

Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 8:45 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Kylie K Shaw

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Kylie K Shaw

Organisation name:

Full name of your agent:

Email address: canadiankyle@hotmail.com

Contact phone number: 0274339301

Postal address:
8 tampin road
Hillpark
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Hillpark Residents Association

Submission number: 1126

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 1126.1

Point number 1126.2

Point number 1126.4

Point number 1126.5

The reasons for my or our support or opposition are:

I support and agree with the original submitters recognition of the significance of the wider Hillpark ecological value and natural environment. I support/agree with their request that these attributes be afforded better recognition and protection through application of appropriate overlays and recognised as a Qualifying matter.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I own residential property in Hillpark and reside as a member of this community for the past several years.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 9:00 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Kylie K Shaw

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Kylie K Shaw

Organisation name:

Full name of your agent:

Email address: canadankye@hotmail.com

Contact phone number: 0274339301

Postal address:
8 tampin road
hillpark
Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
1737.1 DOCOMOMO New Zealand julia.gatley@auckland.ac.nz

Submission number: 1737.1

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 1737.1

The reasons for my or our support or opposition are:
I support and agree with the original submitters recognition of the significance of the Hillpark Special Character Overlay. I support/agree with their request that these attributes be afforded better recognition and protection through application of appropriate overlays and recognised as a Qualifying matter.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I live and own my house in Hillpark and am a resident of this community.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 9:15 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Kylie K Shaw

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Kylie K Shaw

Organisation name:

Full name of your agent:

Email address: canadiankyle@hotmail.com

Contact phone number: 0274339301

Postal address:
 8 tampin road
 Hillpark
 Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Ministry of Education Te Tāhuhu o Te Mātauranga Sian.Stirling@beca.com

Submission number: 892

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
 Point number 892.4
 Point number 892.5
 Point number 892.6

The reasons for my or our support or opposition are:

I disagree and do not support with Ministry of Education's submission to rezone Hillpark school and remove the SCA overlay from Hillpark School - submitted through 892.4, 892.5, 892.6 as outlined below:

Ministry of Education submission point 892.4 and 892.6 – argue against the MOE request to change the underlying residential zone from Low Density Residential to Mixed Housing Urban. MOE's reasoning is that this would match surrounding zoning, however this is incorrect, as the current proposed zoning surrounding the school is Low Density Residential Zone (which is largely in keeping with the former Single House Zone).

Ministry of Education submission point 892.5 - argue against the MOE request to have the Special Character Area /

Qualifying Matter removed from the school. To my knowledge the Special Character aspect wouldn't prevent them from future development of the school, it would simply ensure that future development maintains the integrity of the Special Character area.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I live and own my residential property/house in hillpark and have resided here for a number of years.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 9:30 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Kylie Shaw

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Kylie Shaw

Organisation name:

Full name of your agent:

Email address: canadankye@hotmail.com

Contact phone number: 0274339301

Postal address:
 8 tampin road
 Hillpark
 Auckland 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Kāinga Ora developmentplanning@kaingaora.govt.nz

Submission number: 873

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:

Point number 873.312

Point number 873.313

Point number 873.315

Point number 873.316

The reasons for my or our support or opposition are:

Kainga Ora ("KO") submission point 873.312 – argue against the KO request to change the underlying residential zone in Hillpark outside the Special Character Overlay Area from Mixed Housing Urban to Terrace House and Apartment Building zone (this submission point also covers the wider Manurewa area). KO's reasoning seems pretty non-specific – they simply disagree with Auckland Council zoning and are wanting greater intensification. We should support the zoning that Auckland Council has proposed. However, note that should KO's approach to use of Zoning and Overlays be adopted, then a suitable Overlay should be applied to the bulk of Hillpark that recognises landscape values, and ecological significance, and should include appropriate development standards / controls to ensure appropriate future development in Hillpark. Expert assessments of wider Hillpark should be undertaken by suitable

professionals to determine these standards (ecologist, landscape visual, urban design, heritage assessments etc). Such an Overlay should take precedence over any other planning provisions.

Kainga Ora submission point 873.313 - argue against KO request for 'Height Variation Controls' – or increased building height allowances (to 22m) for the Business – Neighbourhood Centre Zone in Hillpark. For Hillpark, this is limited to the existing Hillpark shops, and the dairy on the corner of Grande Vue and Great South Roads. 22m is equivalent to 6 or 7 storeys. These properties are relatively small and isolated, and the proposed heights would be completely at odds with surrounding residential development in terms of scale. Re-development of the Hillpark shops to this scale would also be at odds with Special Character, landscape and ecological significance of Hillpark. As well as adverse local effects, re-development of this scale would erode the significant landscape visual contribution Hillpark makes to the wider Manukau / Manurewa area.

Kainga Ora submission point 873.315 – argue against the KO request to change the underlying residential zone in the Special Character Overlay Area from Low Density Residential to Terrace House and Apartment Building and Mixed Housing Urban zones. KO's reasoning is they want greater intensification near the town centre, and as above the simply want greater intensification. Their assessment clearly isn't based on a detailed place-specific analysis. - they have made no allowance for Hillpark's built Special Character, landscape value, or ecological significance. We should support the zoning that Auckland Council has proposed. However, note that should KO's approach to use of Zoning and Overlays be adopted, then a suitable Overlay should be applied to the Hillpark Special Character Overlay area that recognises built character, landscape values, and ecological significance, and should include appropriate development standards / controls to ensure appropriate future development in Hillpark. Expert assessments of Hillpark should be undertaken by suitable professionals to determine these standards (ecologist, landscape visual, urban design, heritage assessments etc). Such an Overlay should take precedence over any other planning provisions.

Kainga Ora submission point 873.316 - argue against KO request for 'Height Variation Controls' – or increased building height allowances – of 22m to the Hillpark Shops and dairy at corner of Grande Vue and Great South; and 29m to a very large area of Hillpark including areas both within and beyond the Special Character Overlay footprint - Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Claude Road, Arthur Road; and also 29m to Great South Road, Alfriston Road. 29m is equivalent to 8 or 9 storeys. Re-development of such a significant area of Hillpark at this scale is at odds with Special Character, landscape and ecological significance of Hillpark, and would also erode the landscape visual contribution Hillpark makes to the Town Centre and beyond (through likely reduction of tree cover, and obscuring Hillpark's bush from view).

Other angle worth raising with regards to the Kainga Ora submission 873 in totality – it would good to point out that KO's participation in the submission process is inappropriate / conflicted, given one of their key functions (as stated in the Kainga Ora Homes and Communities Act 2019) is to 'provide housing or services related to housing as agent for the Crown or Crown entities'.

Kainga Ora works closely with the Ministry of Housing and Urban Development (who developed the legislation KO works under in consultation with Ministry for the Environment who administer the RMA and triggered this entire process!). A Crown agency, funded by the tax-payer, specifically as agent for the government on housing matters, is making a submission in support of a policy delivered by a Ministry they work closely with. Essentially the Crown through KO is making a submission. There is clear conflict between their Crown role and participation in a local submission process. Submissions such as this KO submission also make it difficult for general residents to participate in the process given the clear power imbalance.

The KO submission also seems to conflict with their Operating Principles which include 'operating in a manner that recognises - environmental, cultural, and heritage values' and 'partnering and engaging meaningfully with other persons and organisations, including—having early and meaningful engagement with communities affected, or to be affected, by urban development'. It is apparent that their submission doesn't recognise the environmental, cultural or heritage values of Hillpark, and they certainly haven't engaged with the community when preparing their submission.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

I live and own my residential property in Hillpark and have resided here for a number of years (as my Auckland Council records would reflect).

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Thursday, 19 January 2023 3:00 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Mark Donnelly

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Mark Donnelly

Organisation name: MD Family Trust

Full name of your agent:

Email address: mark.donnelly@xtra.co.nz

Contact phone number: 021633884

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Freemans Bay Residents Association Incorporated
bartlett@shortlandchambers.co.nz

Submission number: 2201

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number All points

The reasons for my or our support or opposition are:
We support the full submission, as it supports the amenity and heritage character of Freemans Bay

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 19 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

The MD Family Trust owns a property in Freemans Bay

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Thursday, 19 January 2023 5:00 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Mark Donnelly

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Mark Donnelly

Organisation name: MD Family Trust

Full name of your agent:

Email address: mark.donnelly@xtra.co.nz

Contact phone number: 021633884

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Character Coalition Incorporated
jaburns@xtra.co.nz

Submission number: 2021

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number All points

The reasons for my or our support or opposition are:

We fully support all of the submission and points, as they would protect the residential amenity, and the crucial heritage and character aspects of Auckland.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 19 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

The MD Family Trust owns a property in Freemans Bay, and has an interest in preserving the heritage character of Freemans Bay and the surrounding heritage suburbs of Auckland

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 9:00 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Shirley Fleetwood Barber

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Shirley Fleetwood Barber

Organisation name:

Full name of your agent: Shirley Fleetwood Barber

Email address: shsomervell@live.com

Contact phone number:

Postal address:
shsomervell@live.com
Manurewa
Manurewa 2102

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Hillpark Residents Association
contact:glen.frost@gmail.com

Submission number: 1126

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:

Point number 1126.1

Point number 1126.2

Point number 1126.4

Point number 1126.5

Point number 1126

The reasons for my or our support or opposition are:

As a resident of over 25 years in Hillpark I wish to support the submitter's request to retain the Special Character Overlay of Hillpark with the Low Density Residential zoning continuing into the future.

The area has huge heritage/historical significance such as the Nathan Homestead, Orford Lodge, late Ron Sang designed houses, together with associated parks and reserves to be protected as per the then owner's instructions to Council when the original subdivision was first developed.

The retention of the natural and ecological features of the area were to remain unaltered for the benefit of the future

residents and visitors and not intensely developed, together with all areas of significant trees protected. Hillpark being located on a raised portion of land stands out from all directions with its amazing tree cover which I wish protected from any competing increased built intensity/density /height. We live like in a parklike environment and that is why we are called Hillpark!

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 18 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: No

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
My family have resided in Hillpark for over 25 years.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: David Alison <davidalison@xtra.co.nz>
Sent: Wednesday, 18 January 2023 2:32 pm
To: Unitary Plan
Subject: Fwd: Plan Change 78 Further Submission
Attachments: GRM.doc

Further submission attached

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. Name of person making this further submission:
Gerard Robert MURPHY
.....
2. This is a further submission in support of and in opposition to submissions on
proposed Plan Change 78 (the **proposal**).
3. I am a person who has an interest in the proposal that is greater than the interest
the general public has because I own a property and/or live in the area affected by
the Proposal.
4. I **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
504	Charles H Levin	patrick@mulliganlegal.co.nz
872	Heritage New Zealand	bparslow@heritage.org.nz
954	Grey Lynn Residents Association	hello@greyllynresidents.org.nz
1441	Jeffrey Lane Fearon	jeff@fearonhay.com
1823	Parnell Heritage	enquiries@parnellheritage.org.nz
1950	Herne Bay Residents Association	marionkohler03@gmail.com
2021	Character Coalition	jaburns@xtra.co.nz
2193	St Marys Bay Association	brian@metroplanning.co.nz
2201	Freemans Bay Residents Association	bartlett@shortlandchambers.co.nz
2031	Paul Gunn	paulgunn416@gmail.com

5. I **support** the above submissions in their entirety.
6. The reasons for my **support** are that these submissions in whole or in part
consistently support the historic heritage and special character of Freemans Bay at
present protected under the Auckland Unitary Plan.
7. I **oppose** the following submissions of:

Submission No.	Submitter Name	Address for Service
351	iSolutions	rajm@isolutionsnz.com
636	Glenbrook Beach Residents & Ratepayers Association	gbresidentsandratepayersass@gmail.com
665	Bosnyak Investments Ltd	matthew@positiveplanning.co.nz
703	Rutherford Rede Ltd	david@davidwren.co.nz
812	Iain McManus	iain@civitas.co.nz
836	North Eastern Investments Ltd	amanda@proarch.co.nz
839	Russell Property Group	Vijay.lala@tattico.co.nz
840	Auckland City Residents Group	nbuckland@xtra.co.nz
841	Villages of New Zealand Ltd	Tom.Morgan@tattico.co.nz
855	MHE Ltd	michael@campbellbrown.co.nz
871	Property Council NZ	Logan@propertynz.co.nz
873	Kainga Ora	developmentplanning@kaingaora.govt.nz
894	Independent Maori Statutory Board	helen.atkins@ahmlaw.nz
897	Catholic Diocese of Auckland	michael@campbellbrown.co.nz
934	John Mackay	john@urbs.co.nz
938	NZ Housing Foundation	michael@campbellbrown.co.nz
941	Foodstuffs NZ	dallan@ellisgould.co.nz
949	Piper Properties Consultants Ltd	Tom.morgan@tattico.co.nz
971	RTJ Property Professionals Ltd	russell@rtjproperty.co.nz
1066	Avant Group Ltd	mark.vinall@tattico.co.nz
1073	Fulton Hogan Land Development Ltd	nickr@barker.co.nz

