

**IN THE ENVIRONMENT COURT
AT AUCKLAND**

ENV-2016-AKL-

IN THE MATTER of the Local Government (Auckland Transitional Provisions) Act 2010 (**LGATPA**) and the Resource Management Act 1991 (**RMA**)

AND

IN THE MATTER of an appeal under section 156(1) of the LGATPA against a decision of the Auckland Council on a recommendation of the Auckland Unitary Plan Independent Hearings Panel (**Hearings Panel**) on the proposed Auckland Unitary Plan (**Proposed Plan**)

AND

IN THE MATTER of
Proposed Plan Hearing Topic(s) 059 to 063 Residential Zones

BETWEEN **ROBERT ADAMS**

Appellant

AND **AUCKLAND COUNCIL**

Respondent

NOTICE OF APPEAL

Dated 16 September 2016

Address for service:

23 Beach Haven Road

Beach Haven 0626

0276076883

Contact: Robert Adams

robertadams@ihug.co.nz



To: The Registrar
Environment Court
Auckland

1. I, Robert Adams, appeal against a decision of the Auckland Council (the **Council**) on the proposed Auckland Unitary Plan (**Proposed Plan**).
2. I have the right to appeal the Council's decision under section 156(1) of the LGATPA because the Council rejected a recommendation of the Hearings Panel in relation to a provision or matter I addressed in my submission (# 98) on the proposed plan. The Council decided on an alternative solution, which resulted in a provision being included in the proposed plan or a matter being excluded from the Proposed Plan.
3. I provide further details of the reasons for my appeal below.
4. I am not a trade competitor for the purposes of section 308D of the RMA.
5. I received notice of the decision on 19 August 2016.
6. The decision that I am appealing is Council's decision to reject the Hearings Panel recommendation to amend the threshold for requiring resource consent from three or more dwellings to five or more dwellings in the Mixed Housing Suburban and Mixed Housing Urban Zones. This recommendation formed part of the Hearings Panel recommendations on topics 059 to 063 Residential Zones.

In the notified version of the Proposed Plan up to three dwellings per site were allowed as a permitted activity in the Mixed Housing Suburban and Mixed Housing Urban Zones. Four or more dwellings per site would require resource consent for a restricted discretionary activity. In its recommendations, the Hearings Panel recommended that this increase to four dwellings per site as a permitted activity in the Mixed Housing Suburban and Mixed Housing Urban Zones (see Tables H4.4.1 (A3 – A4) and H5.4.1 (A3 – A4)). However, in its decisions on the Hearings Panel recommendations, Council rejected the Panel recommendation, and reduced the permitted activity threshold to two dwellings per site in the Mixed Housing Suburban and Mixed Housing Urban Zones (see Tables H4.4.1 (A3 – A4) and H5.4.1 (A3 – A4)). It is this decision that I am appealing.

7. The reasons for the appeal are as follows:
 - (a) In my view, Council's decision to reject the Hearings Panel recommendation to allow up to four



dwellingings per site as a permitted activity is contrary to the objectives and policies of the Proposed Plan. In particular, requiring resource consent for three or more dwellingings in the Mixed Housing Suburban and Mixed Housing Urban Zones will slow the rate of housing supply and reduce the volume of housing supply in Auckland. It will discourage development of urban areas that are suitable for development and, in that regard, does not assist in resolving Auckland's housing supply issues. The additional cost of having to obtain resource consent for three or more dwellingings per site in the Mixed Housing Suburban and Mixed Housing Urban Zones is both unnecessary and expensive for property owners.

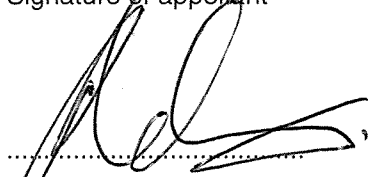
Furthermore, if resource consent is required for three or more dwellingings per site, property owners will encounter issues with the criteria for amenity attributes (safety, daylight, sunlight, privacy, functionality and visual amenity) which are ill-defined, and open to interpretation and misuse by Council officers. In my view, Council's alternative solution is both unworkable and subjective, and will result in additional, unnecessary costs and delays for property owners.

