

I hereby give notice that a hearing by commissioners will be held on:

Date: Friday 3 September, Monday 6 September &
Tuesday 7 September 2021
Time: 9.30am
Meeting room: Reception Lounge
Venue: Level 2, Auckland Town Hall
301 Queen Street, Auckland

PLAN CHANGE 60

SUBMISSIONS & FURTHER SUBMISSIONS

OPEN SPACE AND OTHER REZONING MATTERS

AUCKLAND COUNCIL

COMMISSIONERS

Chairperson Janine Bell
Commissioner Nicki Williams

Laura Ager
KAITOHUTOHU WHAKAWĀTANGA / MĀTANGA
MATAAMUA WHAKAWĀ
SENIOR HEARINGS ADVISOR

Telephone: 09 890 2021 or 027 247 2794
Email: laura.ager@aucklandcouncil.govt.nz
Website: www.aucklandcouncil.govt.nz

Note: The reports contained within this document are for consideration and should not be construed as a decision of Council. Should commissioners require further information relating to any reports, please contact the hearings advisor.

WHAT HAPPENS AT A HEARING

Te Reo Māori and Sign Language Interpretation

Any party intending to give evidence in Māori or NZ sign language should advise the hearings advisor at least ten working days before the hearing so a qualified interpreter can be arranged.

Hearing Schedule

If you would like to appear at the hearing please return the appearance form to the hearings advisor by the date requested. A schedule will be prepared approximately one week before the hearing with speaking slots for those who have returned the appearance form. If changes need to be made to the schedule the hearings advisor will advise you of the changes.

Please note: during the course of the hearing changing circumstances may mean the proposed schedule may run ahead or behind time.

Cross Examination

No cross examination by submitters is allowed at the hearing. Only the hearing commissioners are able to ask questions. Attendees may suggest questions to the commissioners and they will decide whether or not to ask them.

The Hearing Procedure

The usual hearing procedure is:

- **The chairperson** will introduce the commissioners and will briefly outline the hearing procedure. The Chairperson may then call upon the parties present to introduce themselves. The Chairperson is addressed as Madam Chair or Mr Chairman.
- The **reporting officer** may provide a brief overview of the plan change.
- **Submitters** (for and against the plan change) are then called upon to speak. Submitters' active participation in the hearing process is completed after the presentation of their evidence so ensure you tell the hearing panel everything you want them to know during your presentation time. Submitters may be represented by legal counsel or consultants and may call witnesses on their behalf. The hearing panel may then question each speaker.
 - Late submissions: The council officer's report will identify submissions received outside of the submission period. At the hearing, late submitters may be asked to address the panel on why their submission should be accepted. Late submitters can speak only if the hearing panel accepts the late submission.
 - Should you wish to present written evidence in support of your submission please ensure you provide the number of copies indicated in the notification letter.
- **Council Officers** will then have the opportunity to clarify their position and provide any comments based on what they have heard at the hearing.
- **The chair** will outline the next steps in the process and adjourn or close the hearing.
- If adjourned the hearing panel will decide when they have enough information to make a decision and close the hearing. The hearings advisor will contact you once the hearing is closed.

Please note

- that the hearing will be audio recorded and this will be publicly available after the hearing
- catering is not provided at the hearing

SUBMITTERS:	
Page 7	Wendy Barbara McPartland
Page 11	Sunghwan Choi
Page 13	Ed Hayes
Page 15	Richard Bale
Page 17	Whangaparaoa Golf Club c/- Wendy Dazeley
Page 19	Auckland Memorial Park and Cemetery Ltd / Hibiscus Trust c/- Graeme Cummins
Page 21	Christopher James Scott
Page 26	Andrew and Dahlia Forlong
Page 28	Tania Makani
Page 32	John Michael Cartwright
Page 35	Jennifer Joy Hirawani
Page 37	Redentor Bueno
Page 44	Carlota Bueno
Page 48	Julie Brien
Page 50	Sailesh K Singh
Page 52	Lisa Varghese Kachappilly
Page 54	Bhavisha Patel
Page 56	Hardikkumar Parmar c/- Bhavisha Parmar
Page 58	Seok Bong and Chan Ju Lee
Page 60	Robbie Cosseboom Gabriel Cowell
Page 62	Varinder Singh
Page 64	David Ronald Jones
Page 67	Simon Jeremy Kember
Page 69	Richard Rolfe
Page 71	Basil Denee
Page 73	David Alexander Alison
Page 76	Clare Dockery
Page 77	Peter Carruthers
Page 78	Joséphine Ann McNaught
Page 80	Wireworks New Zealand ltd c/- Sandra Lynette Hadley
Page 84	Lindsay Foster
Page 86	Mrs Shirley Turner
Page 88	Linda Christian
Page 90	Jianwen Li
Page 92	The Karma Estate Ltd c/- Rahul Manocha
Page 96	Peter Ronald Harrison

Page 98	Joan Mulligan
Page 101	Anthony Katterns
Page 104	Total Engineering East Tamaki Ltd
Page 107	Tania Brown-Bayliss
Page 110	Tetiana Rabshtyna
Page 113	Hammed Torkaneh
Page 116	Warren and Anne-Marie Spice
Page 119	D Gene Dillman
Page 121	Mark Stuart van Kaathoven c/- D. Gene Dillman
Page 123	Peter Daubé and Johanna Smith
Page 127	Jade Barker
Page 129	Tane Edward Sola
Page 136	Turin Panel & Paint ltd c/- Anoop Kumar
Page 139	Peter Jones
Page 179	A J Bradshaw
Page 182	Triangle 786 Properties Limited c/- Longgang Shui and Yashokant Sharma
Page 184	Gayleen Adrian Yuonne Anderson
Page 187	LR Blackbourn & Trustee Professionals Limited c/- Lynette Raye Blackbourn
Page 191	Alexander Cameron Brown
Page 194	Ross David Ireland
Page 197	Reggie Kohu
Page 200	Chelsea Fowler
Page 202	Justin Peter Schilder
Page 207	Nevin Chirackal
Page 209	Anne Margaret Crozier
Page 211	Parnell Community Committee c/- Luke Niue
Page 215	Kāinga Ora – Homes and Communities c/- Brendon Liggett
Page 225	Ken Thomas
Page 227	Claire Emma Valkenborg
Page 231	William William
Page 233	Amaru-Rai William
Page 235	Martyn and Sally Sissons
Page 236	Bruce Peter Nelson
Page 238	Jenny Granville
Page 240	Ky Sit Lh Sit F Jiang
Page 243	Wesleyan Church Trustees c/- Grev Walker
Page 244	Bryce Rayner

Page 246	CE Peryer & RMY Trustees (2007) Limited c/- Clovis Peryer
Page 248	Davern Residents Incorporated (50058647) c/- Dr Grant Hewison
Page 252	Bronwen Wills
Page 259	Colleen Pearl Crozier
Page 262	Mere Cooper
Page 264	Auckland Transport c/- Katherine Dorofaeff
Page 269	Ross M Thorby
Page 270	Mana Raakau c/- Lissa Knight
Page 272	Cook Islands Seventh Day Adventist Church c/- Pastor Paora Teaukura
Page 275	Rhonda Ngaire Nelson
Page 278	Norman Beazley Whanau Trust c/- Ellen Huia Norman and John Bernard Beazley
Page 282	Stephen Robert Faulkner
Page 285	Alison Mary Faulkner
Page 288	Pest Free Kaipatiki Restoration Society Incorporated c/- Bronwen Harper
Page 291	Pukekohe Rugby Football Club Inc c/- John Hume
Page 298	Dennis Family Trust c/- Daniel Shaw
Page 380	Johannink Property Ltd c/- Darrin Johannink & Hamish Hey
Page 398	T&T Childrenswear c/- Darrin Johannink & Hamish Hey
Page 404	Helen Joan Higgott
Page 408	Heritage New Zealand Pouhere Taonga c/- Susan Andrews
Page 412	Friends of the Earth NZ Ltd (FoENZ) c/- Robert Ernest Tait
Page 418	Mark Lockhart
Page 420	Silvia Spieksma
Page 422	Michelle Simpson
Page 429	Trevor Lund and Lynne Butler on behalf of Anamady Limited owner of oneA Ireland Street Freemans Bay
Page 431	Mike Blackburn
Page 435	Patrick John Reddington and Letitia Maude Reddington
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Page 440	Peter Simpson
Page 442	Elisabeth Jobbins
Page 444	Janet Charman
Page 445	Euan Brouwers
Page 449	Malia Faimanifo Sopoga
Page 452	Forest and Bird

FURTHER SUBMITTERS:	
Page 457	Rupinder Kaur
Page 459	Jianwen Li
Page 461	Titirangi Residents & Ratepayers Association c/- Mels Barton
Page 470	Malia Faimanifo Sopoga
Page 472	Davern Residents Incorporated
Page 474	Tania Makani
Page 478	Sunghwan Choi
Page 483	John Cartwright
Page 487	Carlota Bueno
Page 491	Annie Bradshaw
Page 496	Dave King
Page 500	Shirley Waru
Page 504	Reinard Abe Poelman
Page 508	Grey Lynn Residents Association
Page 514	Anthony David Carson
Page 519	Raymond Scott Goodger
Page 520	Otahuhu Historical Society c/- Kathryn le Grove
Page 522	Kathryn le Grove
Page 526	T&T Fashions
Page 536	Johannink Property Ltd
Page 546	Andrew & Dahlia Forlong
Page 549	Redentor Bueno
Page 551	Kāinga Ora – Homes and Communities c/- Brendon Liggett
Page 556	Mere Cooper and Norman Pare
Page 558	Penny Rodway
Page 560	David J Batten
Page 563	Monica Dam
Page 564	Tom Ang

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Wendy Barbara McPartland

Organisation name:

Agent's full name:

Email address: wendy.mcpartland94@gmail.com

Contact phone number:

Postal address:
2 Kowhai Place
Pukekohe
Auckland 2120

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
PC60 - Open Space and Other Rezoning Matters

Property address: 2 Kowhai Place Pukekohe Auckland 2120

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I guess the council are talking about the reserve at Kowhai Place Pukekohe. We couldn't really understand the crappy jargon relating to a letter we received on 30 January 2021. Please give us information (in normal persons language) which tells us what is actually happening to this area/space and we wish this space of land to remain as a reserve and not to be built on.

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

1.1

Details of amendments: PC60 - Open Space and Other Rezoning Matters

Submission date: 30 January 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Wendy Barbara McPartland

Organisation name:

Agent's full name:

Email address: wendy.mcpartland94@gmail.com

Contact phone number:

Postal address:
2 Kowhai Place
Pukekohe
Auckland 2120

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
Proposed Plan Change 60 Open Space (2020) and Other Rezoning Matters

Property address: 2 Kowhai Place Pukekohe Auckland 2120

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Further to my submission of 30 January 2021, we oppose the building of a house/unit on the reserve at East Street/Kowhai Place Pukekohe. This has been a reserve for over 30 years since we have lived at our property. The house at 73 East Street would get shaded by a house built next to it and their access would be limited to get to their property. Kowhai Place (where my family lives) is a very small, narrow cul-de-sac and could not cope with extra traffic from a new residence. The rubbish trucks come up twice weekly and have trouble turning on this road, Valley School families also use Kowhai Place for collecting children on school days. Other neighbours are also against a new house being built on this reserve. Has anyone from Auckland Council actually physically been to Pukekohe view this reserve to see the small size of it to see the size of the smaller size of the reserve - I guess not!!! I have heard that a community needs so much green space per residential areas so it would be terrible if this reserve was built on.

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

Details of amendments: PC60 - Open Space and Other Rezoning Matters - don't built on this reserve!!!

Submission date: 9 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sunghwan Choi

Organisation name:

Agent's full name:

Email address: choind@gmail.com

Contact phone number: 021956090

Postal address:

4 Davern Lane

New Lynn

Auckland 0600

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Proposed Plan Change 60 - Open Space (2020) and Other Rezoning Matters

Property address: 13 Davern Lane New Lynn Auckland 0600

Map or maps: Lot 13 DP 160552

Other provisions:

Current Zone/s: Open Space - Informal Recreation Zone

Proposed Zone: Residential - Mixed Housing Urban Zone

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

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

The reason for my or our views are:

The open space in Davern lane has been crucial area for children from not only Davern lane but streets around Davern lane to come and play and enjoy the safe open space.

Changing Lot 13 DP 160552 to a mixed housing urban zone will in future remove the only green grass area which will impact the livelihood of the residents of Davern lane.

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

2.1

Submission date: 1 February 2021

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Edward Charles Hayes

Organisation Name (if submission is made on behalf of Organisation)
none

Address for service of Submitter
Flat 4, 28 Findlay Street, Ellerslie, Auckland

Telephone: 021796169 Fax/Email: edhay3s@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number PC 60

Plan Change/Variation Name Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:
(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s) From: Open Space - Informal Recreation Zone To: Residential - Mixed Housing Suburban Zone

Or
Property Address 12R Rockfield Road Ellerslie Auckland 1061

Or
Map Map 76, Lot 9 DP 18690

Or
Other (specify) _____

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

The reasons for my views are:

In the immediate area there are so few parks to rest and appreciate Auckland and it's birdlife. The park is often frequented by Tui, Piwakawaka and the occasional Kereru. As neighbours to the park we also enjoy seeing families walking who stop and rest in the park. To lose this gift would be a blemish on this councils record

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

02 Feb 2021

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

Date

Notes to person making submission:

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

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

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

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

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

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

3.1

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Richard Bale

Organisation name:

Agent's full name:

Email address: r.bale@hotmail.com

Contact phone number:

Postal address:

3 Tiller Court
Gulf Harbour
Auckland 0930

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Proposed Plan Change 60 - Open Space (2020) and Other Rezoning Matters - Zone

Property address: Geographic Area: Army Bay Subject Property: 1337 Whangaparaoa Road Army Bay Auckland 0930

Map or maps: Map Number: 104 Title: Proposed Plan Change 60 - Open Space (2020) and Other Rezoning Matters

Other provisions:

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

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

The reason for my or our views are:

We want this area to return to green space zoning

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

4.1

Details of amendments:

Submission date: 2 February 2021

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Wendy Dazeley

Organisation name: Whangaparaoa Golf Club

Agent's full name: wendy dazeley

Email address: nanawendyd2@gmail.com

Contact phone number:

Postal address:

nanawendyd2@gmail.com

Gulf Harbour

Auckland 0930

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Re zoning from Residential -Single House

Back to

Open Space - Sport and Active Recreation Zone

Property address: 1337 Whangaparaoa Road Army Bay Auckland 0930

Map or maps: Lot 1 DP 455537

Other provisions:

.

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

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

The reason for my or our views are:

The current zoning (Residential - Single House)was illegally obtained by a former Treasurer of the Whangaparaoa Golf Club without permission or the members who legally own this club

I strongly support the change back to Open Space - Sport and Active Recreation Zone

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

Details of amendments:

5.1

Submission date: 2 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Graeme Cummins

Organisation name: Auckland Memorial Park and Cemetery Ltd / Hibiscus Trust

Agent's full name:

Email address: gm@ampl.co.nz

Contact phone number:

Postal address:
PO Box 391
Silverdale
0944

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Errors or Anomalies including Realigning Zone Boundaries with new Cadastral Boundaries

Property address: 2165 East Coast Road Silverdale

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

property in question is no longer owned by the Hibiscus Trust, and therefore no longer required for cemetery purposes

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

6.1

Details of amendments:

Submission date: 3 February 2021

Attend a hearing

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

Declaration

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

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

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

No

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

Dear Sir/Madam,

Please find enclosed my submission to the **PC60 - Open Space (2020) and Other Rezoning Matters**

Submitter details:

Name: Christopher James Scott

Address for Service: 31 Huron Street, Takapuna, Auckland 0622

Telephone: 09 486 1442 / 021 272 235

Email: christopher.j.scott@hotmail.com

Date: 4th February, 2021.

The specific provisions that my submission relates to are:

Plan Provisions: Terraced Housing & Apartment Building Zone - AHIRB standard H6.6.7(2) & H6.6.7(3)

Property Address: 31 Huron Street, Takapuna, Auckland 0622

Submission:

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended: **Yes**

The reason for my views are:

Summary: The proscriptive nature of AHIRB standards defined in H6.6.7(2) & H6.6.7(3) will lead to *poor utilisation* of sites and/or *poor environmental / amenity outcomes* where a) the street runs east/west, b) the site runs north / south, c) where a site backs onto Open Space and d) no allowances are made for the natural slope and/or amenity views of the surrounding environment. See attachments, a) that was prepared for a pre-Application RC meeting for a more in depth discussion and b) a diagrammatic representation of the issue that compares a compliant but problematic approach vs. the change that I am requesting.

7.1

I seek the following decision by Council: **Accept the proposed plan change / variation: YES**

If the proposed plan change / variation is not declined, then amend it as outlined: *I do not think I am well placed to provide words for such an amendment. My focus has been my site and how efficient & cost-effective intensification would affect the street and my neighbours across the street.*

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**

Your faithfully and in earnest,

Christopher Scott

4th February, 2021

0272 235 749

31 Huron Street (The Gallium Project)

Objective of Pre-Resource Consent Meeting

With specific reference to a proposed multi-storey development at 31 Huron Street, Takapuna (THAB Zone) - To resolve the inherent conflict in the Unitary Plan section H6.6.7.1, clauses (2) and (3) with regards the stated *Purpose* of H6.6.7.1 when a site has *two frontages*.

Background

This issue was discussed via a phone call with an Auckland Council planner who advised the only way to gain certainty on this issue is via a Pre-Resource Consent Meeting.