1079	Coalition for More Homes	morehomesnz@gmail.com
1980	Fletcher Residential Ltd	kbergin@frl.co.nz
086	Sonn Group	Mark.Vinall@tattico.co.nz
1175	S D Patel Family Trust	vignesh@mhq.co.nz
1182	Body Corporate 128255	vignesh@mhq.co.nz
1359	Hugh Green Ltd	emma@civilplan.co.nz
1380	Synergy Planning	yu.yi@synergyplanningassociates.com
1430	Hanno Willers	hwillers@gmail.com
1442	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543	Winton Land Ltd	ross.cooper@tattico.co.nz
1582	Jervois Properties Ltd	Philip@campbellbrown.co.nz
1585	Gibbonsco Management Ltd	ross.cooper@tattico.co.nz
1586	Shundi Tamaki Village Ltd	ross.cooper@tattico.co.nz
1717	SarahC	greenredblueblack@gmail.com
1729	Scott M Winton	scottwinton@hotmail.com
1747	Harry Platt	harryplatt555@icloud.com
1765	Samson Corporation Ltd & Stirling Nominees Ltd	office@brownandcompany.co.nz
1962	Aedifice Property Group	jessica@civix.co.nz
1992	Te Aitutaki Whanau Trust	david@whitburngroup.co.nz
2025	Greater Auckland	Lowri.matt@gmail.com
2036	Evans Randall Investors Ltd	michael@campbellbrown.co.nz
2040	Mike Greer Developments	michael@campbellbrown.co.nz
2041	Neilston Homes	michael@campbellbrown.co.nz

2083	Universal Homes	michael@campbellbrown.co.nz
2238	Beachlands South Ltd Partnership	bill.loutit@simpsongrrierson.com
2248	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2273	Aaron Grey	aaronigrey@gmail.com

8. I **oppose** the above submissions in their entirety.
9. The reasons for my **opposition** are that these submissions in whole or in part adversely affect the historic heritage and special character of Freemans Bay at present protected under the Auckland Unitary Plan.
10. I seek that the whole of each identified submission be disallowed.
11. I wish to be heard in support of my further submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission:

.....
Date:

17/01/2023

.....

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission:

.....

Telephone: 09 376 2978

.....

Postal address: 43 Wood St, Freemans Bay, Auckland, 1011

.....

Contact person: [name and designation, if applicable]

.....

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.

Alice Zhou

From: Glodia Choi <gchoi@bentley.co.nz>
Sent: Wednesday, 18 January 2023 4:07 pm
To: Unitary Plan
Cc: Craig McGarr
Subject: Further Submissions on AUP Proposed Plan Change 78 (Oceania Healthcare Limited)
Attachments: PC78 Oceania - Further Submission_RVA #947.pdf; PC78 Oceania - Further Submission_Kainga Ora #873.pdf

To whom it may concern,

Please find attached the further submissions by Oceania Healthcare Limited related to the primary submissions on Proposed Plan Change 78.

Kind regards,

Glodia Choi

BENTLEY & Co

Resource Management Consultants

Level 3, 48 High Street, Auckland CBD
PO Box 4492, Shortland Street, Auckland 1140

Phone: 09 309 5367 **Mobile:** 021 368 131

Form 6**Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation***Clause 8 of Schedule 1, Resource Management Act 1991*

To: The Planning Technician
 unitaryplan@aucklandcouncil.govt.nz
 Auckland Council
 Level 4, 135 Albert Street
 Private Bag 92300
 Auckland 1142

Name of submitter: Oceania Healthcare Limited (“**Oceania**”)

Oceania Healthcare Limited
 PO Box 9507
 Newmarket
 Auckland 1149

1. This is a further submission in support of the Retirement Village Association of New Zealand Incorporated’s (“RVA”) submission (submission number 947) on Proposed Plan Change 78 (Intensification) to the Auckland Unitary Plan (“**PC78**”). Oceania made an original submission on PC78, submission number 1056.
2. Oceania could not gain an advantage in trade competition through this further submission.
3. Oceania has an interest in the plan change and the primary submission that is greater than the interest the general public has, as Oceania made a submission on PC78 and has an interest (being the operator of 13 retirement villages in the Auckland Region) in the retirement village industry, which are directly affected by the relief sought in the identified primary submission on PC78.

Further submissions

4. Oceania further submits in support to the RVA’s original submission (submission number 947), and the reasons for the support are detailed in the table attached as **Appendix A**.

Decision sought

5. The relief sought by Oceania is detailed in the table attached as **Appendix A**.

Hearing

6. Oceania wishes to be heard in support of this further submission.
7. If others make a similar submission, consideration would be given to presenting a joint case with them at any hearing.

Dated 18 January 2023

Oceania Healthcare Limited

By its planning and resource management consultants Bentley & Co. Ltd

A handwritten signature in black ink, appearing to be 'Glodia Choi', with a stylized, cursive script.

Glodia Choi

Address for Service:

Bentley & Co. Ltd

PO Box 4492

Shortland Street

Auckland 1140

Attention: Glodia Choi

Mobile: 021368131

Email: gchoi@bentley.co.nz

Note for submitters:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Appendix 1 – Further Submission of Oceania Healthcare Limited

Oceania supports/opposes the submission of:	The particular part/s of the submission Oceania supports/opposes are:				Summary of the submission	Relief sought by submitter	The reasons for Oceania’s support/ opposition are:	Oceania seeks that the whole (or part) of the submission be allowed/ disallowed:
	Sub no./ point no.	Support/ oppose	Topic	Subtopic				
947 Retirement Villages Association of New Zealand Incorporated C/- Chapman Tripp, Level 34, 15 Customs Street West, PO Box 2206, Auckland 1140	947.2	Support	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone	Add Objective H3A.2(14) as follows: <u>‘(14) Recognise and enable the housing and care needs of the ageing population.’</u>	Accept the plan change with amendments	Oceania supports the relief sought for the following reasons: - The submission will better enable housing and care for the ageing population. The proposed objectives and policies will appropriately acknowledge retirement housing and care as a form of residential activity, and reflect the opportunity for retirement villages to be provided for in all residential zones including the Low Density Residential Zone. - The relief sought will enable the efficient use and development of land in the residential zones, and will enable people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. - The relief sought is consistent with the outcomes that are intended by the NPS-UD in respect of enabling urban residential intensification as well as responding to the diverse and changing needs of people (including aged care), communities and future generations. - Similar to Oceania’s original submission, the relief sought is reflective of the fact that the amenity needs (functional and operational) of retirement village residents are not the same as those of the residents of typical residential housing.	Allow the submission.
	947.3 947.202 947.203	Support	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone	Add Policy H3A.3(24)(25)(26) as follows: <u>‘(24) Recognise the intensification opportunities provided by larger sites within the low density residential zone by providing for more efficient use of those sites.’</u> <u>‘(25) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in low density residential zone, such as retirement villages.’</u> <u>‘(26) Recognise the functional and operational needs of retirement villages, including that they:</u> <u>(a) May require greater density than the planned urban built character to enable efficient provision of services.</u> <u>(b) Have unique layout and internal amenity needs to cater for the requirements of residents as they age.’</u>	Accept the plan change with amendments		Allow the submission.
	974.4	Support	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone	Amend Table H3A.4.1 Activity Table to include 'retirement villages' as a permitted activity, and with no standards that must be complied with.	Amend Table H3A.4.1 Activity Table as follows: [Insert] <u>(AX) Retirement Villages – Permitted</u>	Oceania supports the outcome sought by the submitter, in principle, that retirement village is a residential activity in nature, and should be provided for in all residential zones. As notified in PC78, Integrated Residential Development (which includes retirement villages) in Low Density Residential Zone (“LDR”) is a non-complying activity (as an activity not provided for in Table H3A.4.1). The relief sought to provide retirement village use as a permitted activity in LDR recognises that retirement villages are appropriate in nature and is an anticipated activity for the zone.	Allow the submission.
	947.12	Support	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone	Add Objective H5.2(11) as follows: <u>‘(11) Recognise and enable the housing and care needs of the ageing population.’</u>	Accept the plan change with amendments	Oceania supports the relief sought for the following reasons: - The submission will better enable housing and care for the ageing population. The proposed objectives and policies will appropriately acknowledge retirement housing and care as a form of residential activity, and reflect the opportunity for retirement villages to be provided for in all residential zones. - The relief sought will enable the efficient use and development of land in the residential zones, and will enable people and communities to provide for their social, economic, and cultural wellbeing, and for their health and	Allow the submission.
	947.26	Support	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone	Amend Policy H5.3(9) as follows: <u>‘(9) Recognising intensification opportunities by enabling Enable more efficient use of larger sites including by providing for integrated residential development and retirement villages.’</u>	Accept the plan change with amendments		Allow the submission.
	947.33 947.207 947.208	Support	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone	Add Policy H5.3(18)(20)(21) as follows: <u>‘(18) To provide for the diverse and changing residential needs of communities, recognise that</u>	Accept the plan change with amendments		Allow the submission.

Oceania supports/opposes the submission of:	The particular part/s of the submission Oceania supports/opposes are:				Summary of the submission	Relief sought by submitter	The reasons for Oceania's support/ opposition are:	Oceania seeks that the whole (or part) of the submission be allowed/ disallowed:
	Sub no./ point no.	Support/ oppose	Topic	Subtopic				
					the existing character and amenity of the Mixed Housing Urban zone will change over time to enable a variety of housing types with a mix of densities.' '(20) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Mixed Housing Urban zone, such as retirement villages.' (21) Recognise the functional and operational needs of retirement villages, including that they: (a) May require greater density than the planned urban built character to enable efficient provision of services. (b) Have unique layout and internal amenity needs to cater for the requirements of residents as they age.'		safety, now and into the future. - The relief sought is consistent with the outcomes that are intended by the NPS-UD in respect of enabling urban residential intensification as well as responding to the diverse and changing needs of people (including aged care), communities and future generations. - Similar to Oceania's original submission, the relief sought is reflective of the fact that the amenity needs (functional and operational) of retirement village residents are not the same as those of the residents of typical residential housing.	
	947.34	Support	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone	Amend Table H5.4.1 Activity Table to include 'retirement villages' as a permitted activity, and with no standards that must be complied with.	Amend Table H5.4.1 Activity Table as follows: [Insert] (AX) Retirement Villages – Permitted	Oceania supports the outcome sought by the submitter, in principle, that retirement village is a residential activity in nature, and should be provided for in all residential zones. The relief sought to provide retirement village use as a permitted activity, other than a restricted discretionary activity (as provided for under the definition of Integrated Residential Development), distinguish retirement village from typical residential housing development, and recognises that retirement villages are appropriate in nature for residential zones.	Allow the submission.
	947.45	Support	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone	Amend Standard H5.6.12 to provide for outlook space requirements that are appropriate for retirement villages in line with the MDRS. Refer to full submission (pages 46-47) for proposed wording.	The submitter seeks to amend Standard H5.6.12 Outlook Space as follows: All Development containing up to three dwellings must comply with the following: ... i) For retirement units, clauses (a) to (h) apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms. Development containing four or more and any other development must comply with the following: [Delete (1) – (9)]	Oceania supports the relief sought for the following reasons: - Oceania has submitted on this aspect, noting that the proposed amendments in PC78 will require the same amenity outcomes (e.g. outlook space and outdoor living) to apply to a retirement village unit as a typical residential dwelling. Oceania has sought similar relief, in principle, with this submission point. - The relief sought by the submitter is consistent, in principle, with the relief sought by Oceania in its original submission (submission 1056), which is to exclude retirement villages from Standard H5.6.12 Outlook space. - The relief sought will distinguish the internal amenity needs of retirement village residents are not the same as those of the residents of typical residential housing.	Allow the submission.
	947.47 947.211	Support	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone	Amend Standard H5.6.14 to provide for outdoor living space requirements that are appropriate for retirement villages.	Amend H5.6.14(A1) as follows: 'All Development containing up to three dwellings must comply with the following: '(1) For retirement units, clauses A1 and B1 apply with the following modifications: (a) The outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and (b) A retirement village may provide indoor living spaces in one or more communally accessible	Oceania supports the relief sought for the following reasons: - Oceania has submitted on this aspect, noting that the proposed amendments in PC78 will require the same amenity outcomes (e.g. outlook space and outdoor living) to apply to a retirement village unit as a typical residential dwelling. Oceania has sought similar relief, in principle, with this submission point. - The relief sought by the submitter is consistent, in principle, with the relief sought by Oceania in its original submission (submission 1056),	Allow the submission.