8. For the reasons set out above, I seek the following relief:
 - a) That the threshold for requiring resource consent be amended to five or more dwellingings in the Mixed Housing Suburban and Mixed Housing Urban Zones to reflect the recommendations of the Hearings Panel; and
 - b) That the assessment criteria that will apply to a resource consent for five or dwellingings per site in the Mixed Housing Suburban and Mixed Housing Urban Zones be amended to address the reasons set out above;
 - c) For four or less dwellingings the access requirements are reduced to 3.0m legal and 2.5m formed and comply with acceptable solution C/AS1-7 paragraph 6
 - d) Such further, other or consequential relief to these or other provisions as considered appropriate and necessary to address the concerns set out in this notice of appeal.
9. An electronic copy of this notice is being served today by email on the Auckland Council at unitaryplan@aucklandcouncil.govt.nz. Waivers and directions have been made by the Environment Court in relation to the usual requirements of the RMA as to service of this notice on other persons.
10. I attach the following documents to this notice:
 - (a) a copy of the relevant decision.
 - (b) a list of names and addresses of persons served / to be served with a copy of this notice.



(c) a copy of my submission.

Signature of appellant

A handwritten signature in black ink, appearing to be 'R. Adams', written over a horizontal dotted line.

Date 16/09/2016

23 Beach Haven Road

Beach Haven 0626

0276076883 Contact Robert Adams

robertadams@ihug.co.nz

A small, handwritten signature in black ink, possibly 'R. Adams', located in the bottom right corner of the page.

Note to appellant

You may appeal only if—

(a) the Council rejected a recommendation of the Hearings Panel in relation to a provision or a matter you addressed in your submission on the proposed plan and the Council decided on an alternative solution that resulted in a provision being included in the proposed plan or a matter being excluded from the proposed plan; or

(b) you are, were, or will be unduly prejudiced by the inclusion of a provision in or the exclusion of a matter from the proposed plan in relation to which the Council accepted a recommendation of the Hearings Panel that the Hearings Panel had identified as being beyond the scope of the submissions made on the proposed plan.

Your right to appeal may be limited by the trade competition provisions in Part 11A of the RMA.

You must lodge the original notice with the Environment Court, and serve a copy on the Council (by email to unitaryplan@aucklandcouncil.govt.nz), within 20 working days after the Council notifies its decisions in relation to the recommendations of the Hearings Panel under section 148(4)(a) of the LGATPA (i.e. by no later than **16 September 2016**).

You must pay the filing fee required by regulation 15 of the Resource Management (Forms, Fees, and Procedure for Auckland Combined Plan) Regulations 2013 at the time you lodge this notice with the Environment Court.

If your appeal concerns a regional coastal plan provision / the coastal marine area, you must serve a copy of this notice on the Minister of Conservation within 5 working days after this notice is lodged with the Environment Court.

However, you may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing or service requirements (see form 38 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003).

Advice to recipients of copy of notice of appeal

How to become party to proceedings

You may become a party to the appeal if you are one of the persons described in section 274(1) of the RMA.

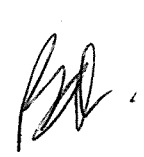
To become a party to the appeal, you must, within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003) with the Environment Court by email (to unitaryplan.ecappeals@justice.govt.nz) and serve copies of your notice by email on the Auckland Council (to unitaryplan@aucklandcouncil.govt.nz) and the appellant.

Your right to be a party to the proceedings in the Court may be limited by the trade competition provisions in section 274(1) and Part 11A of the RMA.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing or service requirements (see form 38 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003).

Advice

If you have any questions about this notice, contact the Environment Court in Auckland.



Names and addresses of persons served with a copy of this notice

Environment Court
PO Box 7147
Wellesley Street
Auckland 1010
unitaryplan.ecappeals@justice.co.nz

Auckland Council
Private Bag 92300
Victoria Street West
Auckland 1142
Unitaryplan@aucklandcouncil.govt.nz

A handwritten signature in black ink, consisting of stylized, overlapping loops and lines, located in the bottom right corner of the page.



**Decisions of the Auckland Council on
recommendations by the Auckland Unitary
Plan Independent Hearings Panel on
submissions and further submissions to the
Proposed Auckland Unitary Plan**

Attachment D

A list of the Panel's Recommendations that have
been rejected by the Council.