Introduction

As advised by AC Planners I have reviewed the Auckland Design Manual (ADM) seeking guidance on developing my property at 31 Huron Street. The ADM makes extensive references and recommendations for the street frontage as they relate to safety and passive surveillance. However, my property effectively has two frontages. The “street frontage” is to a cul-de-sac road that is quiet and uneventful.

The “rear frontage” is to Auburn Street Reserve which is far less quiet and quite eventful. In the 20 years I have lived at 31 Huron Street I have seen, intervened, stopped and/or reported on the Reserve: thefts, assaults, vandalism, drug dealing and taking, drivers doing “burnouts” on the grass, etc. It appears clear to me that having “*eyes on the park*” is every bit as important as having “*eyes on the street*”. However, the Unitary appears to be explicit in discouraging the recognition of this need.

Auckland Design Manual

The ADM goes to some lengths to encourage passive surveillance. Numerous examples are provided with regards street frontages. This is understandable as most properties will witness crime in the most public place, i.e. the street frontage. However, in some most instances it fails to recognise that some properties have two frontages. For example, on placing the building it says: “*The building placement demonstrates a clear public front and private back*”. 31 Huron Street will never have a “*private back*”, and nor should it as passive surveillance over public space is important.

Unitary plan

Section H6.6.7. *Alternative height in relation to boundary within the Residential – Terrace Housing and Apartment Buildings Zone* identifies the purpose of this section as: “*to enable the efficient use of the site by providing design flexibility at the upper floors of a building, while maintaining a reasonable level of daylight access and reducing visual dominance effects to immediate neighbours.*” This seems an eminently sensible purpose in the context of *most* properties as they have just one frontage.

Then in clauses (2) and (3) of H6.6.7.1 the Unitary plan makes the distinction between a “*front*” and a “*rear*” with the introduction of a “*20m rule*” that limits the shape of the recession plane in the rear. Specifically:

(2) *Buildings or any parts of buildings must not project beyond a 60 degree recession plane measured from a point 8m vertically above ground level along side and rear boundaries within 20m of the site frontage, as shown in Figure H6.6.7.1 Alternative height in relation to boundary within 20m of the site frontage below.*

And,

(3) *Buildings or any parts of buildings further than 20m from the site frontage must not project beyond a 60 degree recession plane measured from a point 8m vertically above*

ground level, and 2m perpendicular to side and rear boundaries, as shown in Figure H6.6.7.2 Alternative height in relation to boundary further than 20m from the site frontage below.

Clauses (2) and (3) seem to assume that all sites have only one frontage. (Other areas of the Unitary plan recognise the public nature of open spaces but Clauses (2) and (3) are absolute in that they do not.)

Further, the “20m rule” would seem to have undesirable consequences that diminish the *Purpose* of H6.6.7 when the street direction and the natural slope of the land are considered.

By way of example, consider a street that runs east-to-west, i.e. one side has a northerly aspect and the other side a southerly aspect. If *bulk and dominance* are measured by the amount of shading, the building on the northerly side of the street would need to be far lower to avoid shading the southerly side thereby reducing the “*efficient use of the site*”. Conversely, the southern side could build to the full height limit as they would never shade the northern side. Such a situation seems quite inequitable. Nor is it “*efficient use*” of either side if both sides were limited to the height of the northern side if the street is narrow like Huron Street.

Further, consider a street (or streets) that run level but has a higher side and lower side following the natural contours of the land with both sides of the street having views to the same location(s) on the horizon. In this instance, the “20m rule” rigidly applied would see the natural slope lost to a tiered wedding cake set of structures. Further, those on the higher side would lose a disproportionate percentage of the views while those on the lower side could fully exploit their views. Another similarly inequitable situation.

I understand the *intent* of the two clauses to be aligned with the “*eyes on the street*” doctrine that is clearly articulated in the ADM and the Unitary Plan. Alas, the wording of the two clauses fails to meet the *Purpose* of H6.6.7.1. and may actually reduce the number of eyes on the street in the two examples provided above.

31 Huron Street (Site of The Gallium Project)

31 Huron Street is:

- a) On the **northern** side of the street.
- b) On the **higher** side of the street.
- c) Has a **low incidence** of crime at the street frontage.
- d) Has a **high incidence** of crime at the rear “frontage”.

In locating a new building at 31 Huron Street that seeks to make “*efficient use of the site*” (i.e. going up) and provide as much amenity as possible (i.e. views, passive surveillance, etc) to the occupants, neighbours and members of the public using Auburn Street Reserves, the logical placement is NOT the street frontage - but the rear. This placement would:

- a) Minimise shading on the southern side of the street
- b) Maximise views (amenity) for the occupants
- c) Maximise the distance from other dwellings
- d) Maximise the passive surveillance over the Auburn Street Reserve.

The same would apply to all properties from 25 Huron Street to 43 Huron Street. All have two frontages, and all are on the higher side of the street, and, unsurprisingly, all currently use the rear of their sections as the primary living areas due to their northerly aspect.

Note: 31 Huron Street has a 12-year-old Minor Household Unit (MHU) of a high specification providing two bedrooms with two bathrooms that was itself subject to a Resource Consent. It is placed closer to the street than all other houses on the same side of Huron Street and as such provides “*eyes on the street*” with its living areas facing the street from the second floor while providing floor to ceiling windows on one side and a kitchen box window on the other that facilitate further passive surveillance up and down the street. (The bulk of first pre-Resource Consent was

consumed by the MHU and its breaches of current Urban Design doctrine. The Gallium Project will address these Urban Design issues in a subsequent pre-Resource Consent meeting where conversion of the MHU into two large one-bedroom apartments will be presented together with the solutions and/or mitigations to the other Urban Design issues.)

Purpose of seeking this clarity

Additional Dwellings

In the context of The Gallium Project, the amount of additional dwelling space by applying Clause (2) to the rear frontage could be as much as 96 sqm – equivalent two studios or one-bedroom apartments, or a large two-bedroom apartment, or a three-bedroom apartment.

The 96 sqm is calculated as being an additional 16 sqm (the length of the proposed building) on each adjacent boundary, on each of three levels above the 8m point where the recession plane would begin using the definition from Clause 2. (i.e. $16\text{m} \times 2 \times 3 = 96\text{ sqm}$). (Note: a fully utilised space under clause (2) would be greater. Except in exceptional circumstances, fully utilising this area would appear to break the intent of Clause (2) which references “design flexibility”.)

Better Quality Dwellings

Another implication of H6.6.7.1(3) is the perpendicular nature of the 20m rule’s setback at 2m. Perhaps specific to this project where three levels are to be constructed under the 8m height to provide as many dwellings as possible, clauses (2) and (3) result in 2.7m floor-to-ceiling height under clause (2) while being set back from the recession plane but are constrained to 2.4m under clause (3). While 2.4m is a ‘normal’ ceiling height, a 2.7m floor-to-ceiling height would make every dwelling on the first three floors feel far more spacious, providing better amenity and efficiently use the available site.

Cost Containment, Efficiency and Certainty

This clarity and agreement is sought now rather than spending many thousands of dollars from the Gallium Project’s feasibility budget in having Architects draw up the plans with consideration of how the additional space would be used only to find it can not be used, or, and perhaps worse, assuming a rigid interpretation of Clauses (2) and (3) and failing to add to Auckland’s dwelling stock where a clear and present opportunity presents itself.

Avoidance of re-litigation

Resolving this issue now avoids the time consumed (wasted) by people who become involved at later stages who may seek to re-litigate this issue.

The Gallium Project’s Objective

To receive a clear and unequivocal written statement from Auckland Council Planners that:

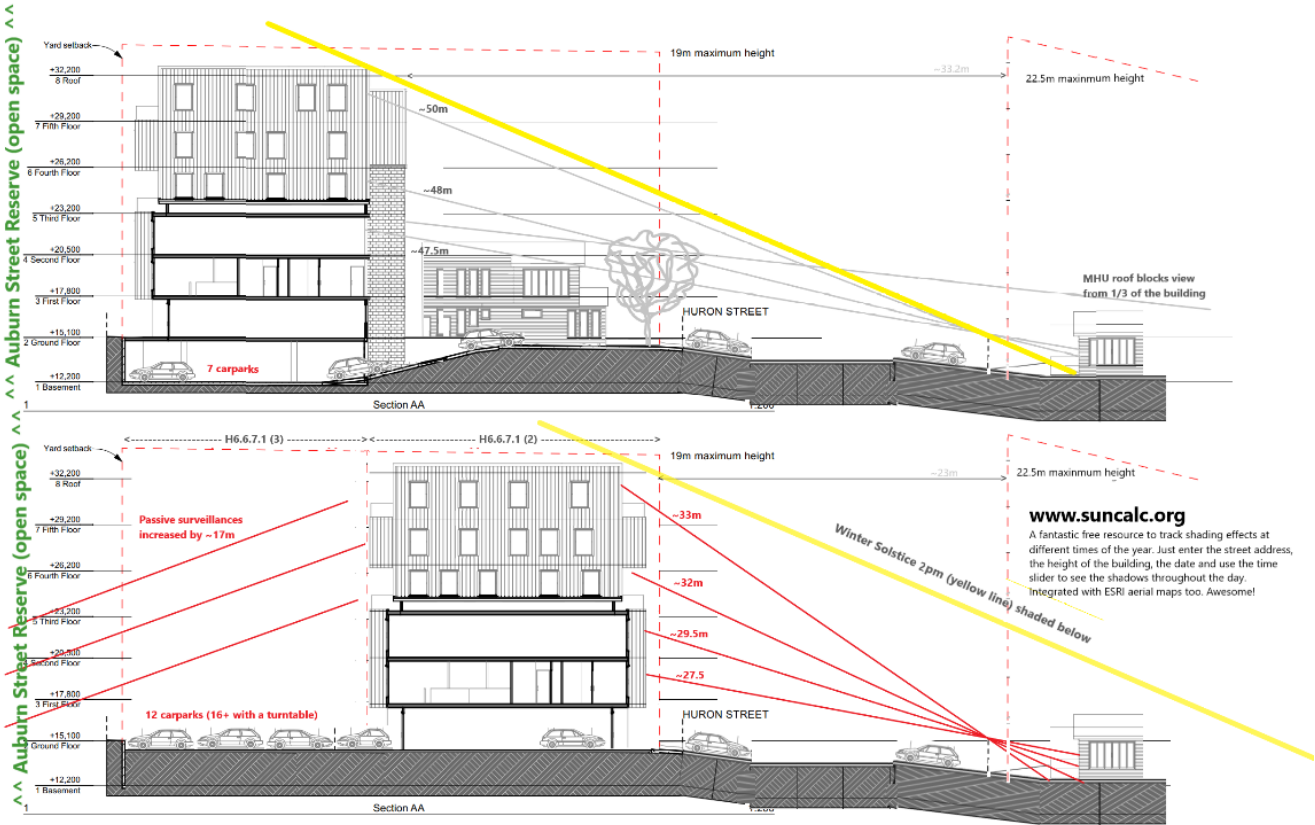
1. H6.6.7.1 clause (2) will apply to my rear frontage (i.e. from the edge of my section adjacent to the Auburn Street Reserve).
2. Agreement that placing a taller building at the rear of 31 Huron Street is in fact the best placement when all pros and cons are considered.

Document Contact:

Christopher Scott

0272 235 749

christopher.j.scott@hotmail.com



The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Andrew and Dahlia Forlong

Organisation name:

Agent's full name:

Email address: 4longz@gmail.com

Contact phone number: 021590987

Postal address:
1/115 Hutchinson Avenue
New Lynn
Auckland 0600

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 13 Davern Lane, New Lynn, Auckland 0600

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

* Having a small reserve (13 Davern Lane) right behind our house was one of the biggest attractions for why we bought our home back in 2003.

* Over the years friends and family have continued to and still do play in or just relax in this reserve so it really is an integral part of our community and we don't want to lose this. Should this be taken away we believe it will completely change the dynamic of living in and around Davern Lane.

*The reserve is a safe area for the neighbouring children to play in without having to travel kms away to use other parks. As neighbours we are able to keep an eye out for our children there.

*There are beautiful well established Pohutukawa trees (not bushes) in the reserve and native birdlife which live in these trees that we all enjoy watching. These are a treasured part of the reserve that we don't want lost.

*The parking in Davern Lane is full a lot of the time with home owners and visitors cars. On week days after school, parents also park in the lane and walk up to Arahoe school to pick up their children. This causes congestion in the lane so adding more homes on the reserve would create more havoc

with traffic.

* Our back gate opens out to the reserve allowing space for our once children and now our grandchildren to play in and as an option for visitors to come over through Davern Lane if there is parking available.

* As our property is right on the boundary, should the reserve be sold and built on we believe strongly that we would lose a great deal of privacy.

* If 2-3 storey apartments/townhouses are built on the reserve immediately we would lose a lot of natural sunlight to our home.

* We understand that there is a housing shortage in Auckland but there needs to be a balance between selling pockets of land to cater for housing as well as preserving land (i.e. reserves which are used regularly) which allow communities/neighbours to connect with each other.

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

8.1

Submission date: 6 February 2021

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tania Makani

Organisation name:

Agent's full name:

Email address: taniamakani@gmail.com

Contact phone number: 0212138720

Postal address:
113 Hutchinson Avenue
New Lynn
Auckland 0600

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 13 Davern Lane, New Lynn

Map or maps:

Other provisions:
Proposal to rezone Council reserve to Mixed Residential Housing.

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

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

The reason for my or our views are:
Please see my attached submission opposing the plan change.

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

| 9.1

Submission date: 7 February 2021

Supporting documents
Tania Makani Davern Reserve Submission.pdf

Attend a hearing

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

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

Declaration

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

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

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

No

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

I oppose changes to the zoning for 13 Davern Lane, New Lynn as I consider that no change to the zoning is required. I am affected by this proposal because I live at the corner of Hutchinson Avenue and Davern Lane and I am a user of the reserve.

Reserve

13 Davern Lane is a 300 square metre reserve with Pohutukawa trees at the bottom of Davern Lane. There is a park bench on the reserve and one corner is taken up with a Pohutukawa tree that has grown to be large and some smaller trees. It is flat, grassed, well-maintained by Council and used everyday because it contains a safe way to walk out of the cul de sac for residents whose houses skirt round it and are accessed via a shared driveway. It provides some safe off-street carparks for visitors and residents.

As the reserve was created as part of the subdivision for those houses, it was provided by the developer in lieu of a reserve contribution, consideration was given to Waitakere Parks requirements and trees were planted on the site. Houses in Davern Lane have been sited around the reserve and they overlook it making for a peaceful and pleasant enclave.

My Use

I have lived in my present home for almost 20 years and so my use has changed over time with my needs. I live on Hutchinson Avenue, which I describe as a collector road. There are two primary schools off this road and a preschool across the road. Traffic calming measures on the next street over have pushed traffic over to Hutchinson Avenue and it has become a main bus route with a bus stop outside my door and infill housing popping up quickly. These changes are inevitable given the needs of a growing and vibrant city.

The useable part of my section is the front yard but unfortunately it is too noisy, even to open the windows at times. The reserve is a quiet spot to sit and have peace and quiet on occasion. Birdsong has become increasingly rare in my part of New Lynn either because the birds are no longer in our trees or because we cannot hear them. I can see and hear birds down on the reserve. I can take visitors down; we can picnic there when it is too hot and noisy at my place. It operates as an extension of my property so I can have the quiet enjoyment that other homeowners might take for granted.

I also have occasion to use the carpark as it is safe for me to park there when I cannot get into my own driveway. Parking in front of my house would be foolhardy given the bus stop, the preschool the primary school congestion, and cars that are already parked in front of my house who may reside on Hutchinson Avenue. The parking spaces are safe at the reserve and used by the residents and community such as visitors to the school and preschool. I would be sad to see that community resource gone if the reserve was rezoned and the land was sold.

When my daughter was young and learning to walk, the reserve was a safe spot for her practice. She never learned to ride a bike, but the toddler bike frequently made it's way down there and neighbourhood children continue to cycle up and down there as they have all the years I have lived here. As I write this I can hear children on their bikes. Although the reserve is small it makes the cul de sac appear open so it feels safe for children. The large Pohutukawa can be climbed by children and regularly is. When the flowers are crimson and in full bloom I have been down to take a photo to use as a Christmas card. My daughter now is grown but there are other generations of children to use the reserve as part of their neighbourhood experience.

The way the reserve is centrally sited encourages a sense of community and we have had occasion to meet socially with our neighbours at the reserve, socialise and build a network. A few years ago we were burgled and the burglars parked their car in Davern Lane, climbed a two metre fence and broke a bathroom window to gain access. Our next-door neighbour in Davern Lane, happened to write down the registration plate number of the car, not knowing we were being burgled. As a result, the offender was arrested and convicted. It is so important to have opportunities to build supportive relationships with neighbours and I think the reserve makes it easier for us to maintain these relationships.

It would be correct to say that the reserve is too small for a lot of active recreation except for activities like throwing a ball around but that suits me as I am not looking to throw basketball hoops or play touch rugby. I am getting older and not likely moving from here. There is something to be said for an open space that meets the needs of its community. The reserve offers a space for reading, sitting, and appreciating nature that is so close to a busy road but a world away from it.