Oceania supports/opposes the submission of:	The particular part/s of the submission Oceania supports/opposes are:				Summary of the submission	Relief sought by submitter	The reasons for Oceania's support/ opposition are:	Oceania seeks that the whole (or part) of the submission be allowed/ disallowed:
	Sub no./ point no.	Support/ oppose	Topic	Subtopic				
						<u>locations in lieu of up to 50% of the required outdoor living space.'</u> Development containing four or more dwellings and any other development (including retirement villages) must comply with the following: [Delete all]	which is to exclude retirement villages from Standard H5.6.14 Outdoor living space. The relief sought will distinguish the internal amenity needs (functional and operational) of retirement village residents are not the same as those of the residents of typical residential housing.	
	947.55	Support	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone	Amend paragraph four of H6.1 Zone Description as follows: 'The zone enables a mix of housing types including three-storey attached and detached dwellings, terraced housing and apartment buildings, and integrated residential developments, such as retirement villages and papakāinga..	Accept the plan change with amendments	Oceania supports the relief sought for the following reasons: The submission will better enable housing and care for the ageing population. The proposed objectives and policies will appropriately acknowledge retirement housing and care as a form of residential activity, and reflect the opportunity for retirement villages to be provided for in all residential zones.	Allow the submission.
	947.71	Support	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone	Amend Policy H6.3(1) as follows: 'Enable a variety of housing types at high densities including terrace housing and low to mid-rise and higher rise apartments, within walkable catchments and integrated residential developments <u>and such as</u> retirement villages.'	Accept the plan change with amendments	The relief sought will enable the efficient use and development of land in the residential zones, and will enable people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	Allow the submission.
	947.78 947.216 947.217 947.218	Support	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone	Add Policy H6.3(16) as follows: <u>'(16) To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the Mixed Housing Urban zone will change over time to enable a variety of housing types with a mix of densities.'</u> <u>'(17) Recognise the intensification opportunities provided by larger sites within the Mixed Housing Urban zone by providing for more efficient use of those sites.'</u> <u>'(18) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Mixed Housing Urban zone, such as retirement villages.'</u> <u>'(19) Recognise the functional and operational needs of retirement villages, including that they: (a) May require greater density than the planned urban built character to enable efficient provision of services. (b) Have unique layout and internal amenity needs to cater for the requirements of residents as they age.'</u>	Accept the plan change with amendments	- The relief sought is consistent with the outcomes that are intended by the NPS-UD in respect of enabling urban residential intensification as well as responding to the diverse and changing needs of people (including aged care), communities and future generations. - Similar to Oceania's original submission, the relief sought is reflective of the fact that the amenity needs (functional and operational) of retirement village residents are not the same as those of the residents of typical residential housing.	Allow the submission.
	947.79	Support	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone	Amend Table H6.4.1 Activity Table to include 'retirement villages' as a permitted activity, and with no standards that must be complied with.	Amend Table H6.4.1 Activity Table as follows: [Insert] <u>(AX) Retirement Villages – Permitted</u>	Oceania supports the outcome sought by the submitter, in principle, that retirement villages is a residential activity in nature, and should be provided for in all residential zones. The relief sought to provide retirement villages use as a permitted activity, other than a restricted discretionary activity (as provided for under the definition of Integrated Residential Development), distinguish retirement village from typical residential housing development, and recognises that retirement villages are appropriate in nature for residential zones.	Allow the submission.

Oceania supports/opposes the submission of:	The particular part/s of the submission Oceania supports/opposes are:				Summary of the submission	Relief sought by submitter	The reasons for Oceania's support/ opposition are:	Oceania seeks that the whole (or part) of the submission be allowed/ disallowed:
	Sub no./ point no.	Support/ oppose	Topic	Subtopic				
	947.90	Support	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone	Delete and replace Standard H6.6.13 with the Outlook Space Standard in the MDRS.	The RVA seeks to delete H6.6.13 and replace it with the Outlook Space standard in the MDRS, with the inclusion of a retirement unit specific provision: H6.6.13 Outlook Space <u>All Development containing up to three dwellings</u> must comply with the following:	Oceania supports the relief sought for the following reasons: Oceania has submitted on this aspect concerning that the proposed amendments in PC78 will require the same amenity outcomes (e.g. outlook space and outdoor living) to apply to a retirement village unit as a typical residential dwelling. Oceania has sought similar relief, in principle, with this submission point.	Allow the submission.
	947.221	Support	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone	Amend H6.6.13 as follows: ' <u>All Development containing up to three dwellings or retirement units must comply with the following: (i) For retirement units, clauses (a) to (h) apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.</u> '	... <u>i) For retirement units, clauses (a) to (h) apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.</u> [Delete (1) – (9)]	- The relief sought by the submitter is consistent, in principle, with the relief sought by Oceania in its original submission (submission 1056). - The relief sought will distinguish the internal amenity needs (functional and operational) of retirement village residents are not the same as those of the residents of typical residential housing.	Allow the submission.
	947.92	Support	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone	Amend Standard H5.6.14 to provide for outdoor living space requirements that are appropriate for retirement villages.	The submitter seeks to amend H6.6.15(1- (4) as follows to reflect the relevant MDRS standards and to include an additional amendment specific for retirement villages. H6.6.15 Outdoor living space ' <u>All Development containing up to three dwellings</u> must comply with the following:	Oceania supports the relief sought for the following reasons: Oceania has submitted on this aspect concerning the proposed amendments in PC78 will require the same amenity outcomes (e.g. outlook space and outdoor living) to apply to a retirement village unit as a typical residential dwelling.	Allow the submission.
	947.222	Support	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone	Delete H6.6.15(1), H6.6.15(2), H6.6.15(3) and H6.6.15(4).	... ' <u>(1) For retirement units, clauses A1 and B1 apply with the following modifications:</u> <u>(a) The outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and</u> <u>(b) A retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.</u> ' <u>Development containing four or more dwellings and any other development (including retirement villages) must comply with the following:</u> [Delete all]	- The relief sought by the submitter is consistent, in principle, with the relief sought by Oceania in its original submission (submission 1056), to exclude retirement villages from the amenity requirements that required for typical residential housing development. - The relief sought will distinguish the internal amenity needs (functional and operational) of retirement village residents are not the same as those of the residents of typical residential housing. - The relief sought is consistent with the MDRS standards.	Allow the submission.
	947.100	Support	Plan making and procedural	Definitions	Amend definition of Integrated Residential as follows: 'A residential development on sites greater than 2,000m² which includes supporting communal facilities such as recreation and leisure facilities, supported residential care, welfare and medical facilities (inclusive of hospital care), and other non-residential activities accessory to the primary residential use. For the avoidance of doubt this would <u>not</u> include a retirement village.'	Accept the plan change with amendments	The submitter seeks to exclude “Retirement Village” from the definition umbrella of “Integrated Residential Development” (“IRD”), to provide clarity and certainty that retirement village units are not encompassed by typical residential housing provisions. Oceania supports the relief sought by the submitter as it is consistent, in principle, with the relief sought by Oceania (submission number 1056) that retirement units should be clearly differentiated from typical residential housing development, that different amenity outcomes expected for a retirement village unit.	Allow the submission.
	947.113	Support	Business	Business Zones	Add general objective for all centres and the Business - Mixed House Zone, Business - General	Accept the plan change with amendments	Oceania supports the relief sought for the following reasons:	

Oceania supports/opposes the submission of:	The particular part/s of the submission Oceania supports/opposes are:				Summary of the submission	Relief sought by submitter	The reasons for Oceania's support/ opposition are:	Oceania seeks that the whole (or part) of the submission be allowed/ disallowed:
	Sub no./ point no.	Support/ oppose	Topic	Subtopic				
			Zones provisions	(general or other)				
	947.119	Support	Business Zones provisions	Business Zones (general or other)	Seeks policy support for retirement villages be inserted into the general policies for all centres and the Business - Mixed Use Zone, Business - General Business Zone and Business - Business Park Zone. Refer to the proposed wording in full submission (pages 79-81, 87-89).	The submitter seeks that the following policies are inserted into the general policies for all centres and the Business- Mixed Use Zone, Business- General Business Zone and Business- Business Park Zone: H8.3. Policies <i>General policies for all centre, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone</i> <u>(x) To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.</u> <u>(x) Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.</u> <u>(x) Provision of housing for an ageing population:</u> <u>a. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Medium Density Residential Areas, such as retirement villages.</u> <u>b. Recognise the functional and operational needs of retirement villages, including that they:</u> <u>1. May require greater density than the planned urban built character to enable efficient provision of services.</u> <u>2. Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.</u> <u>(x) Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u>	- The submission will better enable housing and care for the ageing population. The proposed objectives and policies will appropriately acknowledge retirement housing and care as a form of residential activity, and reflect the opportunity for retirement villages to be provided in Auckland’s urban area which has good accessibility to services, facilities and amenities. - The relief sought will enable the efficient use and development of land in the residential zones, and will enable people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. - The relief sought is consistent with the outcomes that are intended by the NPS-UD in respect of enabling urban residential intensification as well as responding to the diverse and changing needs of people (including aged care), communities and future generations.	Allowed, subject to the relief sought be amended to reflect its relevance to business zones. <u>(x) To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.</u> <u>(x) Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.</u> <u>(x) Provision of housing for an ageing population:</u> <u>a. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Medium Density Residential Areas, such as retirement villages.</u> <u>b. Recognise the functional and operational needs of retirement villages, including that they:</u> <u>1. May require greater density than the planned urban built character to enable efficient provision of services.</u> <u>2. Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.</u> <u>(x) Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u>
	947.139	Support	Business Zones provisions	Metropolitan Centre Zone-provisions	Amend Table H9.4.1 to include new rule <u>(AX) Retirement Villages - P</u>	Accept the plan change with amendments	As notified by PC78, Integrated Residential Development (which includes retirement villages) is provided for as a permitted activity in the Metropolitan Centre Zone. Should the other relief being sought by this submission, to separate retirement village from the definition of Integrated Residential Development, is allowed, it is considered a retirement village specific rule is required that provides for retirement village activities as a permitted activity in the Metropolitan Centre Zone.	Allow the submission.
	947.150	Support	Business Zones provisions	Town Centre Zone - provisions	Seeks new policies to provide for the provision of residential activities and retirement activities in the Business - Town Centre Zone and that any inconsistent Town Centre Zone objectives and policies are deleted or amended for consistency. Refer to submission for details (pages 95-97).	The RVA seeks the following new policies to provide for the provision of residential activities and retirement village activities in the Business – Town Centre Zone and that any inconsistent Town Centre Zone objectives and policies are deleted or amended for consistency: <u>(23) Provide for a diverse range of housing and care options that are suitable for the particular needs and</u>	Oceania supports the relief sought for the following reasons: The submission will better enable housing and care for the ageing population in the Auckland region. The proposed objectives and policies will appropriately acknowledge the need for retirement housing and care, and enable for	Allowed, subject to the relief sought be amended to reflect its relevance to business/ Town Centre zone. <u>(23) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Town Centre Zone, such as retirement villages.</u>

Oceania supports/opposes the submission of:	The particular part/s of the submission Oceania supports/opposes are:				Summary of the submission	Relief sought by submitter	The reasons for Oceania’s support/ opposition are:	Oceania seeks that the whole (or part) of the submission be allowed/ disallowed:
	Sub no./ point no.	Support/ oppose	Topic	Subtopic				
					<u>characteristics of older persons in the Town Centre Zone, such as retirement villages.</u> <u>(24) Recognise the intensification opportunities provided by larger sites within the Town Centre Zone by providing for more efficient use of those sites.</u> <u>(25) Provision of housing for an ageing population:</u> <u>(2) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Medium Density Residential Areas, such as retirement villages.</u> <u>(3) Recognise the functional and operational needs of retirement villages, including that they:</u> <u>3. May require greater density than the planned urban built character to enable efficient provision of services.</u> <u>4. Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.</u> <u>(26) Enable the density standards to be utilised as a baseline for the assessment of the effects of development.</u> <u>(23) Provide for a diverse and changing residential needs of communities, recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.</u> <u>(x) Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.</u>	retirement villages be provided in Auckland urban area which has good accessibility to services, facilities and amenities. - The relief sought will enable the efficient use and development of land in the Auckland Urban Area, and will enable people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. - The relief sought is consistent with the outcomes that are intended by the NPS-UD in respect of enabling urban residential intensification as well as responding to the diverse and changing needs of people (including aged care), communities and future generations.	<u>(24) Recognise the intensification opportunities provided by larger sites within the Town Centre Zone by providing for more efficient use of those sites.</u> <u>(25) Provision of housing for an ageing population:</u> <u>(2) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Medium Density Residential Areas, such as retirement villages.</u> <u>(3) Recognise the functional and operational needs of retirement villages, including that they:</u> <u>3. May require greater density than the planned urban built character to enable efficient provision of services.</u> <u>4. Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.</u> <u>(26) Enable the density standards to be utilised as a baseline for the assessment of the effects of development.</u> <u>(23) Provide for a diverse and changing residential needs of communities, recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.</u> <u>(x) Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.</u>	
947.151	Support	Business Zones provisions	Town Centre Zone - provisions	Amend Table H10.4.1 to include new rule <u>(AX) Retirement Villages - P</u>	Accept the plan change with amendments	As notified by PC78, Integrated Residential Development (which includes retirement villages) is provided for as a permitted activity in the Town Centre Zone. Should the other relief being sought by this submission, to separate retirement villages from the definition of Integrated Residential Development, is allowed, it is considered a retirement village specific rule is required that provides for retirement village activities as a permitted activity in the Town Centre Zone.	Allow the submission.	
947.163 947.231 947.232 947.233	Support	Business Zones provisions	Local Centre Zone - provisions	Seek new policies to provide for the provision of residential activities and retirement villages. Refer to full submission for details (pages 103-104). Add Policy H11.3(22)(23)(24) as follows: <u>‘(22) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Town Centre Zone, such as retirement villages.’</u> <u>‘(23) Recognise the intensification opportunities provided by larger sites within the Commercial</u>	Accept the plan change with amendments	Oceania supports the relief sought for the following reasons: The submission will better enable housing and care for the ageing population in the Auckland region. The proposed objectives and policies will appropriately acknowledge retirement housing and care, and reflect the opportunity for retirement villages be provided for in Auckland’s urban area which has good accessibility to services, facilities and amenities.	Allowed, subject to the relief sought be amended to reflect its relevance to Local Centre zone. <u>‘(22) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Town Centre Zone, such as retirement villages.’</u>	