19 August 2016

Attachment D – Panel’s recommendations rejected by the Council

Hearing Topic Number	Rejected Recommendation
Hearing topic 006 and 035 Air quality	Deletion of the Auckland Ambient Air Quality Standards
Hearing topic 010/029/030/079 Special character and pre 1944	The deletion of the objective that provides for management of heritage values in the Regional Policy Statement
Hearing topic 011 Rural environment	The deletion of objectives and policies for rural subdivision that: <ul style="list-style-type: none"> (i) Prevent inappropriate subdivision (ii) Promote the significant enhancement of indigenous biodiversity (iii) Facilitate transfer of titles only into the Countryside living zone.
Hearing topic 012 Infrastructure, energy and transport	The deletion of policies which encourage land use and transport integration and in particular, the location of higher intensity activities where those activities are served by key public transport services and routes.
Hearing topic 013 Urban growth	The deletion of objectives and policies that seek to focus growth within the existing metropolitan area
	Amendments to the policy that guides the location of the Rural Urban Boundary
	The enablement of commercial activities within centres and corridors
Hearing topic 022 Natural hazards and flooding and 026 – General others	Replacing the 1 per cent annual exceedance probability (AEP) flood hazard with the 2 per cent annual exceedance probability (AEP) flood hazard in urban areas
	No controls for buildings within floodplains to prevent the exacerbation of flood hazards
	No controls to manage a change of use to more vulnerable activities in existing buildings within floodplains
	Amending the definition of coastal storm inundation 1 per cent annual exceedance probability plus 1 metre of sea level rise to not include reference to maps
	No consent requirements for new buildings in the activity table for the coastal storm inundation 1 per

	cent annual exceedance probability (AEP) plus 1 metre of sea level rise area
Hearing topic 025 Trees	The deletion of scheduled items from the Schedule of Notable Trees which does not comply with section 76(4A) – (4D) of the Resource Management Act 1991
	The deletion of 18 scheduled items from the Schedule of Notable Tree with no explanation or reasoning.
	The trimming of up to 20 per cent of a notable tree's live growth as a permitted activity, subject to complying with specific standards.
Hearing topic 028 Future urban zone	Changing the activity status of subdivision in the Future Urban zone from a Prohibited activity to a Discretionary activity.
	Changing the activity status of landfills in the Future Urban zone from a Non-complying activity to a Discretionary activity.
Hearing topic 032 Schedule of historic heritage	The deletion of the Symonds Street flats, 44 Symonds Street, City Centre from the schedule
Hearing topic 033/034 General coastal marine zone	Amendment to the activity table for identifying which standards apply to discharges of hull bio-fouling organisms.
	Including in the definition of marine and port facilities reference to 'sea walls'
Hearing topic 038 Contaminated land	The inclusion of contaminated land in accidental discovery control provisions
	Changes to rules for discharges of contaminants from disturbing soil on land containing elevated levels of contaminants
	The deletion of the definition of land containing elevated levels of contaminants
Hearing topic 039 Hazardous substances and industrial and trade activities	Amendments to the definition of clean fill material which removes differentiation between clean fill and managed fills
Hearing topic 041 Earthworks and minerals,	The deletion of kauri dieback provisions
Hearing topic 042 Infrastructure	Increase the extent of the National Grid Corridor overlay, as it relates to the area 32m each side of 110kv lines and 37m each side of the centerline of 220kv lines
	No objective to manage the adverse effects of infrastructure in the District Plan provisions for

	infrastructure
	The tagging of the infrastructure objectives and policies as regional coastal provisions
	Electric vehicle charging stations should be Permitted activities in roads
	Deletion of the standards for minor infrastructure upgrading in the standards for activities in roads
	No default activity status for minor infrastructure upgrading where an upgrade to an existing network utility exceeds the specified standard
	Increasing the permitted threshold for the trimming and alteration of trees in streets and public open spaces subject to meeting specific standards including an agreed tree management plan
	Extending standards on vegetation removal within a Significant Ecological Area to roads
	The inclusion of standards relating to earthworks (filling) within a floodplain associated with road works
	The inclusion of standards relating to earthworks (filling) within overland flow paths associated with road work
	Specific limitations on earthworks within overlays for road network activities
Hearing topic 043/044 Transport	Amendment of the parking rates for the Metropolitan Centre, Town Centre, Local Centre, Mixed Use and Terrace Housing and Apartment Buildings zones to remove maximum and minimum parking rates for all activities within these zones with the exception of retail and commercial service activities
	Parking rates for residential and non-residential activities in the City Centre zone of 1:125m ² for non-residential activities within a proposed 'Outer core' parking area while applying a rate of 1:200m ² within a proposed 'Inner core' parking area. A maximum rate of 1.5 car parks per dwelling (regardless of dwelling size) is proposed for residential activities.
Hearing topic 046/047/048/049 Water quality and quantity, lakes, rivers and streams, aquifers and ground water and discharges of stormwater and wastewater	Inserting a permitted activity land use rule for stormwater runoff into the stormwater network and combined sewer network
	Amending to a Permitted activity status for sites that do not discharge to a stream or discharge below RL 2m in a Stormwater Management Areas Flow (SMAF).
	Amending the activity status for roads within a Stormwater Management Areas Flow (SMAF).
	Deleting the default activity status for roads/motorways