There is a lot of residential construction happening in Hutchinson Avenue and it is becoming more densely populated. I do not oppose more residential building as people have to be housed but that intensification needs to happen where it is appropriate. Infill housing on Hutchinson Road which is already a main road serviced with infrastructure is appropriate. In my view, development of a community reserve is not. The likely effect of rezoning and sale of the reserve is infill housing. That infill housing would need to be accessed down a lane in the middle of a small established subdivision. It would be overlooked from all sides because that is how the subdivision was designed. Infill housing would change the character of the cul de sac by taking the available open space, the central socialising space for adults, and playing space for children. The resulting confined spaces would present more practical difficulties for residents and it would cease to be the pleasant, attractive and peaceful place it has become. My neighbours and I have a lot to lose if the reserve was rezoned as it fulfils functions for us that could not be replaced by another open space.

Conclusion

The Whau Local Board promotes thriving, connected and inclusive communities. We have a community that is centred around our little reserve and it is proof of how a physical space can encourage inclusive neighbourhoods. We use the reserve, meet on it, enjoy it, and treasure it. It seems to me that these are purposes the Council advocates and fosters for its open spaces. In future our communities will be denser. My submission is that we should preserve the open spaces that are working successfully and adding value to the lives of their residents in those communities. 13 Davern Lane is one such reserve. For these reasons I ask the Council not to rezone 13 Davern Lane.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: John Michael Cartwright

Organisation name:

Agent's full name:

Email address: johncartwright39@gmail.com

Contact phone number: 098276171

Postal address:
10 Davern Lane
New Lynn
Auckland 0600

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
Davern Reserve - Lot DP 160552

Property address: 13 Davern Lane

Map or maps: map ref 21

Other provisions:

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

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

The reason for my or our views are:

The loss of our small Reserve will be very restrictive to all who live in close proximity, and make a mockery of all the work towards a Green society, which in future will support the reduction of Co2 gasses, and will help climate change for future generations to come.

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

Submission date: 8 February 2021

Supporting documents
Good Morning everyone.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

Good Morning everyone.

My wife and I who are in our late 70's have been living and bringing up two boys in Davern Lane, New Lynn ever since it was built and we are totally apposed to the Re-Zoning of our wonderful reserve.

This is not the first time we have been in this situation with the council and its decision to rid us of the beautiful small reserve, which was on our original plans for this area and we still have copies of showing its designation. One of the many reasons that we, along with all of our wonderful neighborhood friends decided to reside here, and wonder why this meager plot of 300 sq.mts is going to help. Any infill housing proposed here will only serve to make accessibility for residents a nightmare with the amount of car space being lost and the now happy and beautiful space we have cease to exist. The trees we have on the reserve which were once just really small have grown so much, and two of them are native Pohutakawa's, which when in bloom are glowing for all in the neighborhood. Lots of locals from Hutchinson Avenue come down with their families to photograph and enjoy a picnic under the shade of them in the summer months, alongside the lovely park bench that you our council erected for us. As we are quite aware of the policies of the Whau board as to keeping Green Spaces alive, as recently shown in the local The Fringe magazine issue 200 from February 2021, and applauded by us all.

We have recently had family come to live with us and their dog, which the grand children use with our neighbours dog for play and socialization, very good for their training too. Yes we do use other parks withing walking distance, but this does not detract from us using this amazing resource on our doorstep.

Other reasons for our opposition to the proposal, visitors loss of parking, rubbish and recycling collection with tight turnaround, and for any emergency vehicles that need to get here, or any work related vehicles which belong to existing residences.

The proposal is to retain the status quo for all who live here and nearby the Lane and urge the retention of the reserve for us to use for our continue joy, so we can still meet in harmony and the added values to all our lives. We ourselves are having sleepless nights because of this action and its detrimental to our health, so please consider this as its very important to us.

When we get to our time of life
 We try to relax and have no strife
 With this in mind let me urge you please
 To relieve us from the this huge dis-ease

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jennifer Joy Hirawani

Organisation name: None

Agent's full name: None

Email address: jenniferhirawani87@gmail.com

Contact phone number:

Postal address:

Otahuhu
Auckland 1062

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 4/20a Atkinson Ave Otahuhu

Map or maps: 26 Princess Street Otahuhu

Other provisions:

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

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

The reason for my or our views are:

There are plenty of existing empty commercial buildings in the area that can be put to use. There is no need to rezone this reserve for business.

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

11.1

Submission date: 11 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Redentor Bueno

Organisation name:

Agent's full name:

Email address: denbueno@hotmail.com

Contact phone number: 022 6586082

Postal address:
12 Davern Lane
New Lynn
Auckland 0600

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 13 Davern Lane New Lynn, Auckland

Map or maps:

Other provisions:
Auckland Unitary Plan Zoning, Lot 13 DP 160552, 300 Square metres, recreation reserve.

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

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

The reason for my or our views are:
As per attached uploaded document.

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

Submission date: 12 February 2021

Supporting documents
13 Davern lane submissionA.pdf

Attend a hearing

12.1

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

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

Declaration

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

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

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

Yes

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

So far we have come up with these reasons as to why we oppose the re-zoning:

1. I live at 12 Davern Lane, New Lynn and the park is just in front of our house and an integral part of our cul de sac vicinity. Thus, this was one of the main reasons why we bought our house.
2. The native trees at the park are well established and they are not just mere bushes as indicated on the proposed plan. Our grown up/married children used to play on that park. And now the present generation of children within the Davern Lane enclave, as well as the other children from its adjacent vicinity are using that park to play after school hours, week-ends and school holidays.
3. The residents of Davern Lane use the park for meetings and socializing.
4. There is an ecosystem of birdlife that lives and nests among the trees within the park.
5. The park is primarily surrounded by 16 houses and the latter is the only one parcel of land serving as our green space. Such space is not large (only 300 square metres).
6. Adding more houses would cause congestion for ambulance and fire vehicles which is already challenging. The cul de sac is full of bins during rubbish day. The rubbish truck is using the park's car park to manoeuvre. The car park is always full for both the residents and short term visitors. Additional house construction and subsequent increase in the number of dwellers in Davern Lane would most likely cause greater congestion.
7. Certain part of Davern Lane is a narrow single lane road that only one vehicle can pass through at a time (no footpath), leading to five of the houses in the inner part of this cul de sac. Since there is no designated footpath appropriately set aside for the residents, this same narrow single lane road for cars is also used as footpath. Adding more houses would mean that we have to walk on such road and make it more dangerous for pedestrians (children and older people in particular) and our pets.
8. Taking the park away would totally change the character of Davern Lane.
9. High-density housing is increasing, especially in New Lynn area, which means that less designated green spaces would eventuate overtime. Don't take our little plot in Davern Lane. Much larger and more appropriate available unused space within Auckland can

address the objective of supplementing housing while balancing the need to maintain certain green space for the people.

10. Our closest parks are Craigavon and Crumm Park and a sports field a block away, which isn't really a park. Carigavon and Crumm park are 3 kilometres away 2 kilometres away respectively and busy roads need to be crossed - no walking access for small children and older people.
11. Historically, the intention of the council was to keep pockets of green land so people had meeting places to go to, especially in high-density housing areas e.g. Ponsonby, Grey Lynn, and our park is no difference. It is a Taonga, to be treasured and kept as it was originally intended for.

From: Den Bueno
Sent: Tuesday, 2 March 2021 11:35 AM
To: propertyreview@aucklandcouncil.govt.nz <propertyreview@aucklandcouncil.govt.nz>
Subject: 13 Davern Lane Reserve Proposed Plan change 60 open space (2020) Rezoning

R.V. Bueno & C.V. Bueno
12 Davern Lane, New Lynn , Auckland
denbueno@hotmail.com
carlota_bueno@hotmail.com

2 March 2021

RE: Proposed Reserve Revocation – 13 Davern Lane, New Lynn

To the Officer in Charge

Sir:

This is in connection to your recent letter referred above, concerning the residents of Davern Lane, New Lynn, Auckland. In view of your proposal to revoke the reserve status of 13 Davern Lane, New Lynn, we hereby present our opposition to the latter due to the following reasons:

1. Our family resides at 12 Davern Lane, New Lynn approximately 16 years, and the said park/reserve land is just in front of our house which has been an integral part of our cul de sac vicinity. Thus, this was one of the main reasons why we bought our house.
2. The native trees at the park are well established and they are not merely bushes as indicated on the proposed plan. Our grown up/ married children used to play on that park. And now the present generation of children within the Davern Lane enclave, as well as the other children from its adjacent vicinities are using that park to play after school hours, week-ends and school holidays.
3. The residents of Davern Lane use the park for meetings and socializing.
4. There is an ecosystem of birdlife that lives and nests among the trees within the park.

5. The park is primarily surrounded by 16 houses and it is the only one parcel of land serving as our green space. Such space is not large (only 300 square metres).
6. Adding more houses would cause congestion for ambulance and fire vehicles which is already challenging. The cul de sac is full of bins during rubbish day. The rubbish truck is using the park's car park to manoeuvre. The car park is always full for both the residents and short-term visitors. Additional house construction and subsequent increase in the number of dwellers in Davern Lane would most likely cause greater congestion.
7. Certain part of Davern Lane is a narrow single lane road that only one vehicle can pass through at a time (no footpath), leading to several houses in the inner part of this cul de sac. Since there is no designated footpath appropriately set aside for the residents, this same narrow single lane road for cars is also used as footpath. Adding more houses would mean that we have to walk on such road and make it more dangerous for pedestrians (children and older people in particular) and our pets.
8. Taking the park away would totally change the character of Davern Lane.
9. High-density housing is increasing especially in New Lynn area, which means that less designated green spaces would eventuate overtime and cease permanently.
10. The closest parks near us are Craigavon and Crumm Park and a sports field a block away, which is not really a park. Craigavon and Crumm parks are 3 kilometres and 2 kilometres away respectively.
11. Historically, the intention of the council was to keep pockets of green land so people will have meeting places to go to, especially in high-density housing areas such as Ponsonby, Grey Lynn, and our park is no difference than theirs. It is a Taonga, to be treasured and kept as it was originally intended for.

Auckland 1142

In consideration to the foregoing points we have cited, we appeal before your office to retain our little reserve at 13 Davern Lane, New Lynn for its immediate residents and other residents living at nearby vicinities. As we are aware of the council's objective to increase housing constructions and accommodation opportunities for the people of Auckland, we believe that the availability of other much larger unused spaces within Auckland can appropriately address such objective, while balancing the need to maintain certain green space for the people. Our tiny 300 square metre reserve land at 13 Davern Lane, New Lynn may not be deemed to create a significant means for housing purposes. However, its retention will ensure huge positive impact for the common good, by way of maintaining its social, environmental and practical well-being - for generations to come.

Respectfully yours,

Mr. Redentor Bueno

and

Mrs. Carlota Bueno

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: CARLOTA BUENO

Organisation name:

Agent's full name: CARLOTA BUENO

Email address: carlota_bueno@hotmail.com

Contact phone number: 0211536829

Postal address:
12 Davern Lane
New Lynn
Auckland 0600

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
Lot 13DP 160552; 300Sq; Recreation Reserve; Open Space- Informal Recreation Zone
Proposed Zoning- Residential-Mixed Housing Urban

Property address: 13 Davern Lane, New Lynn, Auckland 0600

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Please read attach document.

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

13.1

Submission date: 15 February 2021

Supporting documents
13 Davern lane submissionA_20210215092432.082.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

So far we have come up with these reasons as to why we oppose the re-zoning:

1. I live at 12 Davern Lane, New Lynn and the park is just in front of our house and an integral part of our cul de sac vicinity. Thus, this was one of the main reasons why we bought our house.
2. The native trees at the park are well established and they are not just mere bushes as indicated on the proposed plan. Our grown up/married children used to play on that park. And now the present generation of children within the Davern Lane enclave, as well as the other children from its adjacent vicinity are using that park to play after school hours, week-ends and school holidays.
3. The residents of Davern Lane use the park for meetings and socializing.
4. There is an ecosystem of birdlife that lives and nests among the trees within the park.
5. The park is primarily surrounded by 16 houses and the latter is the only one parcel of land serving as our green space. Such space is not large (only 300 square metres).
6. Adding more houses would cause congestion for ambulance and fire vehicles which is already challenging. The cul de sac is full of bins during rubbish day. The rubbish truck is using the park's car park to manoeuvre. The car park is always full for both the residents and short term visitors. Additional house construction and subsequent increase in the number of dwellers in Davern Lane would most likely cause greater congestion.
7. Certain part of Davern Lane is a narrow single lane road that only one vehicle can pass through at a time (no footpath), leading to five of the houses in the inner part of this cul de sac. Since there is no designated footpath appropriately set aside for the residents, this same narrow single lane road for cars is also used as footpath. Adding more houses would mean that we have to walk on such road and make it more dangerous for pedestrians (children and older people in particular) and our pets.
8. Taking the park away would totally change the character of Davern Lane.
9. High-density housing is increasing, especially in New Lynn area, which means that less designated green spaces would eventuate overtime. Don't take our little plot in Davern Lane. Much larger and more appropriate available unused space within Auckland can

address the objective of supplementing housing while balancing the need to maintain certain green space for the people.

10. Our closest parks are Craigavon and Crumm Park and a sports field a block away, which isn't really a park. Carigavon and Crumm park are 3 kilometres away 2 kilometres away respectively and busy roads need to be crossed - no walking access for small children and older people.
11. Historically, the intention of the council was to keep pockets of green land so people had meeting places to go to, especially in high-density housing areas e.g. Ponsonby, Grey Lynn, and our park is no difference. It is a Taonga, to be treasured and kept as it was originally intended for.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Julie Brien

Organisation name:

Agent's full name: Julie Brien

Email address: bluestarjules@gmail.com

Contact phone number:

Postal address:
3 High Trees Place
Auckland
Auckland 1051

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
rezone Marei park in Rockfield Road to residential mixed housing

Property address: Marei park in Rockfield Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

There is intensification of housing in the Rockfield road area, up to Mt Smart road. Taking away a green space will not only add more housing to an already busy road that is undergoing a huge intensification already - but will take away a green reserve space that these new developments will be able to, and will need to use. While One Tree Hill reserve is seemingly close, it is not accessible to many residents of the Rockfield road area - those elderly, disabled, with small children and children not able to yet be on their own need a local space that they can access.

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

Submission date: 16 February 2021

14.1

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sailesh K Singh

Organisation name:

Agent's full name:

Email address: saileshksingh@live.com

Contact phone number: 0211353336

Postal address:
14 Davern Lane
New Lynn
Auckland 0600

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
PC 60 - Open Space and Other Rezoning Matters

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This is a small space that we have treasured for 22 years. The park was a determining factor in buying my property. We use it to meet and greet neighbours and also hold our neighbourly gatherings. The area also contains native trees which attract a lot of bees and birds during summer and I feed birds in this park. I use the park a lot to ground myself and relieve myself from my stressful / busy work schedule. My neighbours' children / grandchildren use the park everyday too. The parking space in front of the park is frequently used by visitors including parents picking up kids from Arahoe School. I feel very upset at the thought that this space could be used to build houses...this will obstruct not only views for us but also take away the little piece of nature available to us!

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

| 15.1

Submission date: 16 February 2021

Attend a hearing

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

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

Yes

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lisa Varghese Kachappilly

Organisation name:

Agent's full name:

Email address: kvlisha@yahoo.com

Contact phone number: 02102756093

Postal address:

7 Davern Lane

New Lynn

Auckland 0600

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Rezoning of "LOT 13 DP 160552" at 13 Davern Lane from "Open Space - Informal Recreation Zone" to "Residential – Mixed Housing Urban "

Property address: 13 Davern Lane, New Lynn

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I live with my family at 7 Davern Lane New Lynn since Jan 2009. The proposed change to rezone the reserve to be a mixed housing urban area affects our family directly as we (mostly our children) are frequent users of the reserve. And therefore we are totally opposed to the plan change. We have many reasons for objecting to this as detailed below:

1. When we bought the house in early 2009, our major attraction for buying in Davern Lane was the reserve, which we knew would be a safe playing area for our young children. Our children have enjoyed many hours of safe playing in and around the reserve in the 12 years we have lived here and they continue to enjoy it to this day. There are other young children on the street who utilize this area as well. We really do not want that to be taken away from our children or future children of the Davern Lane residents.
2. The parking area at the end of the street, in front of the reserve is enjoyed by everyone in the street

as well as our visitors. This area provides safe parking for a few cars away from the main road. This also stops visitors from parking on the side of the street which is quite narrow and is not safe with cars parked. The loss of parking area is definitely not something we would want

3. The council proposal says the park as "medium to small sized trees and bushes" - this is totally untrue. The pohutukawa trees in the park are anything but medium sized. One of them is a really big mature tree which has natural bird life. These trees are definitely to be protected and another reason for saving the reserve as it is currently zoned.

4. Our street is a small one with a rather close knit community - we use this open space to safely gather and enjoy some community time occasionally. It is also a safe spot to stay away from traffic through the driveways as there is no footpath on that side of the street next to the driveways. Considering the factors above and that the area is quite small with mature trees, I believe the reserve should continue to be treated as a reserve for the residents to enjoy. There is not much green space around this area of New Lynn and the ones we have like this one is definitely worth preserving.

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

16.1

Submission date: 16 February 2021

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bhavisha Patel

Organisation name:

Agent's full name: Bhavisha Parmar

Email address: bhavisha.parmar@outlook.com

Contact phone number:

Postal address:
5 Davern Lane
New Lynn
Auckland
Auckland 0604

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 13 Davern Lane, New Lynn, Auckland (PC 60)

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The reserve on Davern Lane is a well-preserved piece of NZ land which our community uses for recreation, gathering and health and wellness purposes. This land has native Pohutikawa trees which protect the many bird species we have in our neighbourhood. Removing these trees will increase the level of Carbon Dioxide in the air further adding to the global warming issues which we as a nation are trying to improve.