Oceania supports/opposes the submission of:	The particular part/s of the submission Oceania supports/opposes are:				Summary of the submission	Relief sought by submitter	The reasons for Oceania’s support/ opposition are:	Oceania seeks that the whole (or part) of the submission be allowed/ disallowed:
	Sub no./ point no.	Support/ oppose	Topic	Subtopic				
					zones by providing for more efficient use of those sites.' <u>(24) Provision of housing for an ageing population:</u> <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Medium Density Residential Areas, such as retirement villages.</u> <u>Recognise the functional and operational needs of retirement villages, including that they:</u> <u>May require greater density than the planned urban built character to enable efficient provision of services.</u> <u>Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.</u>		- The relief sought will enable the efficient use and development of land in the residential zones, and will enable people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. - The relief sought is consistent with the outcomes that are intended by the NPS-UD in respect of enabling urban residential intensification as well as responding to the diverse and changing needs of people (including aged care), communities and future generations.	
	947.164	Support	Business Zones provisions	Local Centre Zone - provisions	Amend Table H11.4.1 to include new rule <u>(AX) Retirement Villages - P</u>	Accept the plan change with amendments	As notified by PC78, Integrated Residential Development (which includes retirement villages) is provided for as a discretionary activity in the Local Centre Zone. The relief sought to provide retirement village use as a permitted activity will distinguish retirement village from typical residential housing development, and recognises that retirement villages is an anticipated activity for the zone, better enabling housing and care for the ageing population at the appropriate location.	Allow the submission.
	947.176 947.238 947.239 947.240	Support	Business Zones provisions	Neighborhood Centre Zone - provisions	Add new Policy H12.3(19)(20)(21)(22) as follows: <u>‘(19) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Town Centre Zone, such as retirement villages.’</u> <u>(20) Recognise the intensification opportunities provided by larger sites within the Town Centre Zone by providing for more efficient use of those sites.</u> <u>(21) Provision of housing for an ageing population:</u> a. <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Medium Density Residential Areas, such as retirement villages.</u> b. <u>Recognise the functional and operational needs of retirement villages, including that they:</u> i. <u>May require greater density than the planned urban built character to enable efficient provision of services.</u>	The RVA seeks new policies to provide for the provision of residential activities and retirement village activities in the Business – Neighborhood Centre Zone and that any inconsistent Neighborhood Centre Zone objectives and policies are deleted or amended for consistency:	Oceania supports the relief sought for the following reasons: - The submission will better enable housing and care for the ageing population in the Auckland region. The proposed objectives and policies will appropriately acknowledge retirement housing and care, and reflect the opportunity for retirement villages be provided for in Auckland’s urban area which has good accessibility to services, facilities and amenities. - The relief sought will enable the efficient use and development of land in the residential zones, and will enable people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. - The relief sought is consistent with the outcomes that are intended by the NPS-UD in respect of enabling urban residential intensification as well as responding to the diverse and changing needs of people (including aged care), communities and future generations.	Allowed, subject to the relief sought be amended to reflect its relevance to Neighborhood Centre zone. <u>‘(19) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Town Centre Zone, such as retirement villages.’</u> <u>(20) Recognise the intensification opportunities provided by larger sites within the Town Centre Zone by providing for more efficient use of those sites.</u>

Oceania supports/opposes the submission of:	The particular part/s of the submission Oceania supports/opposes are:				Summary of the submission	Relief sought by submitter	The reasons for Oceania's support/ opposition are:	Oceania seeks that the whole (or part) of the submission be allowed/ disallowed:
	Sub no./ point no.	Support/ oppose	Topic	Subtopic				
					ii. <u>Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.</u> (22) <u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u>			
	947.177	Support	Business Zones provisions	Neighborhood Centre Zone - provisions	Amend Table H12.4.1 to include new rule (AX) <u>Retirement Villages - P</u>	Accept the plan change with amendments	As notified by PC78, Integrated Residential Development (which includes retirement villages) is provided for as a discretionary activity in the Neighborhood Centre Zone. The relief sought to provide retirement village use as a permitted activity will distinguish retirement villages from typical residential housing development, and recognises that retirement villages is an anticipated activity for the zone, better enable housing and care for the ageing population.	Allow the submission.
	947.189 947.242 947.243	Support	Business Zones provisions	Mixed use Zone - provisions	Add new Policy H13.3(23)(24)(25) as follows: (23) <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Town Centre Zone, such as retirement villages.</u> (24) <u>Recognise the intensification opportunities provided by larger sites within the Town Centre Zone by providing for more efficient use of those sites.</u> (25) <u>Provision of housing for an ageing population:</u> c. <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in Medium Density Residential Areas, such as retirement villages.</u> d. <u>Recognise the functional and operational needs of retirement villages, including that they:</u> iii. <u>May require greater density than the planned urban built character to enable efficient provision of services.</u> iv. <u>Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.</u>	Accept the plan change with amendments	Oceania supports the relief sought for the following reasons: - The submission will better enable housing and care for the ageing population in the Auckland region. The proposed objectives and policies will appropriately acknowledge retirement housing and care, and reflect the opportunity for retirement villages be provided for in Auckland's urban area which has good accessibility to services, facilities and amenities. - The relief sought will enable the efficient use and development of land in the residential zones, and will enable people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. - The relief sought is consistent with the outcomes that are intended by the NPS-UD in respect of enabling urban residential intensification as well as responding to the diverse and changing needs of people (including aged care), communities and future generations.	Allowed, subject to the relief sought be amended to reflect its relevance to Mixed Use zone. (23) <u>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Town Centre Zone, such as retirement villages.</u> (24) <u>Recognise the intensification opportunities provided by larger sites within the Town Centre Zone by providing for more efficient use of those sites.</u>
	90	Support	Business Zones provisions	Mixed use Zone - provisions	Amend Table H13.4.1 to include new rule (AX) <u>Retirement Villages - P</u>	Accept the plan change with amendments	As notified by PC78, Integrated Residential Development (which includes retirement villages) is provided for as a permitted activity in the Mixed Use Zone. Should the other relief being sought by this submission, to separate retirement village from the definition of Integrated Residential Development, is allowed, it is considered a retirement village specific rule is required that provides for retirement village as a permitted activity in the Mixed Use Zone.	Allow the submission.

Form 6**Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation***Clause 8 of Schedule 1, Resource Management Act 1991*

To: The Planning Technician
 unitaryplan@aucklandcouncil.govt.nz
 Auckland Council
 Level 4, 135 Albert Street
 Private Bag 92300
 Auckland 1142

Name of submitter: Oceania Healthcare Limited (“**Oceania**”)

Oceania Healthcare Limited
 PO Box 9507
 Newmarket
 Auckland 1149

1. This is a further submission in support of Kāinga Ora’s submission (submission number 873) on Proposed Plan Change 78 (Intensification) to the Auckland Unitary Plan (“**PC78**”).
2. Oceania could not gain an advantage in trade competition through this further submission.
3. Oceania has an interest in the plan change and the primary submissions that is greater than the interest the general public has, as Oceania owns property at 55 Allendale Road, Mount Albert, Oceania Everill Orr (“the site”), which is directly affected by the relief sought by a primary submission on PC78.

Submission supported

4. Oceania further submits in support of Kāinga Ora’s original submission (submission number 873).
5. The particular points of Kāinga Ora’s submission that Oceania supports are:
 - Submission point 873.8 and 873.215 where they seek the application of a Height Variation Control (“HVC”) to 55 Allendale Road, Mount Albert, and the surrounding commercial and residential land proximate to Mt Albert Shopping Centre, to enable a building height of up to 29m as a permitted activity.

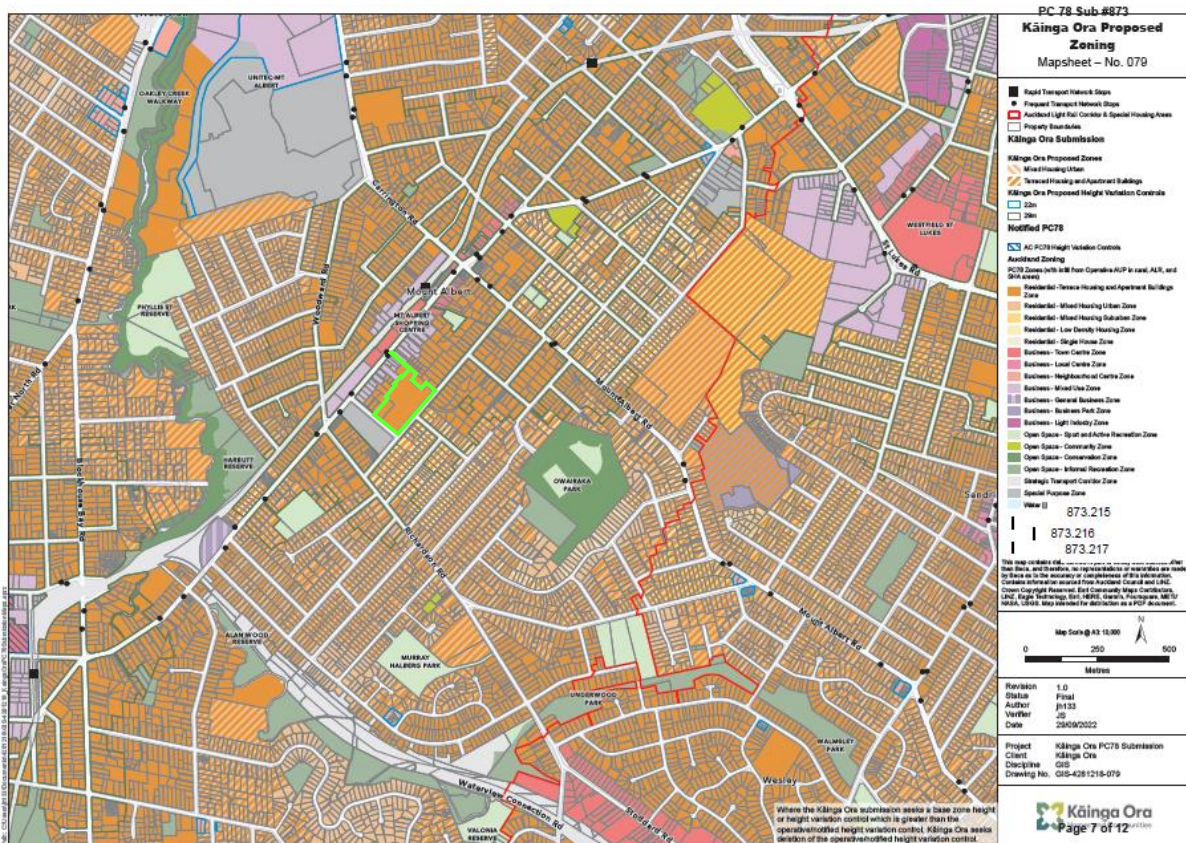


Figure 1: Kāinga Ora proposed rezoning - Map 79 - showing the Oceania's Everil Orr site outlined in green



Figure 2: Kāinga Ora proposed rezoning - Map 79 - showing the Oceania's Everil Orr site outlined in green

6. The reasons for support include:

- Under the existing provisions of the Unitary Plan, 55 Allendale Road, Mount Albert is zoned Mixed Housing Urban. Through PC78, the site is proposed to be rezoned to Residential- Terraced Housing and Building Apartment- within Walkable Catchment (“THAB-W”). The proposed permitted maximum building height for THAB-W, under PC78, is 21m.
- No further amendments are proposed by PC78 to apply a HVC the site or the surrounding area.
- Kāinga Ora’s submission proposes the application of a HVC to the site and the surrounding area to enable a permitted building height of up to 29m.
- It is considered the area is suitable for greater development (beyond six storeys) as it is proximate to a well established neighbourhood centre, facilities, major public transport routes and a ‘Rapid Transit Stop’ (Mount Albert Railway Station).
- In addition, accepting the submission will:
 - promote the sustainable management of resources, achieve the purpose of the Resource Management Act 1991 (RMA) and give effect to Part 2 and other provisions of the RMA; and
 - enable the social, economic and cultural well-being of the community in Auckland.