	within a Stormwater Management Areas Flow (SMAF).
	Amending the general standards in E10.6.11 and associated rules in E10.6.3.1 to refer to “site” which, as defined, does not include a road.
	Amending the hydrology mitigation requirements for some roading projects.
	Deleting the definition of “redevelopment of a road”
Hearing topic 050-054 City centre and business zones	Wynyard Precinct – the deletion of framework plans has resulted in a consequential amendment to the height and gross floor area controls in the Wynyard Precinct
	Queen Street Valley Precinct – the deletion of the pre – 1940 building demolition control from the Queen Street Valley Precinct
	The deletion of the minimum dwelling size standard in the City Centre and business zones
	The application of a Height in Relation to Boundary control within the Mixed Use Zone and between the Mixed Use Zone and the General Business Zone
	A recession plane indicator diagram which is inconsistent with the Height in Relation to Boundary controls in all business zones
	The deletion of specific standards to manage development within natural hazards areas within the Port Precinct
Hearing topic 058 Open space	Amending the activity status for new buildings and additions, and the height and gross floor area standards for the Open Space zones
Hearing topic 059 to 063 Residential zones	That Integrated Residential Developments are provided for as a Restricted Discretionary activity within the Single House Zone
	Amending the threshold for requiring resource consent from three or more dwellings to five or more dwellings in the Mixed Housing Suburban and Mixed Housing Urban zones (MHU)
	The deletion of the minimum dwelling size standard.
	Amending the Height in Relation to Boundary Controls in the Mixed Housing Suburban, Mixed Housing Urban and Terrace Housing and Apartment Building zones.
	Amendments to apply the Height in Relation to Boundary Control and the Alternative Height in Relation to Boundary Control to the front boundary within the Terrace Housing and Apartment Building zone. The Height in Relation to Boundary adjoining lower intensity zones is recommended to apply to the front boundary within the Mixed Housing Urban and Terrace Housing and Apartment Building zones.
	The deletion of a standard relating to reticulated water supply and wastewater network capacity and moving the matter to assessment criteria
	The deletion of the definition of building coverage

	The deletion of front fence rule and deleting policies relating to streetscape from the Single House, Mixed Housing Suburban, Mixed Housing Urban and Terrace House and Apartment Building zones.
Hearing topic 064 Subdivision – rural	The inclusion of objectives, policies and rules that enable sporadic and scattered rural subdivision
	The inclusion of provisions that allow for minimal environmental benefits to be accepted in exchange for rural-residential subdivision
	Absence in recommending specific site sizes for Countryside Living subdivision in the Caldwell's Road area in Whitford
Hearing topic 065 Definitions	Amendment to the definition of 'Height' makes the structures exempted from the definition subject to width and height limits that are unworkable for some structures.
Hearing topic 075 Waitakere ranges	Double-tagging [rp/dp] the activity tables in the Rural – Waitakere Ranges Foothills zone and the Rural – Waitakere Ranges zone sites.
Hearing topic 080 Rezoning and precincts (general) and 081 Rezoning and precincts (Geographic areas) and 016 and 017 - Rural urban boundary and Annexures 1 – 6, July 2016 – (recommendations in the SOUTH)	Removal of the Rural Urban Boundary at Crater Hill and Pukaki Peninsula, Puhinui
Hearing topic 080 Rezoning and precincts (General), and 081 Rezoning and precincts (Geographic areas) and 016 and 017 - Rural urban boundary and Annexures 1 – 6, July 2016 – (recommendations in the WEST)	No mechanisms within the Redhills precinct relating to the provision of transport infrastructure
	No indicative roading pattern required to achieve an effective transport network in the Westgate Precinct.
Hearing topic 080 Rezoning and precincts (General), and 081 Rezoning and precincts (Geographic areas) and 016 and 017 - Rural urban boundary and Annexures 1 – 6, July 2016 – (recommendations in RODNEY)	No mechanisms within the new Wainui precinct for the provision of transport infrastructure
	The rezoning of the Kumeu Showgrounds from Mixed Rural to Countryside Living.
	The application of the Large Lot zone at 47-61 Dawson Road, Snells Beach
Hearing topic 080 Rezoning and precincts (General), and 081 Rezoning and precincts	The deletion of the Akoranga precinct and reliance upon the Auckland University of Technology (AUT) designation (Designation 6010)