Rezoning this land to "mixed urban housing" will cause further congestions and hazards in our small cul-de-sac where children frequently play, rubbish trucks and emergency vehicles such as fire-engines and ambulances drive through. Adding more residential houses to this land will add far too many cars in such a small space and will cause havoc in terms of noise and traffic. There is already very limited parking spaces available and building houses in this area will completely remove these facilities altogether.

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

| 17.1

Submission date: 16 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hardikkumar Parmar

Organisation name:

Agent's full name: Bhavisha Parmar

Email address: hardikkumar_parmar@outlook.co.nz

Contact phone number:

Postal address:

5 Davern Lane
New Lynn
Auckland 0604

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 13 Davern Lane, New Lynn, Auckland (PC 60)

Map or maps:

Other provisions:

The rezoning of the Davern Lane reserve to Mixed Urban Housing

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

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

The reason for my or our views are:

The reserve on Davern Lane is a well-preserved piece of NZ land which our community uses for recreation, gathering and health and wellness purposes. This land has native Pohutikawa trees which protect the many bird species we have in our neighbourhood. Removing these trees will increase the level of Carbon Dioxide in the air further adding to the global warming issues which we as a nation are trying to improve.

Rezoning this land to "mixed urban housing" will cause further congestions and hazards in our small cul-de-sac where children frequently play, rubbish trucks and emergency vehicles such as fire-engines and ambulances drive through. Adding more residential houses to this land will add far too many cars in such a small space and will cause havoc in terms of noise and traffic. There is already very limited parking spaces available and building houses in this area will completely remove these facilities altogether.

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

Submission date: 16 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) SECK BONG, LEE & Chan Ju, LEE

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

Address for service of Submitter
6 Davern Lane New Lynn Auckland

Telephone: 09) 826-3010 Fax/Email: wvinezak@yahoo.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number PC 60

Plan Change/Variation Name Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:
(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or
Property Address

Or
Map

Or
Other (specify) Change or variation of park in Davern Lane area

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

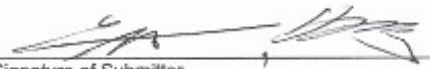
Proposed plan area is related to Public Park area with native trees. My family & invited guests have used it as playground sometimes and reserved area has been great space for visitor's parking. Easy access rubbish truck and fire engine access etc. I'd like to keep Park area. (continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

19.1

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing


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

16/02/2021
Date

Notes to person making submission:
 If you are making a submission to the Environmental Protection Authority, you should use Form 16B.
 Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.
 If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
 I could / could not gain an advantage in trade competition through this submission.
 If you could gain an advantage in trade competition through this submission please complete the following:
 I am / am not directly affected by an effect of the subject matter of the submission that:
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: robbie cosseboom gabriel cowell

Organisation name:

Agent's full name:

Email address: holeinpocket@outlook.co.nz

Contact phone number: 0210732914

Postal address:

4

keeney court

Papakura

Papakura 2110

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

keeney court reserve

Property address:

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

this should be a park our children and grand kids play here

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

20.1

Submission date: 18 February 2021

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Varinder Singh

Organisation name: 1/8 Keeney Court Papakura

Agent's full name: no

Email address: rimpi.bindu@yahoo.com

Contact phone number: 02108533522

Postal address:
1/8 Keeney Court Papakura
Papakura
Auckland 2110

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
plan 60 in our street
We want in this area are swings and playground because our children will play on street if there will be high buildings.

Property address: open area near to 1/8 Keeney Court street

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
why we would like a playground is because the kids in the street they do not have enough space to play in and then the kids will have to play on the streets if there will be buildings in the park so we need that space for the kids to play in if there is a playground.

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

21.1

Details of amendments: We do not want buildings in the park

Submission date: 19 February 2021

Attend a hearing

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

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

Yes

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: David Ronald Jones

Organisation name:

Agent's full name:

Email address: drjones@xtra.co.nz

Contact phone number: 021 025 3708

Postal address:

2 Davern Lane

New Lynn

Auckland 0600

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Open Space and Other Rezoning Matters

Property address: 13 Davern Lane, New Lynn Auckland 0600

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

As attached

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

22.1

Submission date: 21 February 2021

Supporting documents

Davern Lane submission.pdf

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

The reasons why we oppose the re-zoning:

1. We live at number 2 Davern Lane, New Lynn and have enjoyed the time we have lived here. The park was one of the main reasons that the house was chosen in the first place. Residents, who have lived in the lane for much longer, have told us that the park was set out as a designated recreation area when many of the houses in the cul de sac were originally built.
2. Davern Lane is only a “lane” as the name suggests. There are 16 houses in the cul de sac and this one parcel of land is the only green space there is in the vicinity. There is no footpath on the left hand side of the lane going down towards the park. It is not a large space. Rezoning the park as a residential area would totally change the character of Davern Lane.
3. The trees in the park are well established - not bushes as the proposal says. One of the trees is a massive full grown native pohutakawa. The park is used by the residents and their children and there is an ecosystem of birdlife that live in the trees.
4. The addition of more houses would cause congestion for ambulance and fire vehicles which is already challenging. The cul de sac is already full of bins when it's rubbish day and it is also often full with the use of off-street parking which is used by both residents and visitors. Adding more residents would only cause greater congestion.
5. There is only a road - no footpath - which leads to five of the houses in the cul de sac and the park is used to walk on, if a car is coming. More houses would mean we'd have to walk on the road and make it more dangerous for pedestrians (children and older people in particular) and our pets. Children would be playing on the road if there is no park area.
6. High-density housing is increasing, especially in New Lynn, which means less designated green spaces. The closest parks are Craigavon and Crum Park and a sports field a block away, which isn't really a park. Craigavon and Crum park are 3 kilometres away 2 kilometres away respectively and busy roads need to be crossed – with no walking access for small children and older people.
7. The intention of council historically, was to keep pockets of green land so people had meeting places to go to, especially in high-density housing areas e.g. Ponsonby, Grey Lynn, and our park is no different.
8. The removal of the park will affect the well being of the residents as the environment will dramatically be altered.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Simon Jeremy Kember

Organisation name:

Agent's full name:

Email address: simonkember@gmail.com

Contact phone number:

Postal address:
22 Arthur Street
Freemans Bay
Auckland 1011

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 45 Georgina Street Freemans Bay

Map or maps:

Other provisions:

This submission also applies to othe green open spaces in or near the Central City

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

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

The reason for my or our views are:

There has been no consultation. The sale of these spaces is environmentally irresponsible and is just desperate revenue gathering. These open spaces are an essential amenity to the community

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

23.1

Submission date: 22 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Richard Rolfe

Organisation name:

Agent's full name: Richard Rolfe

Email address: richard@vmd.co.nz

Contact phone number:

Postal address:
9 Ireland Street
Freemans Bay
Auckland 1011

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
Rezoning of Small Park, located at 45 Georgina Street

Property address: 45 Georgina Street, Freemans Bay, Auckland, 1011

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

1. No notification or any consultation was made to surrounding neighbourhood residents.
2. It would appear that this is being done to provide for the sale of this green space to private hands. The association feels green spaces are a valuable asset to the community and once sold, are then lost forever.
3. Given the new Unitary Plan, which seeks greater intensification of the city, the association feels these green spaces are more important than ever for the future.

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

24.1

Submission date: 22 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Basil Denee

Organisation name:

Agent's full name:

Email address: basild@xtra.co.nz

Contact phone number:

Postal address:
19 England St
Freemans Bay
Auckland 1011

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 45 Georgina St, Freemans Bay

Map or maps: Lot 3 DP 71812

Other provisions:

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

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

The reason for my or our views are:

1. Whilst it is a small space, it provides a refuge for residents to have a place where they can get away from the home and its inherent stresses and have some time to themselves. Providing areas to look after mental health is just as important as areas for physical exercise, especially as living areas and outdoor yards diminish with intensification. This area could easily be made more attractive at low cost , with a couple of extra benches for seating and low maintenance landscaping.
2. There has been no notification or any consultation made to surrounding neighbourhood residents.
3. Green spaces are a valuable asset to the community and once sold, the opportunity to regain the land is lost forever. It would be very short sighted to sell just because the AK Council is in a financial pickle at the moment due to Covid. Vaccinations are on the horizon and more than likely life returning to normal with revenue streams returning. At the end of the day I would personally rather have a rates increase than have to sell off 'park' land .

4. Given the new Unitary Plan, which seeks greater intensification of the city, these green spaces are more important than ever for the future.

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

25.1

Details of amendments: Delete the above property from list of properties proposed for sale.

Submission date: 22 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

DAVID ALEXANDER ALISON

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

FREEMANS BAY RESIDENTS ASSOCIATION

Address for service of Submitter

43 WOOD ST, FREEMANS BAY, AUCKLAND 1011

Telephone:

021 633 277

Fax/Email:

DAVIDALISON@XTRA.CO.NZ

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

45 GEORGINA STREET, FREEMANS BAY

Or

Map

LOT 3 DP 71812.

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

PLEASE SEE ATTACHED

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation 26.1
- If the proposed plan change / variation is not declined, then amend it as outlined below.

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

Dr Amin

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

Date 15/01/2021

Notes to person making submission:

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

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

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

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

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

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

The Freemans Bay Residents Association (FBRA) is an avid supporter of green spaces in our suburb.

We are mostly a suburb of intense housing density, typically with very small sites and high site coverage rates.

No off-street parking is quite common to dwellings in our suburb, creating high usage of the street for parking, further altering the street scape of Freemans Bay.

Green spaces are of more importance for these reasons.

The FBRA notes that under the new Unitary Plan, intensification is a stated goal, which only makes green spaces all the more valuable to an area.

The FBRA also notes that, as far as our members are aware, nobody in the immediate area of the site in question have been notified of this change. We can only assume that the goal of this change is to prepare the site for eventual sale for development

Along with fantastic support from the Waitemata Local Board, Auckland Parks and others, the FBRA led the upgrade of the Waiatarua Park on the corner of Wellington and Hepburn Streets. Our members and other residents spread huge amounts of mulch to establish a soil base, then planted out areas of the park. The majority of plants were supplied by Auckland Parks. We would be interested to do the same thing here on the site on the corner of Georgina and Ryle Streets and create an open space, with a bench seat and table, and border planting to create an appealing usable small park to the benefit of residents and visitors alike.

I object to the change of this small reserve to be change from its present status as a reserve and not to be sold. I support it being held as a reserve in the Freemans Bay Area.

27.1

Clare Dockery
claredoc@slingshot.co.nz

To Whom It May Concern

Ref: Rezoning 36 Cooper Street

I object to the rezoning of this plot of land.

28.1

This site sits in an area subject to a Special Character Area Overlay—Residential, and also in the Historic Heritage Extent of Place – Cooper Street Historic Heritage Area.

As a result it is not possible to meet the criteria for preserving the historic nature of the area with a newly built house since it will adversely effect the heritage value of the place. Further, any attempt to disguise a new built house in the style of the surrounding heritage buildings would be ersatz in nature and not aligned with best practices in conservation.

Yours faithfully

Peter Carruthers
2 Seddon Street,
Grey Lynn

027 458 0097
petercarruthers@icloud.com

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Joséphine Ann McNaught

Organisation name:

Agent's full name:

Email address: josie@josiemcnaught.com

Contact phone number: 0274585303

Postal address:
5Russell Street
Freeman's Bay
Auckland 1011

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 45 Georgina Street ,Freemans Bay

Map or maps: : Lot 3 DP 71812

Other provisions:

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

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

The reason for my or our views are:

1. No notification or any consultation was made to surrounding neighbourhood residents.
2. It would appear that this is being done to provide for the sale of this green space to private hands. The association feels green spaces are a valuable asset to the community and once sold, are then lost forever.
3. Given the new Unitary Plan, which seeks greater intensification of the city, the association feels these green spaces are more important than ever for the future.

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

29.1

Submission date: 22 February 2021

Attend a hearing

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

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

Declaration

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

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

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

No

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Sandra Lynette Hedley

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

Wireworks New Zealand Ltd

Address for service of Submitter

10 Turin Place, Otara, Auckland 2013

Telephone:

09 2749407

Fax/Email:

lyn@wireworks.nz.com

Contact Person: (Name and designation, if applicable)

Lyn Hedley Director / Land owner

Scope of submission

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

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

[Empty box]

Or

Property Address

11 Birmingham Road, Otara, Auckland 2013

Or

Map

[Empty box]

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: Please see attached sheet.

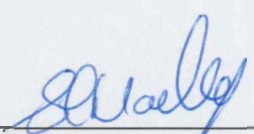
(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

30.1

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing


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

22/2/21
 Date

Notes to person making submission:

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

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

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

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

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

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

I own and operate a business in Turin Place, Otara. As a local land owner and business owner for over 30 years, I strongly object to the rezoning of the reserve land at 11 Birmingham Road, Otara (Reserve Land), for the following reasons.

1. There will be no green spaces left in the area

Council has already sold off another piece of public land at the end of Birmingham Road. If the Reserve Land at 11 Birmingham Road is sold, there will be no green spaces remaining in the vicinity of Birmingham Road, Turin Place and Newark Place. Many businesses and facilities occupy these streets, including a childcare centre, a swimming school, and a church. My understanding was that there had to be green space close by for local people and workers to enjoy, and for their health and wellbeing. This was the case years ago, what has changed since then? Health and wellbeing is even more important in these times.

2. The land is likely to be bought by a commercial enterprise that will increase the risk of fire

It is believed by local business operators including myself that Jap Euro Auckland Car Wreckers (JEACW), also known as Komail Auto Recyclers, located at 19 Birmingham Road, wishes to purchase the Reserve Land if it is offered for sale by Council.

Since JEACW arrived in Birmingham Road, it has been the subject of many environmental complaints to Council. To my knowledge JEACW has been issued at least one abatement notice as a result of these complaints and breaching their Resource Consent conditions

As well as the environmental hazard it already is, JEACW is a safety risk to all who occupy or work at premises in Birmingham Road, Turin Place and Newark Place. If JEACW is enabled by this rezoning decision to purchase the Reserve Land, the risk of fire will increase, as JEACW will likely cram even more wrecked cars into the space.

There have been at least three fires at car wrecking yards and scrap metal yards involving wrecked car bodies in Auckland in the last few years: Jellicoe Street in Manurewa in March 2019, Great North Road in New Lynn in April 2020, and Hunua Road in Papakura in January 2021. These were extremely toxic fires. At least one of the fires started while workers were dismantling cars.

I strongly encourage Council members to visit the Reserve Land during peak hours on a work day, or on a Saturday when churchgoers are at the church at 15 Birmingham Road, and imagine for themselves the outcome if we were to have a similar fire here. The Reserve Land is also close to houses on East Tamaki Road. The effects of a toxic "car wrecker" fire on such a densely populated area would be environmentally catastrophic and potentially deadly, especially for the neighbours of the Reserve Land which includes the Cook Islands Seventh-Day Adventist church.

3. The land is likely to be bought by a commercial enterprise and lead to an increase in crime

If the Reserve Land is rezoned and JEACW is able to purchase it, I am concerned about an increase in antisocial and criminal behaviour. JEACW already attracts antisocial and criminal behaviour to the area just because of the nature of its business. We have captured examples of this behaviour on our own CCTV cameras.

Conclusion

If the Reserve Land is rezoned and offered for sale, it is highly likely that JEACW will purchase it. If this happens, the safety and security of every business in the area will be put at risk. Furthermore, the employees of businesses in Turin Place, Birmingham Road and Newark Place will lose the only green space they have left in the area to visit during the work day.

For these reasons I implore the Council to put the wellbeing and safety of all who work and live in this part of Otara ahead of profit, to exclude the Reserve Land from any rezoning decision, and to leave the Reserve Land as a public reserve.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lindsay Foster

Organisation name:

Agent's full name:

Email address: lindsayfoster50@gmail.com

Contact phone number:

Postal address:

Freemans Bay
Auckland 1011

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Re zoning of small park located at 45 Georgina Street, Freemans Bay

Property address: 45 Georgina Street

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

No notification or any consultation was made to surrounding neighbourhood residents. Green spaces are a valuable asset to the community and if sold, then lost forever. Given the Unitary Plan, which seeks greater intensification of the city, we feel these green spaces are more important than ever for the future.

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

Submission date: 22 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mrs Shirley Turner

Organisation name:

Agent's full name:

Email address: keepitcountry300@hotmail.com

Contact phone number:

Postal address:
23 Keeney Court
Papakura
Auckland 2110

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Recognise land recently vested or acquired as open space to change open space from informal recreation zone to residential mixed housing

Property address: 2R Keeney Court Papakura

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Please don't wreck every part of Papakura. Have just moved after living 50 years in Busing Ave due to the decline of family living to mixed housing. Continual loud parties boom boxes motor biker gangs the recent tangi an example in Sept 20. have a history with my neighbours calling noise control to 1 Sutton Cres-----still not rectified SAD FACT OF LIFE

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

32.1

Submission date: 22 February 2021

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Linda Christian

Organisation name:

Agent's full name: Lindy Christian

Email address: lindychristiannz@gmail.com

Contact phone number:

Postal address:
35 Georgina St
Freemans Bay
Auckland 1011

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
Auckland Unitary Plan
zoning Open Space - Informal Recreation Zone
Proposed Zoning Residential – Single House

Property address: 45 Georgina Street Freemans Bay Auckland 1011

Map or maps: *Subject area is outlined in blue above Legal description Lot 3 DP 71812 Area 109m2

Other provisions:
45 Georgina Street Freemans Bay Auckland 1011
*Subject area is outlined in blue above
Legal description Lot 3 DP 71812
Area 109m2
Auckland Unitary Plan
zoning Open Space - Informal Recreation Zone
Proposed Zoning Residential – Single House
Further Information

This is 109m2 of vacant land original acquired for street widening in 50 years ago. It is located at the intersection of Georgina Street and Ryle Street. There is a small power box located on the at the south west corner of the site. The adjacent sites are zoned Single House and are subject to the Special Character Areas Overlay Residential and Business - Residential Isthmus A overlay that applies to much of Ponsonby and Freeman

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

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

The reason for my or our views are:

1. Importance of green space in a suburb of high intensification, with extremely small sites
2. No notice given with any chance of consultation
3. FBRA has proposed a planting and a seat option for the many elderly residents of the area.