7. As such, Oceania requests the submission be accepted.

Decision sought

8. Oceania seeks the following relief:

- Kāinga Ora’s submissions 873.7 and 873.221 be allowed.

Hearing

9. Oceania wishes to be heard in support of this submission.

10. If others make a similar submission, consideration would be given to presenting a joint case with them at any hearing.

Dated 18 January 2023

Oceania Healthcare Limited

By its planning and resource management consultants Bentley & Co. Ltd



Glodia Choi

Address for Service:

Bentley & Co. Ltd
PO Box 4492
Shortland Street
Auckland 1140
Attention: Glodia Choi

Mobile: 021368131

Email: gchoi@bentley.co.nz

Note for submitters:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 1:00 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - JGUO Developments Limited
Attachments: JGUO further submission on Auckland Council PC78 _20230118125313.133.pdf; Annexure 1 and 2 JGUO Further Submission_20230118125314.586.pdf

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: JGUO Developments Limited

Organisation name: JGUO Developments Limited

Full name of your agent: Mark Weingarth

Email address: mark@planco.co.nz

Contact phone number: 0211671873

Postal address:
84 Birkenhead Avenue
Birkenhead
Auckland 0626

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Character Coalition Incorporated

Danute Leathem - danute.leathem@gmail.com

Heritage New Zealand Pouhere Taonga

Submission number: 2021, 583 & 872

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number 2021.1 2021.3 583.1 872.23

The reasons for my or our support or opposition are:
Please see attached.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 18 January 2023

Supporting documents

JGUO further submission on Auckland Council PC78 _20230118125313.133.pdf

Annexure 1 and 2 JGUO Further Submission_20230118125314.586.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

Representing a landowner affected by the Plan Change

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Wednesday, 18 January 2023 1:00 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - JGUO DEVELOPMENTS LIMITED
Attachments: Annexure 1 and 2 JGUO Further Submission.pdf; JGUO further submission on Auckland Council PC78 .pdf

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: JGUO DEVELOPMENTS LIMITED

Organisation name: JGUO DEVELOPMENTS LIMITED

Full name of your agent: Mark Weingarth

Email address: mark@planco.co.nz

Contact phone number: 0211671873

Postal address:
 84 Birkenhead Avenue
 Birkenhead
 Auckland 0626

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 Kāinga Ora - developmentplanning@kaingaora.govt.nz

Steven Wang and Shirley Wang - milan.covic@ckl.co.nz

Stephen Smythe - karen@bll.nz

The Surveying Company Ltd - info@subdivision.co.nz

Submission number: 873, 1090, 1390 & 1984

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
 Point number 873.218 1090.7 1390.2 1984.3

The reasons for my or our support or opposition are:
 Please see attached

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 18 January 2023

Supporting documents

Annexure 1 and 2 JGUO Further Submission.pdf

JGUO further submission on Auckland Council PC78 .pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

Representing a land owner affected by the Plan Change

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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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IN THE MATTER

of the Resource Management Act
1991 (“**RMA**”)

AND

IN THE MATTER

of further submissions in relation to
Plan Change 78 to the Auckland
Unitary Plan (Operative in Part)
Intensification in response to the
Medium Density Residential
Standards (MDRS) and the National
Policy Statement on Urban
Development 2020 (NPS-UD)

FURTHER SUBMISSIONS BY JGUO DEVELOPMENTS LIMITED

18 January 2023

To: Auckland Council
Private Bag 92300
Auckland 1142
By email: unitaryplan@aucklandcouncil.govt.nz

Name of Submitter: JGUO Developments Limited ('JGUO')

Address for Service: c/- Plan Co.
84 Birkenhead Avenue
Birkenhead, Auckland 0626
Attention: Mark Weingarth
mark@planco.co.nz

1. This is a further submission on Plan Change 78 ("plan change") to the Auckland Unitary Plan (Operative in Part) 2016 ("plan").
2. JGUO is an entity who has an interest in the plan change that is greater than the interest the general public has, as they are an original submitter on the plan change (**#1201**) and own land that is directly affected by the plan change (2A & 2B Glenalmond Road).
3. JGUO support the submissions identified in Annexure 1 of this further submission for the reasons outlined in JGUO primary submission and because the decisions sought in those original submissions:
 - a. Will promote the sustainable management of natural and physical resources in accordance with Part 2 of the Resource Management Act;
 - b. Will enable people and communities to provide for their social, economic and cultural wellbeing;
 - c. Will assist in meeting the reasonably foreseeable needs of future generations through supply of housing;
 - d. Will enable the efficient use and development of valuable natural and physical resources;
 - e. Are the most appropriate means of achieving the plan's objectives and exercising the Council's functions;

- f. Are consistent with both the intent and wording of the National Policy Statement on Urban Development 2020, the Medium Density Residential Standards as set out in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, and the tests required for Qualifying Matters;
 - g. Are, without limiting the generality of the above, appropriate for the reasons identified in Annexure 1.
- 4. JGUO oppose the submissions identified in Annexure 2 of this further submission for the reasons outlined in JGUO primary submission and because the decisions sought in those original submissions:
 - a. Will not promote the sustainable management of natural and physical resources in accordance with Part 2 of the Resource Management Act;
 - b. Will not enable people and communities to provide for their social, economic and cultural wellbeing;
 - c. Will not assist in meeting the reasonably foreseeable needs of future generations through supply of housing;
 - d. Will not enable the efficient use and development of valuable natural and physical resources;
 - e. Are not the most appropriate means of achieving the plan's objectives and exercising the Council's functions.
 - f. Are contrary to both the intent and wording of the National Policy Statement on Urban Development 2020, the Medium Density Residential Standards as set out in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, and the tests required for Qualifying Matters;
 - g. Are, without limiting the generality of the above, not appropriate for the reasons outlined in Annexure 2.
- 5. The particular parts of the submissions that JGUO supports or opposes are set out in Annexures 1 and 2.
- 6. JGUO seek:
 - a. The decisions identified in Annexures 1 and 2.
 - b. Any consequential and/or other relief necessary to give effect to the relief sought in Annexures 1 and 2 and/or New Avenues' original submission.

7. JGUO wish to be heard in support of their further submissions.
 8. JGUO would consider presenting a joint case with others making similar submissions.
-

Mark Weingarth

Plan Co. NZ Ltd

For and on behalf of **JGUO Developments Ltd**

18 January 2023

Annexure 1: Submissions Supported

	Submission Number / Point	Original Submitter	Decision Sought by Original Submitter (from summary of submissions)	Reasons for Support (in addition to those identified in the main body of the Further Submission)	Decision Sought by JGUO
1.	873.218	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban zone and Residential - Terrace Housing and Apartment Buildings Zone in Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2, Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point.	For the reasons outlined in the original submission.	Support the up zoning of 2A & 2B Glenalmond Road
3.	1090.7	Steven Wang and Shirley Wang	Remove the Regionally Significant Maunga Viewshaft height restrictions as a qualifying matter where they are above the relevant maximum height standard.	For the reasons outlined in the original submission.	Support the amendment to Regionally Significant Maunga Viewshaft height provisions to reflect that there is no QM where they do not conflict with MDRS height allowances.
4.	1390.2	Stephen Smythe	[Inferred] Request qualifying matters are removed when they don't affect the site they are on. For example, the Maunga Viewshafts and Height Sensitive Areas qualifying matter when there is ample free board for a 9 metre house.	For the reasons outlined in the original submission.	Support the amendment to Regionally Significant Maunga Viewshaft height provisions to reflect that there is no QM where they do not conflict with MDRS height allowances.
5.	1984.3	The Surveying Company Ltd	Confirm the Volcanic Viewshafts and Height Sensitive Areas Overlay qualifying matter applies only where development on a site within this overlay will infringe the viewshaft, by amending D14.1 as follows: This overlay contributes to Auckland's unique identity by protecting the natural and cultural heritage values of significant volcanic cones maunga. This overlay has been identified as a qualifying matter in accordance with section 77I(a) and (h) and section 77O(a) and (h) of the RMA, and is only applicable as a qualifying matter area where the viewshaft co-ordinates within this overlay are infringed.	For the reasons outlined in the original submission.	Support the amendment to Regionally Significant Maunga Viewshaft height provisions to reflect that there is no QM where they do not conflict with MDRS height allowances.

Annexure 2: Submissions Opposed

	Submission Number / Point	Original Submitter	Decision Sought by Original Submitter	Reasons for Opposition (in addition to those identified in the main body of the Further Submission)	Decision Sought by New Avenues
1.	2021.1	Character Coalition Incorporated	Reinstate all Special Character Areas Residential currently in the AUP as Qualifying Matters.	The submission is contrary to the position of JGUO as summarised in its original submission	Allow the original submission point of JGUO.
2.	2021.3	Character Coalition Incorporated	Add properties in Epsom (see Attachment A to the submission) to the Special Character Areas Residential Overlay, including parts of Balmoral Road, all of Kakariki Avenue, all of Ferryhill Road, all of Morevern Road, part of Saint Andrews Road, part of Merivale Avenue, all of Glenalmond Road, part of Mount Eden Road, even numbers of Watling Street, part of Onslow Avenue, part of Atherton Road, part of Saint Leonards Road, all of Cedar Road, part of Rahiri Road, part of Landscape Road, all of Coronation Road, part of Empire Road, all of Bingley Avenue, odd numbers of Quentin Avenue, and part of Buckley Road, Epsom.	The submission is contrary to the position of JGUO as summarised in its original submission	Allow the original submission point of JGUO.
3.	583.1	Danute Leathem	Decline plan change: Intensification of Mt Eden and Auckland should not be done at expense of established and iconic housing and areas.	The submission is contrary to the position of JGUO as summarised in its original submission	Allow the original submission point of JGUO.
4.	872.23	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Maunga Viewshafts and Height Sensitive Areas overlay as a Qualifying Matter.	The submission is contrary to the position of JGUO as summarised in its original submission	Allow the original submission point of JGUO.

Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Thursday, 19 January 2023 10:01 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Andrew Fawcet

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Andrew Fawcet

Organisation name: Acanthus Limited

Full name of your agent: Lance William Hessel

Email address: lance@civix.co.nz

Contact phone number: 0210469400

Postal address:
Level 8
99 Albert Street
Auckland CBD
Auckland 1141

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Auckland International Airport
C/- Taylor Mitchell
Russell McVeagh
Barristers and Solicitors
Level 30
Vero Centre
48 Shortland Street
PO Box 8/DX CX10085
Auckland 1140

Submission number: 870

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:
Point number .35

The reasons for my or our support or opposition are:
The inclusion of the Low Density Residential Zone (LDR) replacing the current Mixed Housing Suburban Zone is not

appropriate and does not align with the outcomes intended under the National Policy Statement for Urban Development or the Resource Management Enabling Housing Supply and Other Matters Amendment Act 2021.

I or we want Auckland council to make a decision to: Disallow part of the original submission

Specify the parts of the original submission you want to allow or disallow:
Point 0.35 of Submission 870

Submission date: 19 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
The Submitter is proposing development and subdivision of the land under the operative Mixed Housing Suburban Zone provisions.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Thursday, 19 January 2023 10:46 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Andrew Fawcett

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Andrew Fawcett

Organisation name: Acanthus Limited

Full name of your agent: Lance William Hessel

Email address: lance@civix.co.nz

Contact phone number: 0210469400

Postal address:
Level 8
99 Albert Street
Auckland CBD
Auckland 1141

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Kainga Ora
C/- Bridget Liggett
Manager - Development Planning
P.O. Box 74598, Greenlane, Auckland 1051

Submission number: 873

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 300

The reasons for my or our support or opposition are:
The inclusion of the Low Density Residential Zone (LDR) under PC78 replacing the current Mixed Housing Suburban Zone at 1 Selfs Road is not appropriate and does not align with the outcomes intended under the National Policy Statement for Urban Development or the Resource Management Enabling Housing Supply and Other Matters Amendment Act 2021. Kainga Ora's Submission seeking the land be re-zoned to Mixed Housing Urban Zone better aligns with these higher order planning documents.

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:

Point 300 seeking deletion of the Low Density Residential Zone and re-zoning to Mixed Housing Urban Zone.

Submission date: 19 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

The Submitter is looking to develop and subdivide land at 1 Selfs Road under the operative Mixed Housing Suburban Zone.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Thursday, 19 January 2023 10:31 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Andrew Fawcet

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Andrew Fawcet

Organisation name: Acanthus Limited

Full name of your agent: Lance William Hessel

Email address: lance@civix.co.nz

Contact phone number: 0210469400

Postal address:

Level 8
99 Albert Street
Auckland CBD
Auckland 1141

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Board of Airline Representatives NZ Inc.
C/- Cath O'Brien
Executive Director
BARNZ
PO Box 2779
Auckland 1140

Submission number: 1083

Do you support or oppose the original submission? I or we oppose the submission

Specific parts of the original submission that your submission relates to:

Point number .35
Point number .38

The reasons for my or our support or opposition are:

The inclusion of the Low Density Residential Zone (LDR) replacing the current Mixed Housing Suburban Zone is not appropriate and does not align with the outcomes intended under the National Policy Statement for Urban Development or the Resource Management Enabling Housing Supply and Other Matters Amendment Act 2021.