(Geographic areas) and 016 and 017 - Rural urban boundary and Annexures 1 – 6, July 2016 – (recommendations in the NORTH)	
	The deletion of the Takapuna 2 precinct and reliance upon the provisions of the underlying zones (Terraced House and Apartment Buildings and Business – Metropolitan)
	The extension of the Rural Urban Boundary north of the Vaughans Road ridgeline into the Okura catchment at a location east of Okura village
	The application of a new precinct to the land north of Vaughans Road, Okura and rezoning of approximately 130ha of land from Countryside Living to Mixed Housing Suburban, Large Lot, Open Space Conservation and Open Space Informal Recreation zones
	The rezoning of approximately 30ha of land from Countryside Living to Future Urban zone on land to the north of Vaughans Road/east of Okura Village
	As a consequential change, amend Table E39.6.5.2.1 Minimum and minimum average net site areas, to include a minimum net site area and average net site area without transferable rural site subdivision, of 4ha to land known as Okura East
	As a consequential change add the Control: Subdivision Variation Control - Rural, Okura East Countryside Living to the land know as Okura East
Hearing topic 080 Rezoning and precincts (General), and 081 Rezoning and precincts (Geographic areas) and 016 and 017 - Rural urban boundary and Annexures 1 – 6, July 2016 – (recommendations in CENTRAL)	Deletion of the Sylvia Park precinct and reliance on the underlying Metropolitan Centre zone

#98
vol.1

Adam Haycock

From: donotreply@aucklandcouncil.govt.nz
Sent: Wednesday, 30 October 2013 4:59 PM
To: Unitary Plan
Cc: robertadams@ihug.co.nz
Subject: Proposed Auckland Unitary Plan Submission - Robert Dawson Adams

31 OCT 2013

Thank you for your submission to the proposed Auckland Unitary plan.

You should receive an acknowledgement within 10 working days. Please retain this as your copy. If you do not receive this, could you email unitaryplan@aucklandcouncil.govt.nz or phone 09 301 0101.



Submitter details

Full name: Robert Dawson Adams
Organisation: n/a
Postal address: 23 beach haven road, Beach Haven
Email address: robertadams@ihug.co.nz
Post code: 0626
Local board: Kaipatiki local board
Contact Person: Robert Adams
Date of submission: 30-Oct-2013

Scope of submission

The specific provisions that my submission relates to are:

Provision(s):
All Objectives and Policies and Rules of the Proposed Unitary Plan

Property address:

Map:

Other:

Submission

Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views.

I oppose the specific provisions identified above

I wish to have the provisions identified above amended:

Yes

1/2

The reasons for my views are:

The Proposed Unitary Plan will have negative environmental outcomes, is overly regulative and overly prescriptive. The Proposed plan reduces environmental protection and reduces amenity. The plan is overly complex and cumbersome and its administration will result in waste of resources and have serious impact on the economy, the natural environment and the built environment. I have not attached any files and will submit documents to support my submission manually as the files will be too big for the website.

I seek the following decision by Council:

Decline the Proposed Plan

If the Proposed Plan is not declined, then amend it as outlined below:

[The Proposed Unitary plan is fundamentally flawed in all regards and needs a complete overhaul.] 1
[The Plan needs to be simplified and rationalized to create efficient processes for activities.] 2
The city, country and the economy is being constrained by inefficient planning processes perpetrated by a planning cabal holding the country to Ransom.