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

33.1

Submission date: 22 February 2021

Attend a hearing

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

Declaration

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

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

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

No

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Jiannan Li

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

Address for service of Submitter

12 Keeney Court, Papakura, Auckland 2110

Telephone:

0211074951

Fax/Email:

jwlginmen@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

212 Keeney Court, Papakura, Auckland 2110

Or

Map

Or

Other (specify)

Lot 1 DP88704 Open Space - Informal Recreation Zone / Residential - Mixed Housing Suburban Zone.

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: The proposed plan change will destroy the nature of the street and local community. Also the further development is not environmentally friendly and damages or well maintain green area. Furthermore, increasing intensity of living will increase more emission and harm local people's health.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

34.1

Acquired as open space, recreation area

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

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

22. Feb. 2021
Date

Notes to person making submission:

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

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

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

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

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

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

In the Matter of
The Resource Management Act 1991
Form 5: Submission on notified proposal for policy statement or plan, change or variation
Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Name of submitter: RAHUL MANOCHA [THE KARMA ESTATE LTD]

This is a submission on the change proposed to the following plan (the proposal):

*Auckland Unitary Plan Operative in part Proposed Plan Change 60
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

The specific provisions of the proposal that my submission opposes and relates to is:

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

My submission is:

- I oppose the specific provisions of Plan Change 60 as relate to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and uses in the area. The site is used frequently for its zoned purpose (Informal Recreation). Staff of businesses in the locale use the reserve to eat their lunch, enjoy some open space in their breaks and enjoy other informal activities on the reserve before and after work.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that National Policy Statement - Urban Development policies that

support the efficient use of urban land is not appropriate as an argument to say that recreation reserves are inefficient use of land and should therefore should be rezoned.

- Recent rezoning of open space sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to close open space in our light industrial community and supports our belief to retain this reserve as open space.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area and this continue to be its purpose and relationship to the other activities in the wider locale.
- The site offers an informal recreation amenity with open space and mature tree’s that is not otherwise available in the locale. There is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet these needs of the community. We assert that this reserve is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.
- The site has mature trees that are protected by rules of the Unitary Plan when the land is identified as an Open Space Zone. Protection of these trees would be removed if the zoning where changed.
- A ‘spot zone’ of an Open Space Zone serving its neighborhood reflects the function and use of the site by the community, and is a common planning technique for open space areas that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan. Being an irregularity to a pattern of land zoning is not a reason for its removal.

I seek the following decision from the local authority:

Decline the proposal to change the zoning of 11R Birmingham Road and retain the Open Space – Informal Recreation Zone. The land has value as and is used in the purpose of its current zoning - Open Space - Informal Recreation.

35.1

I wish to be heard in support of my submission.

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



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

Date: 23 / Feb / 2021

Electronic address for service of submitter: trequickdollar@gmail.com

Telephone: 09-94185525, 0211343980

Postal address (or alternative method of service under section 352 of the Act):

PO Box 58950 Botany MANUKAU 2163.

Contact person: Rahul Manocha

Note to person making submission

If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#). 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.

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.

Proposed Plan Change 60 – 11R Birmingham Road

This open space at 11R Birmingham Road is proposed to change from Open Space to Business - Light Industrial Zone. This allows for the site to be easily developed restricting the public use of the site rather than remain as a reserve supporting our amenity values in the business community.

Annually Auckland Council has a proposed plan change to realign zone status of sites across Auckland that have been vested, swapped or to be deposited of. The Emergency Budget 2020/2021 identified 11R Birmingham Road to be deposit of as ways of reducing costs. This site is now included in the proposed plan change for this year.

All information about the plan change and the changes proposed can be found at <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=96> .

This plan change aims to rezone land to facilitate Panuku's land rationalisation and disposal process.

As a user of this space if we oppose the specific zone change of 11R Birmingham Road, the Council can decide not to change the zone and preserve our lunchtime amenity. So your submission is required to retain the open space zone.

Submissions can be filled out with specific wording created for opposing the proposed zone change of 11R Birmingham Road - the attached form, or via another form found on <https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-60-form-5.pdf>

To submit by 1 March 2021 please email your submission to:

unitaryplan@aucklandcouncil.govt.nz

Or you can post to:

Attn: Planning Technician

Auckland Council

Level 24, 135 Albert Street

Private Bag 92300

Auckland 1142

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Peter Ronald Harrison

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:
129 Wellington Street
Freemans Bay
Auckland 1011

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

I am opposed to the rezoning of the park at 45 Georgina Street, Freemans Bay

Property address: 45 Georgina Street, Freemans Bay

Map or maps: lot 3, DP 71812

Other provisions:

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

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

The reason for my or our views are:

1. No notification or any consultation was made to surrounding residents.
2. I am opposed to the possible sale of reserve land to a private individual or commercial interest. While the land benefits the community it should remain in Council ownership.
3. The Unitary Plan seeks to increase residential density which makes open public spaces more important than ever.
4. The present deficiency in public open spaces should be decreased not increased.

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

36.1

Submission date: 23 February 2021

Attend a hearing

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Joan Mulligan

Organisation name:

Agent's full name:

Email address: dhld2021@gmail.com

Contact phone number:

Postal address:
8 Davern Lane
New Lynn
Auckland 0600

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
Proposed Plan Change 60 to the
Auckland Unitary Plan (Operative in
Part) – Open Space (2020) and Other
Rezoning Matters

Property address: 13 Davern Lane

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Being a nature and bird lover, I enjoy the reserve at 13 Davern lane which has got mature pohutukawa trees with heaps of bird life. This was a major attraction for me when I purchased my property 21 years ago. I enjoy the reserve every single day as I pass in front of it on my way in and out of my house. Would hate to see the reserve go.

I have four lovely grand children who visits me often and they love to go and play in the reserve and climb the trees. It would be a shame for them to be deprived of that lovely pleasure of childhood. That reserve, I believe, adds a certain calmness and peace to our little street and the surrounding environment.

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

| 37.1

Submission date: 23 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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



Proposed Plan Change 60 – 11R Birmingham Road

This open space at 11R Birmingham Road is proposed to change from Open Space to Business - Light Industrial Zone. This allows for the site to be easily developed restricting the public use of the site rather than remain as a reserve supporting our amenity values in the business community.

Annually Auckland Council has a proposed plan change to realign zone status of sites across Auckland that have been vested, swapped or to be deposited of. The Emergency Budget 2020/2021 identified 11R Birmingham Road to be deposited as ways of reducing costs. This site is now included in the proposed plan change for this year.

All information about the plan change and the changes proposed can be found at <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=96> .

This plan change aims to rezone land to facilitate Panuku's land rationalisation and disposal process.

As a user of this space if we oppose the specific zone change of 11R Birmingham Road, the Council can decide not to change the zone and preserve our lunchtime amenity. So your submission is required to retain the open space zone.

Submissions can be filled out with specific wording created for opposing the proposed zone change of 11R Birmingham Road - the attached form, or via another form found on <https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-60-form-5.pdf>

To submit by 1 March 2021 please email your submission to:

unitaryplan@aucklandcouncil.govt.nz

Or you can post to:

Attn: Planning Technician

Auckland Council

Level 24, 135 Albert Street

Private Bag 92300

Auckland 1142

In the Matter of
The Resource Management Act 1991

Form 5: Submission on notified proposal for policy statement or plan, change or variation
Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Name of submitter: ANTHONY KATTERNS

This is a submission on the change proposed to the following plan (the proposal):

*Auckland Unitary Plan Operative in part Proposed Plan Change 60
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

The specific provisions of the proposal that my submission opposes and relates to is:

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

My submission is:

- I oppose the specific provisions of Plan Change 60 as relate to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and uses in the area. The site is used frequently for its zoned purpose (Informal Recreation). Staff of businesses in the locale use the reserve to eat their lunch, enjoy some open space in their breaks and enjoy other informal activities on the reserve before and after work.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that National Policy Statement - Urban Development policies that

support the efficient use of urban land is not appropriate as an argument to say that recreation reserves are inefficient use of land and should therefore should be rezoned.

- Recent rezoning of open space sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to close open space in our light industrial community and supports our belief to retain this reserve as open space.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area and this continue to be its purpose and relationship to the other activities in the wider locale.
- The site offers an informal recreation amenity with open space and mature tree's that is not otherwise available in the locale. There is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet these needs of the community. We assert that this reserve is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.
- The site has mature trees that are protected by rules of the Unitary Plan when the land is identified as an Open Space Zone. Protection of these trees would be removed if the zoning where changed.
- A 'spot zone' of an Open Space Zone serving its neighborhood reflects the function and use of the site by the community, and is a common planning technique for open space areas that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan. Being an irregularity to a pattern of land zoning is not a reason for its removal.

I seek the following decision from the local authority:

Decline the proposal to change the zoning of 11R Birmingham Road and retain the Open Space – Informal Recreation Zone. The land has value as and is used in the purpose of its current zoning - Open Space - Informal Recreation.

38.1

I wish to be heard in support of my submission.

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

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

Date: 23/2/21

Electronic address for service of submitter: Autod EXTRA.CO.NZ

Telephone: 027 311553

Postal address (or alternative method of service under section 352 of the Act):

8 NEWARK PLACE
OTARA

Contact person: _____

Note to person making submission

If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#). 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.

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.

In the Matter of
The Resource Management Act 1991
Form 5: Submission on notified proposal for policy statement or plan, change or
variation
Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Name of submitter: TOTAL ENGINEERING EAST TAMAKI

This is a submission on the change proposed to the following plan (the proposal):

*Auckland Unitary Plan Operative in part Proposed Plan Change 60
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

The specific provisions of the proposal that my submission opposes and relates to is:

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

My submission is:

- I oppose the specific provisions of Plan Change 60 as relate to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and uses in the area. The site is used frequently for its zoned purpose (Informal Recreation). Staff of businesses in the locale use the reserve to eat their lunch, enjoy some open space in their breaks and enjoy other informal activities on the reserve before and after work.

- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that National Policy Statement - Urban Development policies that support the efficient use of urban land is not appropriate as an argument to say that recreation reserves are inefficient use of land and should therefore should be rezoned.
- Recent rezoning of open space sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to close open space in our light industrial community and supports our belief to retain this reserve as open space.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area and this continue to be its purpose and relationship to the other activities in the wider locale.
- The site offers an informal recreation amenity with open space and mature tree's that is not otherwise available in the locale. There is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet these needs of the community. We assert that this reserve is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.
- The site has mature trees that are protected by rules of the Unitary Plan when the land is identified as an Open Space Zone. Protection of these trees would be removed if the zoning where changed.
- A 'spot zone' of an Open Space Zone serving its neighborhood reflects the function and use of the site by the community, and is a common planning technique for open space areas that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan. Being an irregularity to a pattern of land zoning is not a reason for its removal.

I seek the following decision from the local authority:

Decline the proposal to change the zoning of 11R Birmingham Road and retain the Open Space – Informal Recreation Zone. The land has value as and is used in the purpose of its current zoning - Open Space - Informal Recreation.

39.1

I wish to be heard in support of my submission.

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



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

Date: 24/2/21

Electronic address for service of submitter: dave@totalengineering.kwi

Telephone: 0274798833

Postal address (or alternative method of service under section 352 of the Act):

13 NEWARK ROAD
EAST TAMAKI
2013

Contact person: _____

Note to person making submission

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

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.

In the Matter of
The Resource Management Act 1991
Form 5: Submission on notified proposal for policy statement or plan, change or variation
Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Name of submitter: Tania & Ken Brown-Bayliss (Amediate Engineering Ltd)

This is a submission on the change proposed to the following plan (the proposal):

*Auckland Unitary Plan Operative in part Proposed Plan Change 60
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

The specific provisions of the proposal that my submission opposes and relates to is:

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

My submission is:

- I oppose the specific provisions of Plan Change 60 as relate to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and uses in the area. The site is used frequently for its zoned purpose (Informal Recreation). Staff of businesses in the locale use the reserve to eat their lunch, enjoy some open space in their breaks and enjoy other informal activities on the reserve before and after work.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that National Policy Statement - Urban Development policies that

support the efficient use of urban land is not appropriate as an argument to say that recreation reserves are inefficient use of land and should therefore be rezoned.

- Recent rezoning of open space sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to close open space in our light industrial community and supports our belief to retain this reserve as open space.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area and this continue to be its purpose and relationship to the other activities in the wider locale.
- The site offers an informal recreation amenity with open space and mature tree's that is not otherwise available in the locale. There is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet these needs of the community. We assert that this reserve is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.
- The site has mature trees that are protected by rules of the Unitary Plan when the land is identified as an Open Space Zone. Protection of these trees would be removed if the zoning where changed.
- A 'spot zone' of an Open Space Zone serving its neighborhood reflects the function and use of the site by the community, and is a common planning technique for open space areas that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan. Being an irregularity to a pattern of land zoning is not a reason for its removal.

I seek the following decision from the local authority:

Decline the proposal to change the zoning of 11R Birmingham Road and retain the Open Space – Informal Recreation Zone. The land has value as and is used in the purpose of its current zoning - Open Space - Informal Recreation.

40.1

I wish to be heard in support of my submission.

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



Signature of submitter

(or person authorised to sign on behalf of submitter)

Date: 24th February 2021

Electronic address for service of submitter: tania@amediate.co.nz

Telephone: 021725509

Postal address (or alternative method of service under [section 352](#) of the Act):

PO Box 38130, Howick, AKL 2145

Contact person: Tania Brown-Bayliss

Note to person making submission

If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#). 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.

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.*

In the Matter of
The Resource Management Act 1991

Form 5: Submission on notified proposal for policy statement or plan, change or variation
Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Name of submitter: **Tetiana Rabshtyna, RepServices Ltd, 4 Birmingham Road, Otara, 2141**

This is a submission on the change proposed to the following plan (the proposal):

*Auckland Unitary Plan Operative in part Proposed Plan Change 60
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

The specific provisions of the proposal that my submission opposes and relates to is:

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

My submission is:

- I oppose the specific provisions of Plan Change 60 as relate to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and uses in the area. The site is used frequently for its zoned purpose (Informal Recreation). Staff of businesses in the locale use the reserve to eat their lunch, enjoy some open space in their breaks and enjoy other informal activities on the reserve before and after work.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that National Policy Statement - Urban Development policies that

support the efficient use of urban land is not appropriate as an argument to say that recreation reserves are inefficient use of land and should therefore should be rezoned.

- Recent rezoning of open space sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to close open space in our light industrial community and supports our belief to retain this reserve as open space.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area and this continue to be its purpose and relationship to the other activities in the wider locale.
- The site offers an informal recreation amenity with open space and mature tree's that is not otherwise available in the locale. There is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet these needs of the community. We assert that this reserve is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.
- The site has mature trees that are protected by rules of the Unitary Plan when the land is identified as an Open Space Zone. Protection of these trees would be removed if the zoning where changed.
- A 'spot zone' of an Open Space Zone serving its neighborhood reflects the function and use of the site by the community, and is a common planning technique for open space areas that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan. Being an irregularity to a pattern of land zoning is not a reason for its removal.

I seek the following decision from the local authority:

Decline the proposal to change the zoning of 11R Birmingham Road and retain the Open Space – Informal Recreation Zone. The land has value as and is used in the purpose of its current zoning - Open Space - Informal Recreation.

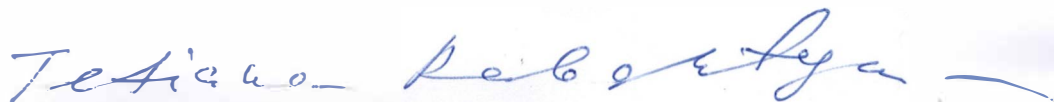
41.1

I 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.

Tetiana Rabshtyna
RepServices Ltd
General Manager
4 Birmingham Road
Otara

Signature of submitter



(or person authorised to sign on behalf of submitter)

Date: 24.02.2021

Electronic address for service of submitter: repservices@xtra.co.nz

Telephone: **09 2743078 or 0272976786**

Postal address (or alternative method of service under section 352 of the Act): **RepServices Ltd, PO Box 58823 Botany, 2141**

Contact person: Tetiana Rabshtyna

Note to person making submission

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

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 specialized knowledge or skill to give expert advice on the matter.*

In the Matter of
The Resource Management Act 1991
Form 5: Submission on notified proposal for policy statement or plan, change or variation
Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Name of submitter: _____ Hammed Torkaneh Owner Of 26-28 Birmingham
Rd _____

This is a submission on the change proposed to the following plan (the proposal):

*Auckland Unitary Plan Operative in part Proposed Plan Change 60
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

The specific provisions of the proposal that my submission opposes and relates to is:

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
<i>Panukua Land Disposal/ Rationalisation</i>						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

My submission is:

- I oppose the specific provisions of Plan Change 60 as relate to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and uses in the area. The site is used frequently for its zoned purpose (Informal Recreation). Staff of businesses in the locale use the reserve to eat their lunch, enjoy some open space in their breaks and enjoy other informal activities on the reserve before and after work.

- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that National Policy Statement - Urban Development policies that support the efficient use of urban land is not appropriate as an argument to say that recreation reserves are inefficient use of land and should therefore should be rezoned.
- Recent rezoning of open space sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to close open space in our light industrial community and supports our belief to retain this reserve as open space.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area and this continue to be its purpose and relationship to the other activities in the wider locale.
- The site offers an informal recreation amenity with open space and mature tree's that is not otherwise available in the locale. There is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet these needs of the community. We assert that this reserve is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.
- The site has mature trees that are protected by rules of the Unitary Plan when the land is identified as an Open Space Zone. Protection of these trees would be removed if the zoning where changed.
- A 'spot zone' of an Open Space Zone serving its neighborhood reflects the function and use of the site by the community, and is a common planning technique for open space areas that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan. Being an irregularity to a pattern of land zoning is not a reason for its removal.

I seek the following decision from the local authority:

Decline the proposal to change the zoning of 11R Birmingham Road and retain the Open Space – Informal Recreation Zone. The land has value as and is used in the purpose of its current zoning - Open Space - Informal Recreation.

42.1

I wish to be heard in support of my submission.

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



Signature of submitter

(or person authorised to sign on behalf of submitter)

Date: 24/02/2021

Electronic address for service of submitter:

hammed@masterequipment.co.nz

Telephone:

0212888817

Postal address (or alternative method of service under [section 352](#) of the Act): PO Box 68021 Highland Park

Auckland

Contact person: Hammed Torkaneh

Note to person making submission

If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#). 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.

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.*

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Warren and Anne-Marie Spice

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

Address for service of Submitter

#2 Davern Lane

Telephone:

0274512038

Fax/Email:

W.SPICE@Xtra.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

[Empty box]

Or

Property Address

13 Davern Lane

Or

Map

[Empty box]

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: As per attached

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

43.1

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

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

24 Feb 21
Date

Notes to person making submission:
 If you are making a submission to the Environmental Protection Authority, you should use Form 16B.
 Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.
 If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
 I could / could not gain an advantage in trade competition through this submission.
 If you could gain an advantage in trade competition through this submission please complete the following:
 I am / am not directly affected by an effect of the subject matter of the submission that:
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

The reasons why we oppose the re-zoning:

1. We own the property of 2 Davern Lane. Our decision to buy in this area was the fact that there was an area of native foliage that enables community engagement and healthy wellbeing. Destroying the reserve will have a great impact on the community of Davern Lane.
2. The trees in the park are well established - not bushes as the proposal says. There are two trees that are massive full grown native pohutakawa. The park is used by the residents and their children and there is an ecosystem of birdlife that live in the trees.
3. There is only a road - no footpath - which leads to five of the houses in the cul de sac and the park is used to walk on, if a car is coming. More houses would mean we'd have to walk on the road and make it more dangerous for pedestrians (children and older people in particular) and our pets. Children would be playing on the road if there is no park area.
4. The addition of more houses would cause congestion for ambulance and fire vehicles which is already challenging. The cul de sac is already full of bins when it's rubbish day and it is also often full with the use of off-street parking which is used by both residents and visitors. Adding more residents would only cause greater congestion.
5. High-density housing is increasing, especially in New Lynn, which means less designated green spaces. The closest parks are Craigavon and Crum Park and a sports field a block away, which isn't really a park. Craigavon and Crum Park are 3 kilometres away 2 kilometres away respectively and busy roads need to be crossed – with no walking access for small children and older people.
6. Furthermore we are deeply offended that we were not notified by the council as to this proposal. This change will not only impact the adjacent properties but the whole community of Davern Lane

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: D Gene Dillman II

Organisation name:

Agent's full name: D Gene Dillman

Email address: dgdill2@gmail.com

Contact phone number:

Postal address:
94 Beresford Street West
Freemans Bay
Auckland 1011

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
sale of the property

Property address: 45 Georgina Street, Freemans Bay

Map or maps: Lot 3 DP 71812

Other provisions:

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

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

The reason for my or our views are:

1/ There has been no notification and consultation with the surrounding community and the suburb's resident's association about the proposed sale of the property. The council's use of internal documents does not constitute a public notification to the community concerned.

2/The transfer of public green space into private hands represents a permanent loss to critical community greenspace in an already significantly housing intensive neighbourhood.

3/The further intensification of the city as a whole under the Unitary Plan makes the remaining green spaces all the more important to preserve.

4/ The size of the property (109 square metres less the electrical box on one side) is not appropriate for development in this suburb given the heritage overlay, required land surface and permeable to impermeable cover. At a conservative 50% cover this would accommodate a dwelling of just more than 40 square meters which is the lower limit for an apartment under the Unitary Plan in this suburb.

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

| 44.1

Submission date: 24 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mark Stuart van Kaathoven

Organisation name:

Agent's full name: D. Gene Dillman

Email address: mvkozaus@gmail.com

Contact phone number:

Postal address:
94 Beresford Street West
Freemans Bay
Auckland 1011

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
Sale of the property

Property address: 45 Georgina Street, Freemans Bay

Map or maps: Lot 3 DP 71812

Other provisions:

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

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

The reason for my or our views are:

- 1/The Council failed to adequately notify and consult the community with the proposed sale of the property at 45 Georgina Street, Freemans Bay. Burying the address in a list appended to an internal council document does not constitute a transparent, robust or valid notification and consultation process. At the least advertisement of a meeting for consultation and invitation of the Freemans Bay Resident's Association to that meeting should have been attempted. The Council has failed on this count.
- 2/ The transfer of precious green space into private hands in an already quite intensely (really over built) suburb affects the physical and mental health of all inhabitants and represents a permanent loss of green space to the community.
- 3/ The intensification brought through the Unitary Plan will make such green oases more precious in the future.
- 4/ The size of the parcel, 109 square metres, is inadequate for the usage listed which is single

dwelling. Given that part of the land is occupied by an electrical box, the usable land (less height to boundary offsets) is considerably less than 109 metres. With current permeable to impermeable cover regulations a single dwelling which meets the current Unitary Plan requires could not be built on this site. Even apartments in this suburb must be over 40 square metres in size.

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

| 45.1

Submission date: 24 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Peter Daubé and Johanna Smith

Organisation name: N/A

Agent's full name:

Email address: peterdaube@xtra.co.nz

Contact phone number: 027 7335416

Postal address:
45 Brandon Rd
Glen Eden
Glen Eden
Auckland 0602

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Public Walkway between 45 Brandon Rd and 47 Brandon Rd.

Request to maintain current zoning: "Open Space - Informal Recreation"

Rejection of plan change to: "Residential – Terrace Housing & Apartment Buildings"

Effects addresses:

45 Brandon Rd

45A Branson Rd

45J Brandon Rd

47 Brandon Rd.

13 - 15 Westech Place.

18 - 24 Westech Place.

26 Westech Place.

Property address: 45 Brandon Rd 45A Branson Rd 45J Brandon Rd 47 Brandon Rd. 13 - 15 Westech Place. 18 - 24 Westech Place. 26 Westech Place.

Map or maps:

Other provisions:

Request to maintain the current zoning of the Public Walkway between 45 Brandon Rd, and 47 Brandon Rd as "Open Space - Informal Recreation"

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

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

The reason for my or our views are:

We reject the rezoning of the Public Walkway to "Residential – Terrace Housing & Apartment Buildings"

Reasons:

Impact on local community (loss of public walkway).

Impact on the residents of neighbouring properties.

Impact on the local community in losing the public walkway.

This area is multicultural, and of mixed economic privilege. So, walkways such as this, that provide a pathway off the main roads become a crucial thoroughfare to amenities. In addition to this, it's used as an informal recreation and fitness area by locals. This walkway is frequented by all locals, but in particular: Kelston Girls High School students, Kelston Boys High School students, students of Ko Taku Reo Deaf Education N.Z. And, those needing to access to the supermarket and amenities at the Kelston Shopping Centre. Not everyone in this area owns a car to carry out this activity. They rely on safe and quick access to schools and shops. Please do not take that away from them.

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

46.1

Submission date: 24 February 2021

Supporting documents

map current zoning.pdf

Map Planned rezoning.pdf

Attend a hearing

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

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

Yes

Declaration

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

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

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

Yes

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





The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jade Barker

Organisation name:

Agent's full name:

Email address: jbarker643@gmail.com

Contact phone number: 0211824282

Postal address:
45a Brandon Rd
Glen Eden
Auckland 0602

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
Zoning change from Open Space - Informal Recreation Zone to Residential - Terrace Housing and Apartment Building

Property address: The walk way adjacent to 45 Brandon Rd Glen Eden

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

I think this is an important space to preserve. It is a walkway frequently used by myself my daughter and the people in our community. Children often play on the grass verge and ride bikes and scooters along the path. The walkway creates a car free play area and safe place for children to learn to ride their bikes and scooters. There are many families in our street who benefit from this space. It is used by many children attending Kelston girls and boys. My suggestion would be for it to remain council land and for us to plant fruit trees on the verge to help feed the community and create even more use and pleasure from the recreationally space we share.

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

47.1

Submission date: 25 February 2021

Attend a hearing

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

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

Yes

Declaration

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

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

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

Yes

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Ms/Miss/Ms (Full Name)

Tane Edward Sola

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

Address for service of Submitter

167 Princess Street West, Pukekohe

Telephone:

0274147555

Fax/Email:

tane@ashtonbuild.co.nz

Contact Person: (Name and designation, if applicable)

0211396521

tane.sola@me.com

Scope of submission

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

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

Change from Reserve to Mix Housing Suburban Zone

Or

Property Address

Section 1 S6 430835 Ray Fausett Reserve, Pukekohe

Or

Map

Map number 87

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: See Separate Sheet.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

Propose Single house zone. as there is already
No Parking

48.1

I wish to be heard in support of my submission

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

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

[Handwritten Signature]

25-02-2021

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

Date

Notes to person making submission:

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

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

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

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

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

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Reasons for my views are:

- The Fausett family gifted this reserve

I have spoken to my neighbours and have done a lot of research on the history, Ngaire Lowery the daughter of Ray and Gwen Fausett put in a submission When council tried to build on this piece of land in the past, I have been told she took council to court and won, I have found for her submission stating Rezone "Ray Fausett" Reserve on Princes street West, Pukekohe as Gazetted as reserve in perpetuity for use by public, this means all of the reserve. Ngaire has since past but I think we should honour her wish to leave this reserve as a reserve

- Council approved the storm water attenuation field which has taken up lot of the land on the Ray Fausett reserve,
- The Proposal that was made has not been completed, Judland road was meant to carry through via a bridge, which not only would have helped with traffic on Princes street west but would gain access from the Vitoria west side for pedestrians to the Reserve.
- Play ground and seats have not been installed.
- This is a well used part of the reserve, my kids play here as do the neighbours. The next reserve is not walkable for young kids
- Auckland Council have written that this is not subject to the Reserves act, and doesn't require reserve revocation as it was cleared for disposal in the Pukekohe high level project plan, but this is the first time myself and my neighbours have heard of this.
- I have found evidence that the reserve was created into two sections on the Gazette being section 2 (the main reserve) and section 3 (the storm water) but not the open space you are proposing.
- I would really appreciate it if you could do some research and see this isn't just a piece of wasted land, its well used and has history

-

-

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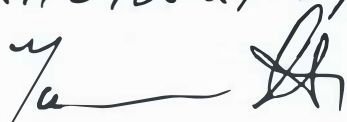
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Eldoret Coxen
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Tane Sola
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0274149555 - Work.
0211396521 - Personal.



Rebecca Sola
167 Princes Street West, Pukekohe
rebecca.sola@outlook.com
0212127183



In the Matter of
The Resource Management Act 1991
Form 5: Submission on notified proposal for policy statement or plan, change or variation
Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Name of submitter: Twin Panel & Paint Ltd.

This is a submission on the change proposed to the following plan (the proposal):

*Auckland Unitary Plan Operative in part Proposed Plan Change 60
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

The specific provisions of the proposal that my submission opposes and relates to is:

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

My submission is:

- I oppose the specific provisions of Plan Change 60 as relate to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and uses in the area. The site is used frequently for its zoned purpose (Informal Recreation). Staff of businesses in the locale use the reserve to eat their lunch, enjoy some open space in their breaks and enjoy other informal activities on the reserve before and after work.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that National Policy Statement - Urban Development policies that

support the efficient use of urban land is not appropriate as an argument to say that recreation reserves are inefficient use of land and should therefore should be rezoned.

- Recent rezoning of open space sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to close open space in our light industrial community and supports our belief to retain this reserve as open space.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area and this continue to be its purpose and relationship to the other activities in the wider locale.
- The site offers an informal recreation amenity with open space and mature tree’s that is not otherwise available in the locale. There is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet these needs of the community. We assert that this reserve is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.
- The site has mature trees that are protected by rules of the Unitary Plan when the land is identified as an Open Space Zone. Protection of these trees would be removed if the zoning where changed.
- A ‘spot zone’ of an Open Space Zone serving its neighborhood reflects the function and use of the site by the community, and is a common planning technique for open space areas that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan. Being an irregularity to a pattern of land zoning is not a reason for its removal.

I seek the following decision from the local authority:

Decline the proposal to change the zoning of 11R Birmingham Road and retain the Open Space – Informal Recreation Zone. The land has value as and is used in the purpose of its current zoning - Open Space - Informal Recreation.

49.1

I wish to be heard in support of my submission.

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



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

Date: 25/02/2021

Electronic address for service of submitter: anoop@turin.co.nz

Telephone: 0212793116

Postal address (or alternative method of service under section 352 of the Act):

7, Turin place, Otara, Auckland, 2013.

Contact person: Neel Patel / Anoop Kumar

Note to person making submission

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

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.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Peter Jones

Organisation name: Not Applicable

Agent's full name: Not Applicable

Email address: pandrjones9@gmail.com

Contact phone number:

Postal address:
95 Mellons Bay Road
Howick
Auckland
Auckland 2014

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 11R Birmingham Road Ōtara, Lot 35 DP 57069

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Thank you for the opportunity to make a submission on the planned re-zoning of 11R Birmingham Road, Ōtara from Open Space – informal recreation to Business Light Industry, contained in the Section 32 Evaluation Report prepared by Panuku Development, dated 23/11/2020.

As a trustee of the trust that owns nearby land at 10 Turin Place Ōtara and write in opposition to the proposed re-zoning plan.

11R Birmingham Road is immediately adjacent to a tributary to the Ōtara creek, part of the Ōtara Waterways catchment. This catchment has been identified by the Ōtara Waterways and Lake Trust in their long-term strategic action plan as an important source of contamination (<https://www.Ōtarawaterways.org.nz/about-us/about-the-catchment/>).

I believe that rezoning the land adjacent to the creek from recreation to light industrial will increase the contamination in the Ōtara waterways, in direct contradiction to the vision and values of the Waterways and Lake Trust (<https://www.Ōtarawaterways.org.nz/>), which Council supports through the Ōtara-Papatoetoe and Howick Local Boards.

I quote from the Ōtara Waterways Trust: “The Strategic Plan primarily takes a top of catchment approach using the analogy of ‘turning the contaminant taps off’ prior to cleaning up the lake and a process of re introducing our community to the waterway and Ōtara Lake.”

I could find no evidence in the Section 32 Evaluation Report that Council had sought the advice of the Ōtara Waterways and Lake Trust in making the decision to re-zone this land, which is surprising to me as the Trust is an important stakeholder with respect to the proposed re-zoning.

The businesses in the area include engineering, wire manufacturing and car-wrecking. These industries produce the contaminants that the Ōtara Waterways Trust has flagged as harmful in their long-term strategy, for example: “particulates from vehicles (e.g. oil based waste, exhaust, brake grindings, tyre particles) and road run-off”. Similar industries occupying and using that land will increase the risk of contamination of the waterways in an already over industrialised part of the city.

The rationale for the re-zoning is provided in the Section 32 Evaluation Report is that it “will align with the wider area activities and uses”. However, this proposed re-zoning is not in alignment with the protection and improvement of the Ōtara waterways, which includes corridors of view and public access to the waterways, along with the potential future extension of the Ōtara Creek walkway.

Thank you once again for the opportunity to make this submission opposing the proposed re-zoning. I look forward to the outcome of the consultation process.

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

50.1

Details of amendments: Remove 11R Birmingham Road Ōtara, Lot 35 DP 57069 from PC 60 - Open Space and Other Rezoning Matters

Submission date: 25 February 2021

Supporting documents
final-placemaking-otara-waterways-and-lake-strategy-v3.pdf

Attend a hearing

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

Declaration

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

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

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

Yes

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

Long Term Strategic: Action Plan

Placemaking:
ŌTARA WATERWAYS
AND LAKE PROJECT

(The community working together)

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Introduction

Vision

Te mauri o te rangi
Te mauri o te whenua
Te mauri ora o Tara

‘Everything is connected’

‘When the lake, waterways and wildlife flourish, the people flourish.’

Mission of the Placemaking: Ōtara Waterways and Lake Steering Group

Through alignment, mobilisation, advocacy, inspiration, consultation, engagement and action, we will lead the restoration of the mauri of the Ōtara waterways and lake and the pride and reconnection of our people to this place.