I or we want Auckland council to make a decision to: Disallow part of the original submission

Specify the parts of the original submission you want to allow or disallow:

Points 0.35 and 0.38 of Submission 870 regarding retaining the proposed PC78 Low Density Residential Zone in relation to the MANA overlay.

Submission date: 19 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:

The Submitter is looking to develop and subdivide land at 1 Selfs Road under the current operative Mixed Housing Suburban Zone.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Alice Zhou

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Thursday, 19 January 2023 10:31 am
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - McConnell Developments Limited
Attachments: PC78 MDL Takapuna - Further Submission.pdf

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: McConnell Developments Limited

Organisation name: McConnell Developments Limited

Full name of your agent: Anthony Blomfield

Email address: ablomfield@bentley.co.nz

Contact phone number: 0211339309

Postal address:
PO Box 4492

Auckland 1140

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Refer attached

Submission number: Refer attached

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number Refer attached

The reasons for my or our support or opposition are:
Refer attached

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:
Refer attached

Submission date: 19 January 2023

Supporting documents
PC78 MDL Takapuna - Further Submission.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
Refer attached

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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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Form 6**Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation***Clause 8 of Schedule 1, Resource Management Act 1991*

To: The Planning Technician
 unitaryplan@aucklandcouncil.govt.nz
 Auckland Council
 Level 4, 135 Albert Street
 Private Bag 92300
 Auckland 1142

Name of submitter: McConnell Developments Limited (“**MDL**”)

1. This is a further submission in support of a submission on Proposed Plan Change 78 (Intensification) to the Auckland Unitary Plan (“**PC78**”). MDL made an original submission on PC78, submission number 1328.
2. MDL could not gain an advantage in trade competition through this further submission.
3. MDL is a person with an interest in the plan change and the identified primary submission that is greater than the interest the general public has, as MDL made a submission on PC78 and has an interest in a property which is directly affected by PC78 and by the relief sought in the identified primary submission.

Submission supported

4. MDL further submits in support of Submission 1487 by Takapuna Residents Association.
5. The particular parts of Takapuna Residents Association’s submission that MDL supports are submissions 1487.2 and 1487.3:
 - *“The Residents Association requests that the Metropolitan Centre zoning and height controls currently in place not to be exceeded. Height controls should manage the dominance of the buildings to avoid the effects of shadowing on Takapuna Beach and Takapuna Beach Reserve in particular, and public spaces in general, through a series of stepped building heights.”*
6. The reasons for support include:
 - Within Chapter I540 Takapuna 1 Precinct (which applies to the Metropolitan Centre zone within Takapuna), Standard I540.6.1 includes height controls which generally step upwards from the east (Takapuna Beach) to the west, together with including an ‘unlimited’ building height standard for Sub-precinct C which relates to the ‘core’ of the Metropolitan Centre zone that is to the west of Lake Road. The relief sought by the submitter in respect of managing the effects of built development through a series of stepped building heights is already contained in the operative provisions, and is not proposed to be amended by PC78.

- The existing rule that provides a height control that steps up to an ‘unlimited’ height opportunity in Sub-precinct C is appropriate because:
 - The unlimited height standard within Sub-precinct C has been in effect from the North Shore District Plan 2002;
 - The unlimited height standard within Sub-precinct C reflects the scale of existing buildings within the Takapuna Metropolitan Centre (including the Sentinel building which is some 150m in height);
 - The unlimited height standard enables a scale of development within the ‘core’ of Takapuna (being Sub-precinct C) that appropriately reinforces Takapuna’s role as a metropolitan centre;

Decision sought

7. MDL seeks that Submission 1487.2 and 1487.3 by Takapuna Residents Association be allowed, insofar as it relates to retaining Standard I540.6.1 which provides for an ‘unlimited’ height in Sub-precinct C of the Takapuna Precinct.

Hearing

8. MDL wishes to be heard in support of this further submission.
9. If others make a similar submission, consideration would be given to presenting a joint case with them at any hearing.

Dated 20 January 2023

McConnell Developments Limited

By its planning and resource management consultants Bentley & Co. Ltd



Anthony Blomfield

Address for Service:

Bentley & Co. Ltd
PO Box 4492
Shortland Street
Auckland 1140
Attention: Anthony Blomfield

Mobile: 0211339309

Email: ablomfield@bentley.co.nz

Note for submitters:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Maninder Kaur-Mehta (Manisha)

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 3:46 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - McConnell Developments Limited
Attachments: PC78 MDL Morningside - Further Submission.pdf

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: McConnell Developments Limited

Organisation name: McConnell Developments Limited

Full name of your agent: Anthony Blomfield

Email address: ablomfield@bentley.co.nz

Contact phone number: 0211339309

Postal address:
PO Box 4492
Shortland Street
Auckland 1140

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Refer attached

Submission number: 873

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 196

The reasons for my or our support or opposition are:
Refer attached

I or we want Auckland council to make a decision to: Allow part of original submission

Specify the parts of the original submission you want to allow or disallow:
Refer attached

Submission date: 20 January 2023

Supporting documents
PC78 MDL Morningside - Further Submission.pdf

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am a person who has an interest in the proposal that is greater than the interest that the general public has

Specify upon which grounds you come within this category:
Refer attached

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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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Form 6**Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation***Clause 8 of Schedule 1, Resource Management Act 1991*

To: The Planning Technician
 unitaryplan@aucklandcouncil.govt.nz
 Auckland Council
 Level 4, 135 Albert Street
 Private Bag 92300
 Auckland 1142

Name of submitter: McConnell Developments Limited (“**MDL**”)

1. This is a further submission in support of a submission on Proposed Plan Change 78 (Intensification) to the Auckland Unitary Plan (“**PC78**”).
2. MDL could not gain an advantage in trade competition through this further submission.
3. MDL is a person with an interest in the plan change and the identified primary submission that is greater than the interest the general public has, as MDL has an interest in a property which is directly affected by PC78 and by the relief sought in the identified primary submission.

Submission opposed

4. MDL further submits in support of Submission 873 by Kāinga Ora – Homes and Communities (“**Kāinga Ora**”).
5. MDL supports the submission points made by Kāinga Ora in respect of land at Morningside. Morningside is located within the ‘Light Rail Corridor Area’ which was excluded from PC78. In its submission, Kāinga Ora considers that this area is within the scope of PC78, and has requested rezoning of land and new height controls within this area. MDL further submits in support of the submission by Kāinga Ora, in the event that this relief is determined to be within scope of PC78.
6. The particular parts of Kāinga Ora’s submission that are supported are submissions 873.196, 873.216 and 873.219, which relate to inserting new a Height Variation Control to enable heights of up to 22m and 29m on land zoned Business – Mixed Use in Morningside, as identified in **Attachment 1**.
7. The reasons for support include:
 - The Mixed Use zoned land is within a walkable catchment of the Morningside Train Station, the Morningside Local Centre, and the St Lukes Town Centre.
 - The land is not subject to any Qualifying Matter that otherwise constrains height.
 - There is high demand for urban intensification in this market attractive location, and the outcome sought would contribute to development capacity.

- The nature and range of activities, and the form of development that is enabled by the Mixed Use zone, together with the heights sought by the Submitter, will contribute to enabling people to live and work in (and support businesses and community services in) areas of an urban environment in which all of the following apply: the area is in or near a centre zone or other area with many employment opportunities; the area is well-serviced by existing or planned public transport; and there is a high demand for housing in the area, relative to other areas within the urban environment.
 - The nature and range of activities, and the form of development that is enabled by the Mixed Use zone, together with the height sought by the Submitter, will contribute to housing choice by providing typologies that meet the needs of different households.
 - The outcome sought will better enable people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
8. MDL supports the relief sought by Kāinga Ora that a Height Variation Control is appropriate for the Business – Mixed Use zoned land in Morningside, as the base zone height of 18m does not reflect an outcome consistent with the NPS-UD which requires the Unitary Plan to enable heights of at least six storeys within a walkable catchment of an existing or planned rapid transit stop. This is a minimum and not a target and, in many cases, local authorities should enable higher than 6 storeys, especially where there is evidence that higher buildings are appropriate, for example where there is high demand for residential and commercial space within a walkable catchment.¹
9. In the case of Morningside, which has a high demand for intensification noting its inner central location, proximity to amenities and rapid transit, and an absence of Qualifying Matters, MDL considers that the land in Morningside can accommodate greater height than that sought, having regard to the characteristics of the area, and that in responding to the Submission, Auckland Council should interrogate this further with a view to enabling height in the region of 45-55m.

Decision sought

10. MDL seeks that Submission 873.196, 873.216 and 873.219 by Kāinga Ora be allowed.

Hearing

11. MDL wishes to be heard in support of this further submission.
12. If others make a similar submission, consideration would be given to presenting a joint case with them at any hearing.

¹ 'Understanding and implementing intensification provisions for the National Policy Statement on Urban Development', Ministry for the Environment, Ministry of Housing and Urban Development, September 2020, Section 6.4 page 33.

Dated 20 January 2023

McConnell Developments Limited

By its planning and resource management consultants Bentley & Co. Ltd



Anthony Blomfield

Address for Service:

Bentley & Co. Ltd

PO Box 4492

Shortland Street

Auckland 1140

Attention: Anthony Blomfield

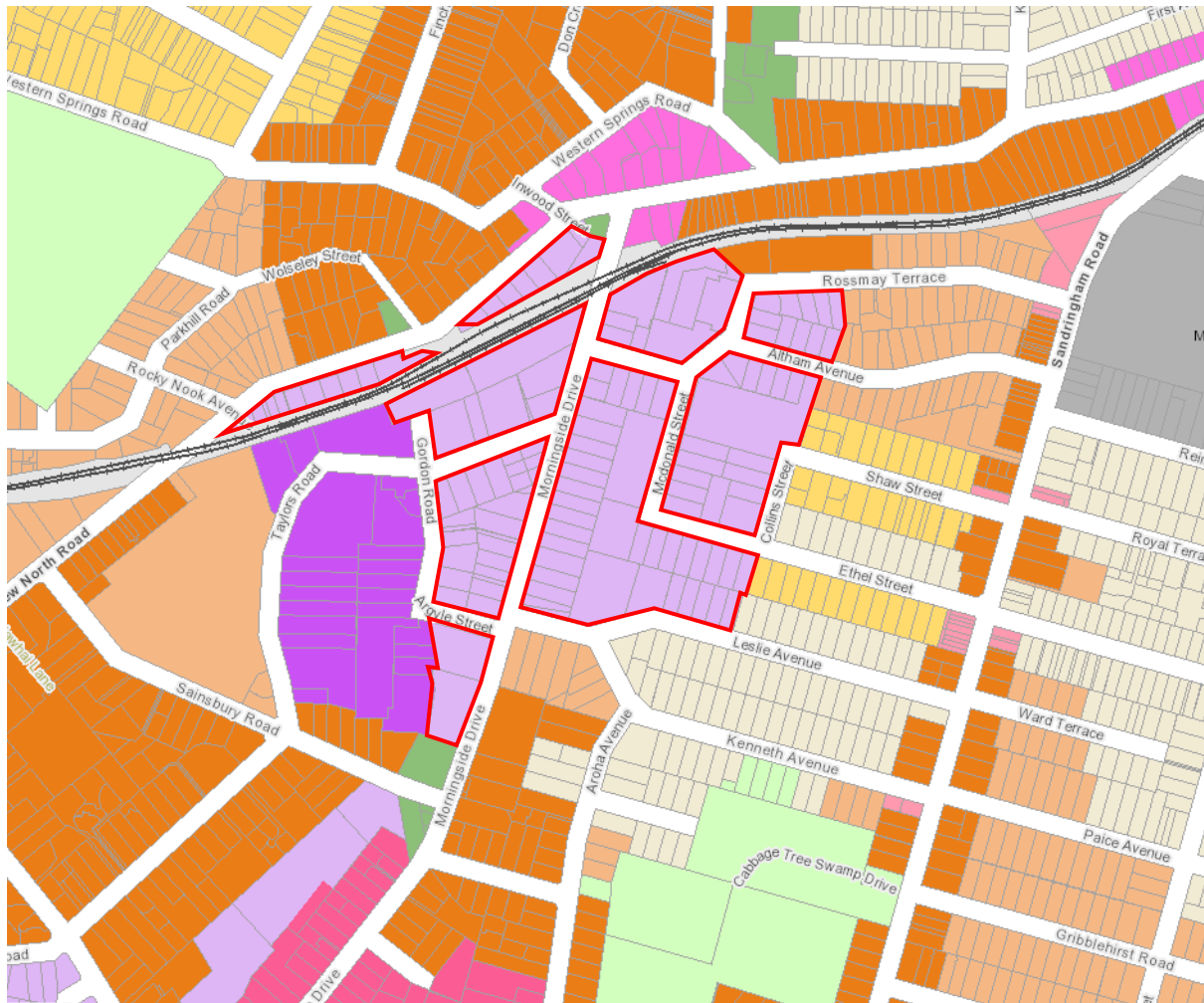
Mobile: 0211339309

Email: ablomfield@bentley.co.nz

Note for submitters:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Attachment 1 – Mixed Use Zoned Land in Morningside