I wish to be heard in support of my submission:

Yes

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

Yes

Telephone: 0276076883

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

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

Therese Strickland

From: donotreply@aucklandcouncil.govt.nz
Sent: Thursday, 27 February 2014 1:02 p.m.
To: Unitary Plan
Cc: robertadams@ihug.co.nz
Subject: Proposed Auckland Unitary Plan Submission - Robert Dawson Adams

Thank you for your submission to the proposed Auckland Unitary plan.

You should receive an acknowledgement within 10 working days. Please retain this as your copy. If you do not receive this, could you email unitaryplan@aucklandcouncil.govt.nz or phone 09 301 0101.



Submitter details

Full name: Robert Dawson Adams
Organisation:
Postal address: 23 beachhaven road beach haven
Email address: robertadams@ihug.co.nz
Post code: 0626
Local board: Kaipatiki local board
Contact Person: Robert Adams
Date of submission: 27-Feb-2014

Scope of submission

The specific provisions that my submission relates to are:

Provision(s):

7.12 outdoor living space residential mixed housing suburban

Property address:

Map:

Other:

Submission

Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views.

I oppose the specific provisions identified above

I wish to have the provisions identified above amended:

Yes

13

The reasons for my views are:

the rules are unclear. In their present form a dwelling would have to have 40m2 outdoor space and 20m2 POS 4m minimum width. If the living is above ground floor then need 40m2 outdoor and decks. The rules should be clarified if that is the intention by adding either the word AND or OR. In my view it should be OR so that dwellings can be built with decks or roof decks without the need for xtra outdoor space. many people do not want outdoor space so it is unnecessary to require it in addition to the decks. Regardless the rules need clarification

I seek the following decision by Council:

Decline the Proposed Plan

If the Proposed Plan is not declined, then amend it as outlined below:

It appears that the rules are unfair for dwellings at first floor or above because the open land is still required in addition to decks. This is wastefull in say a two or three storey building and is unnecessary for those not requiring a useless plot of land.

I wish to be heard in support of my submission:

Yes

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

No

Telephone: 0276076883

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

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

#18
Vol. 3

Therese Strickland

From: donotreply@aucklandcouncil.govt.nz
Sent: Thursday, 27 February 2014 2:20 p.m.
To: Unitary Plan
Cc: robertadams@ihug.co.nz
Subject: Proposed Auckland Unitary Plan Submission - Robert Dawson Adams

Thank you for your submission to the proposed Auckland Unitary plan.

You should receive an acknowledgement within 10 working days. Please retain this as your copy. If you do not receive this, could you email unitaryplan@aucklandcouncil.govt.nz or phone 09 301 0101.



Submitter details

Full name: Robert Dawson Adams
Organisation:
Postal address: 23 beach haven road beach haven
Email address: robertadams@ihug.co.nz
Post code: 0626
Local board: Kaipatiki local board
Contact Person: Robert Adams
Date of submission: 27-Feb-2014

Scope of submission

The specific provisions that my submission relates to are:

Provision(s):

7. mixed housing suburban. The rules for this section are flawed and will result in poor urban development

Property address:

Map:

Other:

Submission

Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views.

I oppose the specific provisions identified above

I wish to have the provisions identified above amended:

1/4

#98

Yes

The reasons for my views are:

The rules encourage micro infill with loss of trees, gardens and open space. The yards are too small, height to boundary too permissive and maximum heights too low. POA is too much and coverage rules flawed.

Lot sizes for development are too small while density rules are too low.

Basically the result will be low quality micro infill badly affecting immediate neighbours. The rules need to be thrown out and start again with a better understanding of the desired outcomes. I have been designing and building houses for 35 years and I know how to use the rules very well. The proposed rules are well intentioned but haven't been tested robustly enough to ensure the right outcomes.

I seek the following decision by Council:

Decline the Proposed Plan

If the Proposed Plan is not declined, then amend it as outlined below:

Scrap the proposed rules and start again with some studies on different options. The Anzac quarter in Takapuna is a good start as this zone has upped development lot sizes to give a critical mass allowing comprehensive redevelopment with decent setbacks, potential to share common spaces and efficiency of land use and improved infrastructure.

/4

I wish to be heard in support of my submission:

Yes

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

No

Telephone: 0276076883

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

#98

Therese Strickland

From: donotreply@aucklandcouncil.govt.nz
Sent: Thursday, 27 February 2014 2:02 p.m.
To: Unitary Plan
Cc: robertadams@ihug.co.nz
Subject: Proposed Auckland Unitary Plan Submission - Robert Dawson Adams

Thank you for your submission to the proposed Auckland Unitary plan.