Purpose of plan

The purpose of this Placemaking: Ōtara Waterways and Lake Project Strategic Plan is to provide a generational planning framework and ‘call for action’ that will lead to the restoration of Ōtara Lake the Ōtara stormwater catchment and the surrounding environment. The plan is also divided into two action areas; actions that can be taken over the short term and actions needing prioritisation over the long term. The approach towards resolving these issues also primarily takes a top of catchment downwards view using the analogy of ‘turning the contaminant taps off’ prior to cleaning up the lake and a process of re-introducing our community to the waterway and lake by being informed, visually connected and over time leading to a phasing in of contact recreation (secondary water contact then primary water contact).¹

The Strategic Action Plan will be the tool for transforming the water quality of these waterways (some of the lowest overall water quality gradings²³⁴ in Auckland) into a place of restored mauri, where people can fish, gather food, swim and use boats, a place of pride and connection. The Strategic Action Plan aims to help make the world’s most ‘liveable city a reality for the people of Ōtara, Howick and South Auckland.

History of concern and action

¹ Secondary contact recreation is where there is direct contact but swallowing water is unlikely e.g. wading, boating, fishing. Primary contact recreation is when users are in direct contact with water, and can fully immerse their body and swallow water e.g. diving, swimming, water skiing.

² <http://stateofauckland.aucklandcouncil.govt.nz/freshwater-report-card/howick-reporting-area/>

³ <http://stateofauckland.aucklandcouncil.govt.nz/marine-report-card/tamaki-estuary-reporting-area-2014/>

⁴ <http://stateofauckland.aucklandcouncil.govt.nz/freshwater-report-card/manukau-reporting-area-2014/>

This plan is underpinned by nearly 50 years of recent history, beginning in 1968 when the Electricity Commission of New Zealand constructed the Otahuhu Power Station. A weir was placed across the waterway forming the Ōtara Lake to provide a reservoir of cooling water for the plant. The tidal function of the waterway was disrupted and sediment and contaminants from the 3,500 hectare stormwater catchment began to accumulate in the 50 hectare lake. In the order of 45 billion litres of rainfall lands within the catchment each year and the displacement of rainfall is undermined by the rapid loss of permeable surfaces due to industry and housing development. The waterways are impacted by extreme water flow events causing erosion and flushing away habitat and ecosystems. Where waterways have been channelized, increased water temperature is also contributing to an unsustainable environment and the accumulation of a range of contaminants make it unsafe for secondary and primary water contact. Within one generation the community and mana whenua have lost the ability to fish, swim, recreate and enjoy the lake and waterway system.

Local community concern was first registered in 1974 when Sir Edmond Hillary Collegiate wrote to the government highlighting environment related issues of the Ōtara waterways and lake. In 1994 an Accord was signed⁵ by the Auckland Regional Council, the Electricity Commission of New Zealand and Manukau City Council setting out a plan to remediate the lake, meanwhile the Ōtara Community initiated community led activities such as stream clean up days. However there remained a lack of support to undertake a wider programme of work and address significant water quality and environment issues associated with the catchment, the Ōtara waterways and lake restoration. An example of this was a 1996 strategy targeting the development of the lake into an amenity that was supposed to be “both aesthetically attractive and a valued community resource”⁶ however due to a lack of support was not implemented.

Local Boards

The Ōtara stormwater catchment is within the two political boundaries (50/50) of the Ōtara-Papatoetoe Local Board and Howick Local Board. The rapid development of the area will mean ongoing detrimental pressure on the catchment and without intervention, a continuing cycle of water quality and environment degradation and community frustration. The Boards are working together on a response to the water quality issues of our streams and waterways. They are jointly advocating for improved measures to reduce overall pollution, contaminants and sediments in streams and estuaries.

Within the 2014 Ōtara Papatoetoe Local Board Plan and under the heading of ‘Healthy Harbours & Waterways’ the outcome “Ōtara lake is accessible and safe for recreational use” (page 29) is recorded. The Board also recognises in order for the programme to move forward, any future project would have to address more than just the environmental issues but also the social, cultural and economic issues of the Ōtara area and its catchment.

The 2014 Howick Local Board Plan also discusses having a priority on water quality improvement: *Currently, the quality of our streams and other waterways requires improvement. We will advocate for measures to reduce overall pollution, contaminants and sediments in streams and estuaries* (page 25).

⁵ Otara Lake Action Plan & Accord 18 November 1994

⁶ Otara Lake & Catchment Development Proposed Implementation Plan (Manukau Consultants 1996)

Placemaking: Ōtara Waterways & Lake Strategy V3

To help bring about change to the issues recorded above the Ōtara Papatoetoe Local Board sponsored the establishment of the Placemaking: Ōtara Waterways & Lake Steering Group who's key objective was develop a response to the water quality issues and prepare a Long Term Strategic Action Plan. This Strategic Action Plan is the primary output of the Steering Group.

Moving Forward

This strategy has adopted a Collective Impact model⁷ approach involving organisations from different sectors agreeing to solve a specific problem. Representatives from the Ōtara Papatoetoe Local Board, Howick Local Board, Contact Energy, Auckland Council, Highbrook Trust, Manukau Institute of Technology, UNITEC, Greater East Tamaki Business Association, Rotary Club of Highbrook, Botany East Tamaki Rotary Club, Ōtara Network Action Committee, Howick Local Board, Tamaki Estuary Prevention Society, Hillary College, mana whenua iwi and many others have contributed to this plan.

In addition, the imperatives of the National Policy Statement for Fresh Water Management and expansive long term development plans within the Ōtara stormwater catchment area mean that pressures on water quality will increase. Growth without good controls and management and broader community support will likely contribute to a wider spectrum of detrimental effects including health, loss of pride and sense of place, lost economic and other development opportunities, and further diminished ecological and biodiversity resources. Doing nothing is not an option.

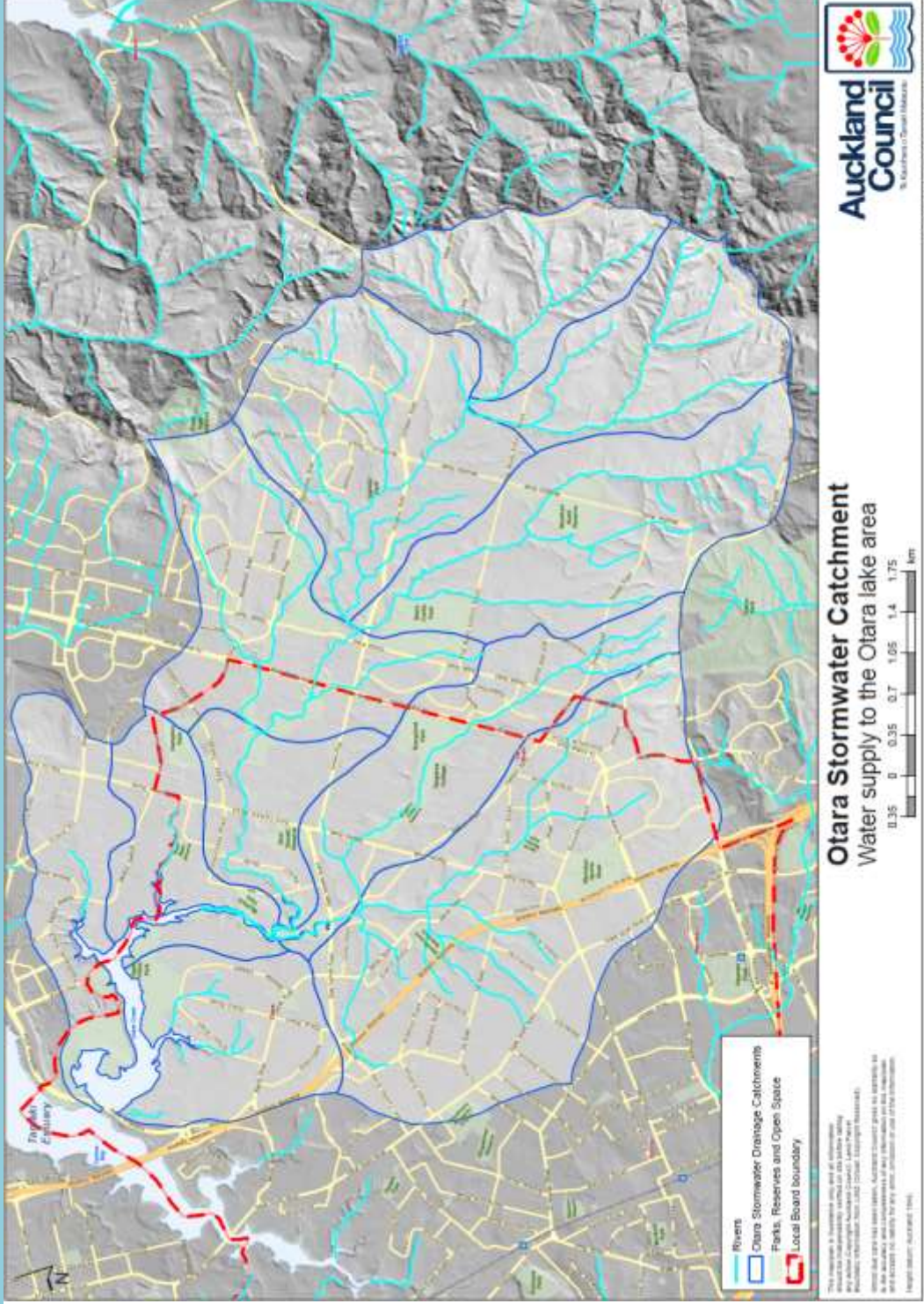
The Placemaking: Ōtara Waterways & Lake project steering group are committed to seeing this strategic action plan implemented and welcome new partners and contributors to join us in this visionary venture.

Signed

Stephen Grey
Chairman Placemaking: Ōtara Waterways & Lake Steering Group

⁷ Collective Impact Stanford Social Innovation Review Winter 2011(John Kanier & Mark Kramer)

Map of Ōtara stormwater catchment



Ownership of this plan

This Strategic Action Plan will direct the strategy, priorities and actions of the Placemaking: Ōtara Waterways and Lake Steering Group (appendix 1) and subsequent organisation developed to implement this plan.

There are over 28 different organisations who have a varying levels of interest in this strategic action plan, government agencies and local community groups along with a partnership with mana whenua. This plan is not binding on those organisations but is anticipated it will influence to a significant degree the organisations plans, policies, budgets and priorities for all matters concerning the Ōtara waterways and lake.

The plan has been developed through a series of public workshops and has drawn on the extensive research and consultation that has previously taken place for this area.

The plan is a living document, intended to be actively consulted on and regularly reviewed including an opportunity for the people of Ōtara and Howick to contribute to its implementation, review and evolution.

Mana whenua

References for this section can be found in Appendix Two

For Maori everything in the universe is connected through its own whakapapa to Ranginui and Papatuanuku and beyond, to a creation that joins the night and the day and weaves all the strands of life forces (mauri) of the known and unknown universe into one single united strand that is interdependent.⁸

The central themes of the Placemaking: Ōtara Waterways and Lake strategy and the land, air and waterways themselves are of critical interest to mana whenua as kaitiaki.

Iwi and hapu with mana whenua interests in the Ōtara Papatoetoe and Howick Local Board area include:

Ngai Tai Ki Tamaki Te Wawerau a Maki Ngati Tamaoho Te Akitai Waiohua Ngati Te Ata Waiohua Ngati Paoa	Ngati Maru Ngati Whanaunga Ngati Tamatera Te Patukirikiri Waikato-Tainui
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The document *Te Kohao O Te Ngira* informed the development of the Auckland Plan provides foundation principles relevant to our strategy:

- *Manaakitanga* valuing people and ensuring they are valued.
- *Kotahitanga* strength and diversity being united with a sense of purpose, direction and identity.
- *Kaitiakitanga* sustaining the mauri of the land, water, air and people.
- *Whakamana* enabling, empowering and restoring the mana of whanau to realise their potential.
- *Whanaungatanga* fostering and maintaining relationships
- *Rangatiratanga* a state of wellbeing expressed in how ‘we do things’.
- *Wairuatanga* ensuring that the spiritual needs of all things are nurtured.

The Maori and Policy Strategy paper⁹ informed the development of the maori section of the Auckland Plan and Long Term Plan 2012 – 2022 makes reference to Te Kohao O Te Ngira. In addition the value ‘Whakamana’ (enabling, empowering and restoring the mana of whanau to realise their potential) is included as a key foundation principle.

⁸ Matua Rereata Makiha

⁹ Maori Policy and Strategy in the Auckland Plan

Mana Whenua and Matāwaka submitters to the inaugural Auckland Plan and Long Term Plan 2012 – 2022 noted the following priorities of relevance to this strategy:

- Integrated and effective planning for the management of waterways, harbours and marine and coastal areas and an integrated approach to the management of rural and urban land adjacent to water
- Restoration and protection of waterways and harbours, including improvements to water quality and ecological value of streams
- Provision, advocacy and resourcing for the expression of kaitiakitanga and associated values in the built and natural environment
- Improvement to stormwater and wastewater management to reduce effects on waterways including preventing the disposal of wastewater into water bodies and the minimisation of the discharge contaminants carried by stormwater.
- Co-management and co-governance of natural resources and sufficient funding. Support the Auckland Plan vision for biodiversity restoration across the Auckland region, including a requirement that all planting on public land to be native
- Strengthening Māori involvement and values in natural and built and natural environment activity areas

The Independent Maori Statutory Board prepared the Maori Plan for Tamaki Makaurau. At the core of the Māori Plan is the cultural, social, economic and environmental wellbeing of Mana Whenua and Mataawaka. Under the wellbeing heading of Environment, the following key areas are of relevance to this strategy:

Te Taiao (Environment)

Whanaungatanga	Rangatiratanga	Manakitanga	Wairuatanga	Kaitiakitanga
<p>Te Taiao is able to support ngā uri whakatipu:</p> <ul style="list-style-type: none"> • Mahinga kai and wāhi rongoā • Wāhi tapu and wāhi taonga 	<p>Māori are actively involved in decision-making and management of natural resources:</p> <ul style="list-style-type: none"> • Co-governance of natural resources • Resource management planning processes and activities • Mātauranga Māori and natural resources 	<p>The mauri of te taiao in Tāmaki Makaurau is enhanced or restored for all people:</p> <ul style="list-style-type: none"> • Access to clean parks and reserves • Sustainable energy use • Water quality 	<p>Taonga Māori are enhanced or restored in urban areas:</p> <ul style="list-style-type: none"> • Māori urban design principles • Indigenous flora and fauna 	<p>Māori are kaitiaki of the environment:</p> <ul style="list-style-type: none"> • Investment in Māori environmental projects • Capacity of tangata whenua to support the environment

Situational analysis

History

Each of our areas has evolved over time and our maori ancestry provides a richness unique to Aotearoa. For some, Ōtara means ‘the place of Tara’ - either Tara-mai-nuku, a Te Ākitai ancestor and taniwha connected to the Manukau Harbour; or Tara-Te-Irirangi, a Ngāi Tai rangātira. Also Te Puke Ō Tara was once one of Ōtara’s prominent volcanic cones. The 3,500 hectare-catchment of the Ōtara waterways was once a green and productive land, supporting clean waterways filled with fish and used for drinking, food, transport, portage and recreation.

Today the catchment is home to tens of thousands of people and the land use a diverse mix of housing, commercial, retail, industry, roads, park land, rural properties, closed landfills and sports grounds. The population is youthful and ethnically and culturally diverse.

In 1968 the Electricity Commission of New Zealand constructed a stop weir across the mouth of the Ōtara creek where it meets the Tamaki Estuary. A lake was formed providing a reservoir of cooling water for the Otahuhu powerstation. At that time the concept of creating a lake was received positively, some recall an ‘aquatic paradise’ was promised. However the natural breathing tidal function of the waterway was disrupted and a chemical reaction between freshwater mixing with salt water causes suspended material to sink to the bottom of the lake. Contaminants including significant quantities of zinc, copper and lead¹⁰¹¹¹²¹³ are trapped within the 50 hectare estuarine lake, along with an estimated 230,000 m³¹⁴¹⁵ of sediment and a thriving mangrove infestation.¹⁶

The accumulation of detrimental effects within the lake results in there being an inequitable distribution of contaminants detained within Ōtara. The ongoing development of the upper catchment also means that without any targeted interventions the inequity will continue. The steering group rejects a proposal of doing nothing until growth stops as this option will likely result in an ecosystem that will cost more to restore and may also increase the risk of any reasonable efforts to restore the waterways being out of reach for the community.

Having a sustainably managed environment is a critical plank for this strategy which first starts by ensuring that the wider community is made aware of the issues and the need to care for our environment. The Collective Impact approach will bring people together in a structured way and

¹⁰ Benthic sampling from Otara Lake and upper Tamaki Estuary (Kingett Mitchell 1992).

¹¹ Otara Lake Water Quality Technical Report (Worley Consultants Ltd March 2000)

¹² Otara Creek Catchments (GHD February 2001)

¹³ Otara Lake Bathymetry and Sediment Survey (Golder & Associates September 2010)

¹⁴ The Dredging and Disposal of Sediment From Otara Lake – A Scoping Study (Kingett Mitchell July 1995)

¹⁵ Sediment Contributions to Otara Lake May 2011(Golder & Associates)

¹⁶ Otara Lake Bathymetry and Sediment Survey (Golder & Associates September 2010)

focus people and resources towards a common agenda applying principles of empowerment and leverage.

It is also noted that the issues have been more than a generation in the making and it is generally accepted it will likely take a generation or more to resolve. The Ōtara community has a level of understanding that the remediation of the lake will likely be one of the last activities undertaken. However this being the case it is also important that a programme of initiatives is concurrently supported within the Ōtara urban community

Around 45 billion litres of rain falls within the catchment each year and due to the ongoing loss of permeable surfaces, increasing volumes of stormwater and contaminants are being flushed into the waterways. This has meant that within one generation the community has lost the ability to fish, swim, recreate and enjoy the lake and waterway system.