Alice Zhou

From: Rogers, Michael <Michael.Rogers@anz.com>
Sent: Thursday, 19 January 2023 10:55 am
To: Unitary Plan
Subject: Opposition for Submission 873
Attachments: Oppose KO.pdf

Please find attached a copy of my submission opposing 873

Kind Regards

Mike Rogers

Mike Rogers | ANZ | Director | Markets
Level 26, ANZ Centre, 23-29 Albert Street, Auckland 1010, New Zealand
Phone: 64 9 3098500 | Mobile: 64 212583241

Email Mike.Rogers@anz.com | www.anz.com

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Further Submission in support of, or opposition to, a notified proposed plan change or variation

Clause 8 of Schedule 1, Resource Management Act 1991
FORM 6



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

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

For office use only

Further Submission No:

Receipt Date:

Further Submitter details

Full Name or Name of Agent (if applicable)

M/Mrs/Miss/Ms(Full Name)

MICHAEL DAVID BROCKWAY ROGERS

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

Address for service of Further Submitter

12 A MOORE ST, HILLCREST

Telephone:

021 228 1996

Fax/Email:

Mike.rogers@anz.com

Contact Person: (Name and designation, if applicable)

Scope of Further Submission

This is a further submission in support of (or opposition to) a submission on the following proposed plan change / variation:

Plan Change/Variation Number

PC 78

Plan Change/Variation Name

Intensification

I support : ☐ Oppose ☒ (tick one) the submission of:

(Original Submitters Name and Address)

(Please identify the specific parts of the original submission)

Submission Number

Point-Number

Kainga Ora

873

873

developmentplanning@kaingaora.govt.nz

Submission point 873.160

Submission 873.160

The reasons for my ~~support~~ / opposition are:

Oppose the proposal to rezone the land identified on Map sheet No.053 located between Moore St and McDowell Streets including those properties along the eastern side of Glenfield Road as Terraced Housing and Apartment Buildings. This proposed zoning ignores the historic and significant

ecological area located in and around these properties. The THAB zoning is inappropriate for the location and ignores infrastructure constraints for some of the buildings included in the area indicated.

(continue on a separate sheet if necessary)

I seek that:

the whole : ☒

or part ☐ (describe precisely which part) _____

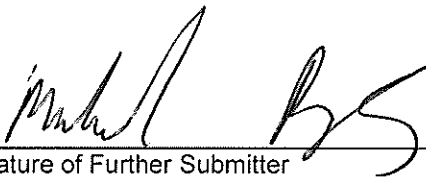
of the original submission be allowed ☐

disallowed ☒

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

Date 19/1/23

PLEASE COMPLETE THE FOLLOWING SECTION

Please tick one

☐ I am a person representing a relevant aspect of the public interest. (Specify upon what grounds you come within this category)

☒ I am a person who has an interest in the proposal that is greater than the interest that the general public has. (Specify on what grounds you come within this category)

Owner of one of the properties proposed to be rezoned Terraced Housing
and Apartment Buildings

Notes to person making submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority

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

Alice Zhou

From: Rogers, Michael <Michael.Rogers@anz.com>
Sent: Thursday, 19 January 2023 10:56 am
To: Unitary Plan
Subject: Support for Submission 849
Attachments: Support MVK.pdf

Please find attached a copy of my submission supporting 849

Kind Regards

Mike Rogers

Mike Rogers | ANZ | Director | Markets
 Level 26, ANZ Centre, 23-29 Albert Street, Auckland 1010, New Zealand
 Phone: 64 9 3098500 | Mobile: 64 212583241

Email Mike.Rogers@anz.com | www.anz.com

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Further Submission in support of, or opposition to, a notified proposed plan change or variation

Clause 8 of Schedule 1, Resource Management Act 1991
FORM 6



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

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

For office use only

Further Submission No:

Receipt Date:

Further Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

MICHAEL DAVID BRECKWY ROGERS

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

Address for service of Further Submitter

12A MOORE ST, HILLCREST

Telephone:

021 228 1996

Fax/Email:

Mike.Rogers@anz.com

Contact Person: (Name and designation, if applicable)

Scope of Further Submission

This is a further submission in support of (or ~~opposition~~ to) a submission on the following proposed plan change / variation:

Plan Change/Variation Number PC 78

Plan Change/Variation Name Intensification

I support : ☒ Oppose ☐ (tick one) the submission of:

(Original Submitters Name and Address)

Michelle van Kampen

mvk_nz@outlook.com

Submission 849.1, 849.2, 849.3, 849.4

(Please identify the specific parts of the original submission)

Submission Number

Point-Number

849

849

Submission 849.1, 849.2, 849.3 and 849.4

The reasons for my support / ~~opposition~~ are:

The Low Density zoning sought for 10, 12 and 14 Moore Street is appropriate to protect the adjoining significant ecological area and also to acknowledge the infrastructure constraints for these properties. It is also appropriate to retain the Low Density Residential zoning for the properties identified within

(continue on a separate sheet if necessary)

I seek that:

the whole : ☒

or part ☐ (describe precisely which part) _____

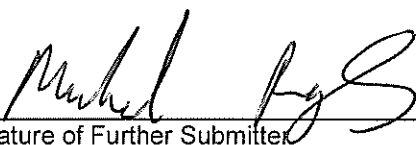
of the original submission be allowed ☒

disallowed ☐

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 Further Submitter

(or person authorised to sign on behalf of further submitter)

19/11/23
Date

PLEASE COMPLETE THE FOLLOWING SECTION

Please tick one

☐ I am a person representing a relevant aspect of the public interest. (Specify upon what grounds you come within this category)

☒ I am a person who has an interest in the proposal that is greater than the interest that the general public has. (Specify on what grounds you come within this category)

I am the owner of a property mentioned in the submission and also
a neighbour of other properties mentioned in the submission.

Notes to person making submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority

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

Alice Zhou

From: Peter Watts KC <peter@peterwattskc.com>
Sent: Thursday, 19 January 2023 10:29 am
To: Unitary Plan
Cc: peter watts
Subject: PC78 Further Submission
Attachments: PC-78-Further-SubmissionWattsLees.pdf; Untitled attachment 00022.htm

Kia ora Secretary, Please find the further submission of Peter Watts and Stephanie Lees to Plan Change 78 attached. Ngā mihi. Peter.

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. Name of persons making this further submission:

Peter Watts and Stephanie Lees

2. This is a further submission in support of and in opposition to submissions on proposed Plan Change 78 (the **proposal**).
3. We are persons who have an interest in the proposal that is greater than the interest the general public has because we own a property and live in the area affected by the Proposal.
4. We **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
872	Heritage New Zealand	bparslow@heritage.org.nz
954	Grey Lynn Residents Association	hello@greylynnresidents.org.nz
1441	Jeffrey Lane Fearon	jeff@fearonhay.com
1823	Parnell Heritage	enquiries@parnellheritage.org.nz
1950	Herne Bay Residents Association	marionkohler03@gmail.com
2021	Character Coalition	jaburns@xtra.co.nz
2193	St Marys Bay Association	brian@metroplanning.co.nz
2201	Freemans Bay Residents Association	bartlett@shortlandchambers.co.nz

5. The reasons for our **support** are that these submissions in whole or in part consistently support the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.

6. We **oppose** the following submissions of:

Submission No.	Submitter Name	Address for Service
351	iSolutions	rajm@isolutionsnz.com
636	Glenbrook Beach Residents & Ratepayers Association	gbresidentsandratepayersass@gmail.com
665	Bosnyak Investments Ltd	matthew@positiveplanning.co.nz
703	Rutherford Rede Ltd	david@davidwren.co.nz
812	Iain McManus	iain@civitas.co.nz
836	North Eastern Investments Ltd	amanda@proarch.co.nz
839	Russell Property Group	Vijay.lala@tattico.co.nz
840	Auckland City Residents Group	nbuckland@xtra.co.nz
841	Villages of New Zealand Ltd	Tom.Morgan@tattico.co.nz
855	MHE Ltd	michael@campbellbrown.co.nz
871	Property Council NZ	Logan@propertynz.co.nz
873	Kainga Ora	developmentplanning@kaingaora.govt.nz
894	Independent Maori Statutory Board	helen.atkins@ahmlaw.nz
897	Catholic Diocese of Auckland	michael@campbellbrown.co.nz
934	John Mackay	john@urbs.co.nz
938	NZ Housing Foundation	michael@campbellbrown.co.nz

941	Foodstuffs NZ	dallan@ellisgould.co.nz
949	Piper Properties Consultants Ltd	Tom.morgan@tattico.co.nz
971	RTJ Property Professionals Ltd	russell@rtjproperty.co.nz
1066	Avant Group Ltd	mark.vinall@tattico.co.nz
1073	Fulton Hogan Land Development Ltd	nickr@barker.co.nz
1079	Coalition for More Homes	morehomesnz@gmail.com
1980	Fletcher Residential Ltd	kbergin@frl.co.nz
086	Sonn Group	Mark.Vinall@tattico.co.nz
1175	S D Patel Family Trust	vignesh@mhg.co.nz
1182	Body Corporate 128255	vignesh@mhg.co.nz
1359	Hugh Green Ltd	emma@civilplan.co.nz
1380	Synergy Planning	yu.yi@synergyplanningassociates.com
1430	Hanno Willers	hwillers@gmail.com
1442	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543	Winton Land Ltd	ross.cooper@tattico.co.nz
1582	Jervois Properties Ltd	Philip@campbellbrown.co.nz
1585	Gibbonsco Management Ltd	ross.cooper@tattico.co.nz
1586	Shundi Tamaki Village Ltd	ross.cooper@tattico.co.nz
1717	SarahC	greenredblueblack@gmail.com
1729	Scott M Winton	scottwinton@hotmail.com

1747	Harry Platt	harryplatt555@icloud.com
1765	Samson Corporation Ltd & Stirling Nominees Ltd	office@brownandcompany.co.nz
1962	Aedifice Property Group	jessica@civix.co.nz
1992	Te Aitutaki Whanau Trust	david@whitburngroup.co.nz
2025	Greater Auckland	Lowri.matt@gmail.com
2036	Evans Randall Investors Ltd	michael@campbellbrown.co.nz
2040	Mike Greer Developments	michael@campbellbrown.co.nz
2041	Neilston Homes	michael@campbellbrown.co.nz
2083	Universal Homes	michael@campbellbrown.co.nz
2238	Beachlands South Ltd Partnership	bill.loutit@simpsongrierson.com
2248	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2273	Aaron Grey	aaronjgrey@gmail.com

7. We **oppose** the above submissions in their entirety.
8. The reasons for our **opposition** are that these submissions in whole or in part adversely affect the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan. The submissions in particular of Kainga Ora and the Coalition for More Homes:
- 8.1 Are ideologically based rather than evidence based, resting on unspecific arguments about climate change, and ignoring the effect of modern technology on working habits;
 - 8.2 Mischaracterise the special character areas, including by failing to recognise that the criteria currently applied to them are very rigorous and restrictive;

- 8.3 Give no or inadequate consideration to the fact that 6-storey, let alone 10-storey, buildings along the coasts facing the harbour will completely change the landscape and topography of Auckland/Tāmaki Makaurau and the public's connection between the special character areas and Auckland harbour, when housing demand does not justify such a drastic alteration to the geography of the city. Such historic and special character housing as is retained will be swamped in the way that occurred with the historic Portuguese area on the island of Macau, destroying the beauty of that city in the process;
- 8.4 Give almost no consideration to the preservation of the existing tree cover that, together with the existing heritage housing, is a feature of Freemans Bay and St Mary's Bay.

9. We seek that the whole of each identified submission be disallowed.

10. We wish to be heard in support of my further submission. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

Signature of person making further submission:

Peter Watts, Stephanie Lees

Date:

(A signature is not required if you make your submission by electronic means)

Email address:

(for service of person making further submission)

peter@peterwattsqc.com

Telephone:

021491531

Postal address:

9 Cameron St, St Mary's Bay 1011

Contact person:

(name and designation, if applicable)

Peter Watts, above

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.

Alice Zhou

From: Sarah Edmondson <sarah.edmondson@xtra.co.nz>
Sent: Thursday, 19 January 2023 9:59 am
To: Unitary Plan
Cc: sarah Edmondson
Subject: PC78 Further Submission
Attachments: Further submission plan change 78.pdf

Dear Sir/Madam,

Please find my further submission to Plan Change 78 attached.

Regards,

Sarah Edmondson
20 Melford Street
St Marys Bay
Auckland

PROPOSED PLAN CHANGE 78, AUCKLAND UNITARY PLAN

My Further Submission in support of and opposition to submissions on notified proposed Plan Change 78.

