protection for downstream residential areas in Swanson, Ranui, and Massey. It has also been integrated as part of the stormwater infrastructure for the development at Christian Rd, and we have witnessed flooding of that portion of the course during heavy rainfall events. These impacts can be better managed with the land in the OS-SAR zone than with the existing residential zoning.

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

13.1

Details of amendments:

Submission date: 20 March 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: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 97 - Jenny Knight
Date: Thursday, 21 March 2024 9:31:04 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jenny Knight

Organisation name:

Agent's full name: Jenny K Knight

Email address: jennyknight@live.com

Contact phone number:

Postal address:
641 Swanson road
Swanson
Auckland 0612

Submission details

This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:

Property address: 13 Knox road, Swanson

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The land is currently a golf course which provides amenities to the area. Though AKL needs more housing, I think it is a bad idea to push it into the outer suburbs. Housing developments should be prioritised in central suburbs, not green space in the far reaches of West Auckland. Growth in Swanson has increased in the last ten years with multiple subdivisions of hundreds of houses already. I believe the greenspace of the golf course balances this.

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

Details of amendments:

Submission date: 21 March 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: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 97 - Carol June Dally
Date: Thursday, 21 March 2024 10:46:09 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Carol June Dally

Organisation name:

Agent's full name:

Email address: carol.jd@xtra.co.nz

Contact phone number:

Postal address:
34 Redlands Grove
Swanson
Auckland 0612

Submission details

This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:

I support the application to rezone to as requested by Redwood Park Golf Club

Property address: 34 Redlands Grove Swanson

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:

Part of the history of Swanson and we need to keep green open space.

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

| 15.1

Details of amendments:

Submission date: 21 March 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 97 - Gulnar Kulybekova
Date: Thursday, 21 March 2024 1:01:11 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gulnar Kulybekova

Organisation name:

Agent's full name:

Email address: gulnarkulybek@gmail.com

Contact phone number:

Postal address:

4A Knox Road

Swanson

Auckland 0612

Submission details

This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:

Plan Change Rule 97 (private)

Property address: 4A Knox Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The reason is that Redwood Park Golf Club rezone the land from Residential -Large lot to Open Space -Sport and Active Recreation Zone

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

Details of amendments:

Submission date: 21 March 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: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 97 - Janice Curtis
Date: Thursday, 21 March 2024 8:31:25 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Janice Curtis

Organisation name:

Agent's full name:

Email address: j.jcurtis@xtra.co.nz

Contact phone number:

Postal address:

j.jcurtis@xtra.co.nz

Swanson

AUCKLAND 0612

Submission details

This is a submission to:

Plan change number: Plan Change 97

Plan change name: PC 97 (Private): Redwood Park Golf Club

My submission relates to

Rule or rules:

Plan change 97 (private)

Property address: 13 Knox rd and part of 849 Swanson Rd

Map or maps:

Other provisions:

Rezoning of land to open space - sport and active recreation zone

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:

Due to the recent building in the area it would be detrimental for everyone if Redwood Park Golf Club was residential. It makes the area achieve a village atmosphere. The trees are glorious and as it has the primary school along the boundary giving the sense of a park. The birdlife is phenomenal and Swanson being the gateway to the Waiakare would be spoiled with apartment blocks.

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

17.1

Details of amendments:

Submission date: 21 March 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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