You should receive an acknowledgement within 10 working days. Please retain this as your copy. If you do not receive this, could you email unitaryplan@aucklandcouncil.govt.nz or phone 09 301 0101.

**Submitter details**

Full name: Robert Dawson Adams
Organisation:
Postal address: 23 beach haven road beach haven
Email address: robertadams@ihug.co.nz
Post code: 0626
Local board: Kaipatiki local board
Contact Person: Robert Adams
Date of submission: 27-Feb-2014

Scope of submission

The specific provisions that my submission relates to are:

Provision(s):

2.3.1 subdivision rules. The rules in this section are in conflict with the other rules in the scheme specifically the minimum lot sizes for density. mixed housing suburban for large lots. At the very least requires clarification as the wording is confusing ie 20% of average lot greater or smaller ??????. The rules for access are too restrictive compared to current auckland scheme which allows 2.4m to service 10 sites. Requires evidence to support more restrictive widths. Planners have adopted other areas rules without considering impacts. Requires more research rather than blind adoption of rules

Property address:**Map:****Other:****Submission**

Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views.

I oppose the specific provisions identified above

I wish to have the provisions identified above amended:

Yes

The reasons for my views are:

The subdivision rules have become more restrictive in the opposite direction to the intensification rules in the rest of the scheme. Evidence needs to be supplied justifying the restrictions or in the absence of evidence more research needs to be done. The proposed rules seem to have been copied and pasted from other district schemes other than the auckland plan. I have heard that this was the result of a compromise. This crucial area deserves rules based on research and evidence not blind adoption of untested rules.

I seek the following decision by Council:

Decline the Proposed Plan

If the Proposed Plan is not declined, then amend it as outlined below:

Return to existing rules which allow 10 units served by a 2.4m access until research and evidence provided to support a rational rule. Similarly the subdivision sizes require more work to align its rules with the other lot sizes allowed by the unitary plan

15
16

I wish to be heard in support of my submission:

Yes

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

No

Telephone: 0276076883

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

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

4/4

Therese Strickland

From: donotreply@aucklandcouncil.govt.nz
Sent: Thursday, 27 February 2014 12:35 p.m.
To: Unitary Plan
Cc: robertadams@ihug.co.nz
Subject: Proposed Auckland Unitary Plan Submission - Robert Dawson Adams

Thank you for your submission to the proposed Auckland Unitary plan.

You should receive an acknowledgement within 10 working days. Please retain this as your copy. If you do not receive this, could you email unitaryplan@aucklandcouncil.govt.nz or phone 09 301 0101.

**Submitter details**

Full name: Robert Dawson Adams
Organisation:
Postal address: 23 Beachhaven road Beach Haven
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Post code: 0626
Local board: Kaipatiki local board
Contact Person: Robert Adams agent/architect
Date of submission: 27-Feb-2014

Scope of submission

The specific provisions that my submission relates to are:

Provision(s):**Property address:**

23 and 27 Edmund Hillary ave Papakura

Map:**Other:****Submission**

Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views.

I oppose the specific provisions identified above

I wish to have the provisions identified above amended:

Yes

The reasons for my views are:

Both 23 and 27 Edmund Hillary avenue were purchased for development purposes which have now been radically reduced by the changes proposed by the unitary plan. At present both sites are zoned for apartments which would allow up to 7 apartments per site. It is my understanding that the unitary plan would reduce the allowed dwellings to one per site or perhaps two This is clearly unfair and contradicts the need for greater densities. The existing plan went through extensive consultation with the community including infrastructure issues and became operative after this exhaustive process. purchasers made their decisions based on this plan change and zoning and are now being unfairly penalised by the changes proposed by the new unitary plan . The existing zoning density and rules needs to be incorporated into the unitary plan to preserve owners property rights.

I seek the following decision by Council:

Decline the Proposed Plan

If the Proposed Plan is not declined, then amend it as outlined below:

The unitary plan needs to incorporate the existing zone rules and densitie s that are already in place to protect existing property rights and to give continuity for the future. / 7

I wish to be heard in support of my submission:

Yes

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

No

Telephone: 0276076883

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

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