Clause 8 of Schedule 1, Resource Management Act 1991

To Auckland Council –

1. Name of person making this further submission:

Sarah Louise Edmondson

2. This is a further submission in support of and in opposition to submissions on proposed Plan Change 78 (the **proposal**).
3. I am a person who has an interest in the proposal that is greater than the interest the general public has because I own a property and live in the area affected by the Proposal.
4. I **support** the following submissions of:

Submission No.	Submitter Name	Address for Service
872	Heritage New Zealand	bparslow@heritage.org.nz
954	Grey Lynn Residents Association	hello@greyllynresidents.org.nz
1441	Jeffrey Lane Fearon	jeff@fearonhay.com
1823	Parnell Heritage	enquiries@parnellheritage.org.nz
1950	Herne Bay Residents Association	marionkohler03@gmail.com
2021	Character Coalition	jaburns@xtra.co.nz
2193	St Marys Bay Association	brian@metroplanning.co.nz
2201	Freemans Bay Residents Association	bartlett@shortlandchambers.co.nz

5. I **support** the above submissions in their entirety.

6. The reasons for my **support** are that these submissions in whole or in part consistently support the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.

7. I **oppose** the following submissions of:

Submission No.	Submitter Name	Address for Service
351	iSolutions	rajm@isolutionsnz.com
636	Glenbrook Beach Residents & Ratepayers Association	gbresidentsandratepayersass@gmail.com
665	Bosnyak Investments Ltd	matthew@positiveplanning.co.nz
703	Rutherford Rede Ltd	david@davidwren.co.nz
812	Iain McManus	iain@civitas.co.nz
836	North Eastern Investments Ltd	amanda@proarch.co.nz
839	Russell Property Group	Vijay.lala@tattico.co.nz
840	Auckland City Residents Group	nbuckland@xtra.co.nz
841	Villages of New Zealand Ltd	Tom.Morgan@tattico.co.nz
855	MHE Ltd	michael@campbellbrown.co.nz
871	Property Council NZ	Logan@propertynz.co.nz
873	Kainga Ora	developmentplanning@kaingaora.govt.nz
894	Independent Maori Statutory Board	helen.atkins@ahmlaw.nz
897	Catholic Diocese of Auckland	michael@campbellbrown.co.nz
934	John Mackay	john@urbs.co.nz
938	NZ Housing Foundation	michael@campbellbrown.co.nz

941	Foodstuffs NZ	dallan@ellisgould.co.nz
949	Piper Properties Consultants Ltd	Tom.morgan@tattico.co.nz
971	RTJ Property Professionals Ltd	russell@rtjproperty.co.nz
1066	Avant Group Ltd	mark.vinall@tattico.co.nz
1073	Fulton Hogan Land Development Ltd	nickr@barker.co.nz
1079	Coalition for More Homes	morehomesnz@gmail.com
1980	Fletcher Residential Ltd	kbergin@frl.co.nz
086	Sonn Group	Mark.Vinall@tattico.co.nz
1175	S D Patel Family Trust	vignesh@mhg.co.nz
1182	Body Corporate 128255	vignesh@mhg.co.nz
1359	Hugh Green Ltd	emma@civilplan.co.nz
1380	Synergy Planning	yu.yi@synergyplanningassociates.com
1430	Hanno Willers	hwillers@gmail.com
1442	Jeremy Christian Hansen	jeremy@jeremyhansen.co.nz
1543	Winton Land Ltd	ross.cooper@tattico.co.nz
1582	Jervois Properties Ltd	Philip@campbellbrown.co.nz
1585	Gibbonsco Management Ltd	ross.cooper@tattico.co.nz
1586	Shundi Tamaki Village Ltd	ross.cooper@tattico.co.nz
1717	SarahC	greenredblueblack@gmail.com
1729	Scott M Winton	scottwinton@hotmail.com

1747	Harry Platt	harryplatt555@icloud.com
1765	Samson Corporation Ltd & Stirling Nominees Ltd	office@brownandcompany.co.nz
1962	Aedifice Property Group	jessica@civix.co.nz
1992	Te Aitutaki Whanau Trust	david@whitburngroup.co.nz
2025	Greater Auckland	Lowri.matt@gmail.com
2036	Evans Randall Investors Ltd	michael@campbellbrown.co.nz
2040	Mike Greer Developments	michael@campbellbrown.co.nz
2041	Neilston Homes	michael@campbellbrown.co.nz
2083	Universal Homes	michael@campbellbrown.co.nz
2238	Beachlands South Ltd Partnership	bill.loutit@simpsonagrierson.com
2248	Stuart P.C. Ltd	mark.vinall@tattico.co.nz
2273	Aaron Grey	aaronjgrey@gmail.com

8. I **oppose** the above submissions in their entirety.

9. The reasons for my **opposition** are that these submissions in whole or in part adversely affect the historic heritage and special character of St Mary's Bay at present protected under the Auckland Unitary Plan.

10. I seek that the whole of each identified submission be disallowed.

11. I wish to be heard in support of my further submission. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission:



Date:

19-1-23

(A signature is not required if you make your submission by electronic means)

Email address:

(for service of person making further submission)

sarah.edmondson@xtra.co.nz

Telephone:

021 778 162

Postal address:

20 Melford Street, St Marys Bay, Auckland 1011

Contact person:

(name and designation, if applicable)

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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.

Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 12:46 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Elizabeth Jane Barrett

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Elizabeth Jane Barrett

Organisation name:

Full name of your agent: Hamish Firth

Email address: abarrett@keegan.co.nz

Contact phone number: 0274435605

Postal address:
PO BOX 37964
Parnell
Auckland 1151

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
ST MARYS BAY ASSOCIATION INCORPORATED

Submission number: 2193

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 2193

The reasons for my or our support or opposition are:
we agree that blunt application of the intensification policy will result in poor planning outcomes which will be almost impossible to rectify in the future. We consider it inappropriate for 6 storey up zoning in both Parnell East and Laurie Ave, Parnell

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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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Maninder Kaur-Mehta (Manisha)

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 3:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Elizabeth Jane Barrett

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Elizabeth Jane Barrett

Organisation name:

Full name of your agent: Hamish Firth

Email address: abarrett@keegan.co.nz

Contact phone number: 0274 435 605

Postal address:
PO BOX 37964
Parnell
Auckland 1151

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Peter, Rolf, Anatole and Joanna Masfen

Submission number: 1644

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 1644

The reasons for my or our support or opposition are:

The removal of the majority of the Special Character Area Overlay particularly in circumstances where there has not been any analysis or justification for this action in the s.32 RMA reports

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- 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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Sarah El Karamany

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 6:01 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Barrie Mackechnie Brown

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Barrie Mackechnie Brown

Organisation name:

Full name of your agent: Barrie Brown

Email address: bm.brown@xtra.co.nz

Contact phone number: 021909441

Postal address:
36 Laurie Avenue
Parnell
Auckland 1052
Parnell
Parnell
Auckland
Auckland 1052

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
Peter, Rolf, Anatole and Joanna Masfen

Submission number: 1644

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
Point number 1644

The reasons for my or our support or opposition are:
That the removal of the majority of the Special Character Area Overlay particularly in circumstances where there has not been any analysis or justification for this action in the Section 32 RMA reports.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Maninder Kaur-Mehta (Manisha)

From: UnitaryPlanFurtherSubmissionForm@donotreply.aucklandcouncil.govt.nz
Sent: Friday, 20 January 2023 6:16 pm
To: Unitary Plan
Subject: Unitary Plan further submission - Plan Change 78 - Barrie Mackechnie Brown

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Barrie Mackechnie Brown

Organisation name:

Full name of your agent: Barrie Brown

Email address: bm.brown@xtra.co.nz

Contact phone number: 021909441

Postal address:
 36 Laurie Avenue
 Parnell
 Auckland 1052
 Parnell
 Parnell
 Auckland
 Auckland 1052

Submission details

This is a further submission to:

Plan change number: Plan Change 78

Plan change name: PC 78: Intensification

Original submission details

Original submitters name and address:
 St Mary's Bay Association Incorporated

Submission number: 2193

Do you support or oppose the original submission? I or we support the submission

Specific parts of the original submission that your submission relates to:
 Point number 2193

The reasons for my or our support or opposition are:

We agree that blunt application of the intensification policy will result in poor planning outcomes which will be almost impossible to rectify in the future. We consider it inappropriate for 6 story up zoning and Parnell East and Laurie Avenue, Parnell.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 20 January 2023

Attend a hearing

I or we wish to be heard in support of this submission: Yes

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

Declaration

What is your interest in the proposal? I am the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

.

I declare that:

- I understand that I must serve a copy of my or our further submission on the original submitter within five working days after it is served on the local authority
- I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Further Submission in support of, or opposition to, a notified proposed plan change or variation

Clause 8 of Schedule 1, Resource Management Act 1991
FORM 6



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

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

For office use only

Further Submission No:

Receipt Date:

Further Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Leo Archer (agent)

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

Central Apartments Ltd

Address for service of Further Submitter

PO box 2000 Wellington 6140

Telephone:

021 0919 9380

Fax/Email:

hd@globe.net.nz

Contact Person: (Name and designation, if applicable)

Scope of Further Submission

This is a further submission in support of (or opposition to) a submission on the following proposed plan change / variation:

Plan Change/Variation Number

PC 78

Plan Change/Variation Name

Intensification

I support : ☐ **Oppose** ☒ (tick one) **the submission of:**

(Original Submitters Name and Address)

(Please identify the specific parts of the original submission)

Submission Number

Point-Number

Catherine Leslie Griffey

1738.1

1738.1

patrick@mulliganlegal.co.nz

The reasons for my support / opposition are:

Reducing walkable catchments goes against the purpose of the NPS-UD

(continue on a separate sheet if necessary)

I seek that:

the whole : ☐or part ☒ (describe precisely which part) 1378.1of the original submission be **allowed** ☐**disallowed** ☒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 Further Submitter
(or person authorised to sign on behalf of further submitter)

20/01/2023

Date

PLEASE COMPLETE THE FOLLOWING SECTION

Please tick one

☐ I am a person representing a relevant aspect of the public interest. (Specify upon what grounds you come within this category)

☒ I am a person who has an interest in the proposal that is greater than the interest that the general public has. (Specify on what grounds you come within this category)

Ownership of property in the city fringe / K-rd area

Notes to person making submission:

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority

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

Further Submitter details**Full Name or Name of Agent (if applicable)**

Leo Archer (Agent)

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

Central Apartments Ltd,

Address for service of Further Submitter

P O Box 2000, Wellington 6140

Telephone

02109199380

Emailhd@globe.net.nz**Scope of Further Submission**

This is a further submission in support of (or opposition to) a submission on the following proposed plan change / variation:

PC78

Intensification

I support the submission(s) of:

ST MARYS BAY				
Sub point #	Name	Council's Summary of Decisions Requested (Full PDF)	Our Stance	Email Address
192.1	Ke Yan	Reject change from Single House Zone to Terrace Housing and Apartment Zone in Saint Mary's Bay.	Support	yanke0905@hotmail.com
209.2	Mark Hardie	Reinstate the operative Special Character Area Overlay across St Marys Bay.	Support	mwhardie@me.com
211.2	Kathleen Hall	Reinstate the operative Special Character Area Overlay across St Marys Bay.	Support	kehall2012@gmail.com
212.2	Sara Hardie	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	sara.hardie@outlook.com
213.2	It Happens Trust	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	sglasse@ithappens.co.nz
215.2	Christopher Edmund Burke	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	cburke54@gmail.com

226.2	Anthony James Duncan	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	tonyjdun@gmail.com
233.2	Yves Trussel	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	y.trussel@gmail.com
234.2	Trussel Architects	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	y.trussel@gmail.com
235.2	Patricia Everard	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	teverard@xtra.co.nz
236.2	Bruce Robert Cullen	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	Bruce.Cullen@downer.co.nz
238.2	Josephine Ball	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	josephine@nydj.co.nz
242.2	Craig Brownie	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	CBrownie@bancorp.co.nz
243.2	Frederick Ball	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	rick@ifbl.co.nz
244.2	Jillian Elizabeth Cory	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	jill1@xtra.co.nz
247.2	Kevin Shoebridge	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	kevin.shoebridge63@gmail.com
248.2	Sarah Mary Shoebridge	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	sallyshoebridge66@gmail.com
263.2	Anita Jackson	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	anita.jackson@xtra.co.nz
1063.2	Alastair Acland	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	aacland@xtra.co.nz
2320.2	Christopher Malyon	Reinstate the operative Special Character Area Overlay across St Marys Bay	Support	ctmalyon@gmail.com

The reasons for my support / opposition are:

The Special Character Area Overlay was removed from St Marys Bay without sufficient s.32 RMA justification.

I seek that:

the parts/points listed above be allowed.

I wish to be heard in support of my submission.

Sincerely,

Leo Archer (20/01/2023)

[I am a person who has an interest in the proposal that is greater than the interest that the general public has. (Specify on what grounds you come within this category)

Ownership of property in St Mary's Bay area.]