In terms of legislative and regulatory functions, national policy statements are made to state objectives and policies for matters of national significance that are relevant to achieving the purpose of the Resource Management Act 1991. In relation to water bodies, the imperative to act is strong. Not only do the communities of Ōtara and Howick desire the restoration of the waterways and lake, the National Policy Statement for Freshwater Management (NPSFM) 2014 provides a statutory context for the assessment and management of water quality in freshwater environments. The NPSFM includes two compulsory national values (ecosystem health and human health for recreation) and nine water quality attributes that must be managed to meet these values.¹⁷

The National Objectives Framework provides the context for these nine water quality attributes. The nine attributes are specified in Appendix 2 of the NPSFM. The National Bottom Line is considered the minimum acceptable state for that attribute to meet the compulsory values.

Every council must manage freshwater resources to meet the relevant minimum acceptable state for all water bodies, subject to a narrow set of exemptions specified in Policy CA3. Where this is not met, councils' are directed to set targets and implement methods to assist the improvement of water quality (Policy A2) and make rules to prevent or minimise any actual or likely adverse effect of any discharge of a contaminant into freshwater (Policy A3).

Defining factors

This strategy has been shaped by the collective and deep understanding of our place including the following defining factors:

- Resolving water quality problems may be technically challenging, costly and take a generation or more to see results. Understanding these difficulties makes us realistic but determined. We realise we must start immediately to prevent the challenges from growing even bigger.
- Other water quality issues may be solved within a generation. Diminished dissolved oxygen concentrations - one of the more pressing water quality parameters requiring improvement in Ōtara Waterways, can be achieved relatively quickly by increasing stream shade. That is, a stream's habitat potential may be improved for fish and invertebrates just by achieving

¹⁷. It is noted the NPSFM 2014 applies to fresh water systems whereas the assessment of sediment within an estuarine environment uses the ANECC 2000 Sediment Guidelines.

'satisfactory' water temperature reductions and increases in dissolved oxygen levels. In small streams (less than 4 metres wide) this may be achieved inside five years where both banks are planted with shade bearing tree species.

- The catchment is the focus of planned significant growth within the next generation.
- The communities of Ōtara and Howick desire the restoration of the waterways and lake.¹⁸¹⁹
- Everyone has a part to play. Problems, solutions and opportunities are shared, improving our chances of powerful results.
- There is a matrix of policies, regulations and opportunities to support action including: the NPSFM; New Zealand Coastal Policy Statement, Unitary Plan; Auckland Plan; Ōtara Papatoetoe Local Board Area Plan and its Local Board Plan; Howick Local Board Plan; planned commitments by Watercare and Stormwater Unit; and the resolution and commitment of many other partner organisations.
- The issue of clean water is not an isolated environmental issue. As set out within the NPSFM it is essential to New Zealand's economic, environmental, cultural and social well-being. We must think of this holistically and in doing so we will be able to bring about broader benefits to the community including skills, training and development, employment, infrastructure investment and capital development, resilience, individual and community pride.

Our kete

The kete of this plan aims to weave together the strengths and commitment of around 35 organisations together with the people and communities of Ōtara and Howick. Woven into the plan is our commitment to work across the social, cultural, economic and environmental well-beings, along with a strong science base and locally meaningful story-telling.



¹⁸ Otara Papatoetoe Local Board Plan 2014

¹⁹ Howick Local Board Plan 2014

Vision, mission and strengths

Vision

Te mauri o te rangi
Te mauri o te whenua
Te mauri ora o Tara

‘Everything is connected’

‘When the lake, waterways and wildlife flourish, the people flourish.’

Mission of the Placemaking: Ōtara Waterways and Lake Steering Group

Through alignment, mobilisation, advocacy, inspiration, consultation, engagement and action, we will lead the restoration of the mauri of the Ōtara waterways and lake and the pride and reconnection of our people to this place.

Strengths of the Placemaking: Ōtara Waterways and Lake Steering Group

The Steering Group includes representation from local government, mana whenua, community groups and businesses, all with an interest and a stake in the health and wellbeing of the Ōtara Lake, waterways and local community.

These members in themselves have powers of regulation, planning and policy setting, and access to research, funding and experts. Collectively, if there is a meeting of the minds, the Steering Group has exceptional capacity for outreach, influence, networking, priority setting and communication.

If the Steering Group’s collective resources are aligned and focused on the strategies and actions outlined in this plan, then the opportunity will be realised to restore the mauri of the Ōtara waterways and lake and to reconnect people to this place.

Values and Principles

In addition to the foundation principles recorded within Te Kohao o Te Ngira and reflected within the Auckland Plan, the following values and principles were tabled as being important to the community.²⁰

<i>Values</i>	<i>Principles</i>
<ul style="list-style-type: none"> • Healthy ecosystems • Accessible places • Clean water • Sustainability • Valued and protected waterways • Aware communities • Inter-connected spaces • Community controlled and led • Strong biodiversity • Safe environment, place, water, food • Valuing education of all, by all. 	<ul style="list-style-type: none"> • Shared power • Promises kept • Partnership • Community buy-in • Accountable • A resourced kaupapa

²⁰ Otara Network Action Committee Meeting 25 February 2015

Themes

The Placemaking: Ōtara Waterways and Lake Steering Group has a long term vision to restore the mauri of these waters and reconnect people to this place. This vision has three themes: Mauri, Connection and Pride - all three themes are interconnected. For example, Pride will come through connecting people and working together to restore clean and healthy waterways; connecting people to the water will motivate them to clean it up and maintain it sustainably; a clean and healthy Waterways and lake will build pride.

1. MAURI

The issue

Mauri is the life force of all components of this place, the living plants and animals, the waters and rocks, and the energy which binds it all. Mauri is essential for being and for well-being. It is a symbol of vitality, life and health.

Currently the mauri of the Ōtara waterways and Lake is depleted through excessive sediment, contaminants, bacteria, heat and litter that together degrade the water quality, it's ecology and the connections of people to this place. We (the Placemaking: Ōtara Waterways and Lake Steering Group and subsequent organisation developed to implement this plan) will take a leadership role in seeing these issues addressed.

Generational outcome

Within one generation the Ōtara waterways and lake will be restored and safely used for swimming, fishing, food gathering and boating and native species will have re-established connections to historical habitats and generally increased their range within the catchment.

Focus areas

Our work to restore the mauri of Ōtara waterways and lake will focus on the four primary issues of poor water quality: sediment, contaminants, water sensitive design & waste water overflows, litter and pest, plants and animals.

2. CONNECTION

The issue

Currently, the people of Ōtara cannot safely access the Ōtara waterways and lake, often cannot see them and cannot safely use them. The waterway system is no longer known as places to be valued and enjoyed.

Connectivity involves the development of walkways, cycleways, landscaping, ecological and green corridors and connecting town centres and business hubs.

Placemaking: Ōtara Waterways & Lake Strategy V3

Through the years we have also severed ecological connections preventing native plants and animals dispersing throughout the Ōtara catchment. This applies equally to terrestrial (land-based) flora and fauna as it does to freshwater fauna (fish and aquatic insects).

We will work to reconnect people and ecology to the Ōtara waterways and lake and ensure they have the pride, commitment and resources to be effective kaitiaki.

Generational outcome

Within one generation Ōtara waterways and lake will be restored and central to our sense of place and will be actively used to connect different parts of our community including the re-establishment of native species.

Focus areas

Our work with connection will have two focus areas: Pathways (providing safe access to the water, strong linkages incorporating cycle and walkways to town centres and business hubs); and Living (bringing the water closer to our everyday lives through good planning, ecology establishment, community gardens and other initiatives).

3. PRIDE

The issue

Restoring the mauri of the Ōtara waterways and lake will require people to change behaviours that are currently contributing to the degradation of the water, to act in positive ways that protect these places and to feel rewarded and blessed as a result of the changes. These will all require pride of place.

Generational outcome

Within one generation the people of Ōtara and Howick will be regularly celebrating the waterways and lake, rewarded by their active kaitiakitanga of this place.

Focus areas

Pride will be achieved by focussing on three areas: knowledge, motivation and enabled. By having a focus on these areas will contribute to the capability building of our community and enabling them to do the right thing. This in turn needs to be acknowledge and celebrated so the ongoing cycle of positive change is reinforced.

Strategies and actions

Theme 1: MAURI

Generational outcome

Within one generation the Ōtara waterways and lake will be restored and safely used for swimming, fishing, food gathering and boating and native species will have re-established connections to historical habitats and generally increased their range within the catchment.

Focus area 1: Sediment

ISSUE

At the present time over 170,000m³ of sediment has settled within the Ōtara Lake.²¹ Sediment from the Ōtara stormwater catchment is transported via the waterway system and at the point where the suspended sediment in fresh water meets salt-water, it is then deposited in Ōtara Lake. Erosion, inadequate riparian vegetation and poor land use practices that expose soil to rain (such as clearing land for development, inferior road construction, poor land management in horticulture, forestry and riparian management, and cattle in streams) greatly increase sediment loss from the land.

Sediment impacts may also be expected from the Ōtara waterway's pest fish populations. Koi carp re-suspend river bed and stream bank sediments as they feed increasing turbidity and internal nutrient loads.

Excessive sediment causes major ecological problems for waterways. For Ōtara these problems include sediment smothering stream habitats and aquatic life and the transporting and accumulation of contaminants. The expanding distribution of mangroves is a direct response to increases in sediment inputs to freshwater. Mangroves (a native New Zealand tree) play an important ecological role in waterways but their expansion due to excessive sedimentation is altering the ecological balance of estuarine environments. Mangroves can displace seagrass and shellfish and the wading birds that feed on the small animals that live in sandy substrates. However, mangroves introduce an additional native ecotone to otherwise open estuarine environments and in doing so provide habitat for secretive wetland bird species and three dimensional cover for bait fish and their marine predators.

Whether there is potential for people's perceptions around mangroves to change or not, the answer to mangrove spread lies not in our potential to cull mangroves (because the mangroves will return), but in our capacity to reduce sediment inputs to freshwater at a catchment scale.

²¹ Sediment Contributions to Otara Lake May 2011 (Golder & Associates)

Excessive sedimentation can be controlled by:

- Technical solutions to prevent soils from entering waterways in the first place
- Enforcing existing policies and regulations for sediment control
- Improved on-site management for construction, during development, and improved stormwater management during and after development
- Improved riparian management and farming practice
- Reducing the pest fish biomass in targeted waterways
- Managing the effects of peak stormwater inflows into receiving environments.

STRATEGY

We will work closely with partner organisations, particularly Auckland Council Parks, Environmental Services and Stormwater Unit, consenting and enforcement teams, Auckland Transport, NZTA, schools, developers and agencies that represent farmers and horticulturists to ensure best practice measures for controlling sedimentation are understood and enforced. Where effective and practical we will encourage, support and consult with mana whenua and community engagement in implementing measures that can help to control sedimentation. Our work will be informed in part by the Auckland Council's Watercourse Assessment Report: Ōtara Catchment.

OUTCOMES BY 2018

1. Key partner agencies (Auckland Council Parks and Stormwater, the Environmental Services Unit (ESU includes the Biodiversity, Biosecurity, Sustainable Catchments, Solid Waste and Land and Water teams) Consents and Regional Services departments, New Zealand Transport Authority and Auckland Transport) are fully aware of Ōtara community and mana whenua concerns about sedimentation and have significantly improved the control and enforcement of sedimentation measures for roading, development and riparian management.
2. Sediment from individual development sites is significantly reduced
3. Areas needing riparian revegetation are identified and plans are drawn up. Up to five of these are planted primarily in natives and work is undertaken through community engagement and ownership.
4. Understand clearly the complete picture of where sediment is coming from and how it is related to rainfall intensity & quantity and transported into the waterway system.
5. An appreciation and balance of mangrove growth is achieved.

ACTIONS

1. Develop a landscape design programme that co-ordinates planting, identifies linkages and access and provides for safe public space. This would include working with organisations such as Auckland Council Parks, Unitec and Manukau Institute of Technology.
2. Engage with and seek regular reports from Auckland Council Regional Services Consents and Enforcement to:
 - Achieve a meeting of the minds about sedimentation concerns
 - Encourage improved control and enforcement of sediment control conditions for development.

3. Engage with Auckland Transport to achieve mutual understanding of roading stormwater volumes, contaminant loadings and sedimentation issues, to identify key problem sites and to have underway at least one retrofit road runoff treatment for a priority site.
4. Work with Auckland Transport to target and remediate stormwater from those roads that have the worst contaminant loadings.
5. Select between three and five watercourse enhancement opportunities identified in the Watercourse Assessment Report: Ōtara Catchment and support their implementation through community replanting via willing partners.
6. Convene a panel of experts to discuss and develop a response to how sediment loss from individual sites (as opposed to large development sites/roading projects) occurs.
7. Set up a network of water quality and flow monitoring sites at key points within the catchment. Locations will be determined through consultation with RIMU, Babbingtons and local residents/volunteers.
8. Engage with Auckland Council Parks department to propose and reduce the need for spraying by planting riparian margins with native plants in replacement of existing species.

Bright Ideas



- 💡 Explore with Auckland Council Finance department, an off-set mitigation fund from Council Owned Organisations for facilitated stream works to remediate sedimentation issues and use these funds locally
- 💡 Build community and mana whenua skills to develop plant nurseries and associated infrastructure works with Work and Income New Zealand and Parks support.
- 💡 Engage with local schools to perform water quality testing, undertake restoration projects including riparian planting
- 💡 The community is empowered to undertake watercourse monitoring along with Wai Care coordinators and local volunteers with support from RIMU
- 💡 Investigate more effective strategies for retaining sediment on site during development phases. Auckland Council specialists and industry leaders (e.g. Todd, Fletchers) could be approached and new procedures explored
- 💡 Re-design and re-plant failed riparian plantings in watercourse areas to ensure peak flow events are controlled and the impact from low rainfall events is reduced
- 💡 Prepare media releases about sediment and effects on aquatic life, health of waterways and Ōtara lake
- 💡 Provide information resources that bring balance to the mangrove debate and create green routes through mangroves that allow the public to interface more with and have meaningful exchanges with mangrove environments.

Focus Area 2: Contaminants

ISSUE

In the urban catchment environment of Ōtara, Howick, Botany, Flatbush and Ormiston, contaminants such as chemicals, metals, hydrocarbons and nutrients are transported by rainwater into the waterways either across the land surface or through stormwater pipes. The detrimental effects of the catchment flow down and accumulate within the Ōtara urban area and are then largely trapped within the Ōtara lake. The presence of the weir creates the Ōtara Lake and this Strategy recognises the fact that the weir and lake will remain in situ for at least the foreseeable future.

The issues are complex:

1. Ongoing vs historic: acknowledging there have always been contaminants impacting the waterways however the degree, type, intensity and frequency of contamination has changed
2. Persistent vs intermittent: ie contamination from land development is ongoing whilst peak rainfall events causing erosion, sewerage overflows is intermittent
3. Partially protected vs older areas where there are no protection measures in place: ie TP10 land development standards through the resource consent process allowed for a controlled percentage of sediment escape in comparison to earlier periods of development where few protection measures were provided.

The contaminants come from a wide variety of sources including: faecal material; unpainted zincalume roofing; particulates from vehicles (e.g. oil based waste, exhaust, brake grindings, tyre particles) and road run-off; washing waste from concrete; cess pit overflows and direct discharge of waste from industry or residential contaminants into water or stormwater drains. In the upper rural parts of the catchment, nutrients can enter the waterways through stock access to streams and poor stock and fertiliser management practises. Land development and poor civil earth works management practices has seen significant volumes of sediment washed into the waterways along with domestic rubbish being discarded into waterway areas. Peak water flow events place a strain on pipe infrastructure shared by both stormwater and raw sewerage and on occasion mixing of the both waters occurs. Illegal connections can also result in sewerage discharges into stormwater systems along with broken or poorly maintained infrastructure.

Contaminants can be prevented from entering waterways through the application of water sensitive design practices, repair and maintenance of the stormwater and sewerage systems, the construction of offline stormwater wetlands and the maintenance of stormwater detention ponds, cess pits, swales, rain-gardens and roof gardens, painting zincalume roofs, and the use of sucker trucks and appropriate safe storage and waste disposal of waste for businesses and industry. They can also be prevented by individuals committing to safeguard the quality of stormwater drains and not using them to dispose of contaminants. In rural parts of the catchment, nutrients entering the waterways can be reduced by fencing of streams, effective management of stock during winter and ensuring fertiliser applications do not exceed plant demands. For example, to function effectively, online stormwater ponds need to be maintained. Auckland Council research shows however that even properly maintained ponds can increase water temperatures by up to 6 degrees Celsius over summer maxima. This has the effect of producing water temperatures that are lethal for stream life extending well beyond the footprint of the pond. The water quality and ecological issues associated with stormwater ponds would suggest an alternate approach where ponds are converted into wetlandsmay well be a better stormwater detention solution.

STRATEGY

There are project opportunities to investigate further within the Watercourse Assessment Report: Ōtara Catchment. We also need to clearly understand the types and sources of contamination which will provide a deeper understanding of the issues and contribute to the development of subsequent action plans.

Our strategy for disposal of waste from industry and transport sector contaminant reduction will focus on supporting the safe storage and disposal of industrial and road wash waste, particularly through

industry support agencies such as the Greater East Tamaki Business Association, NZTA and Auckland Transport. The stakeholders to this strategy will be more effective advocates and facilitators if we are well informed, We therefore need to source good information and take an evidenced based approach that will enable us to make better and targeted decisions when responding to contamination issues.

We will take a balanced approach towards the action and resolution of the stormwater catchment water quality issues. A narrow approach would solely focus on working from the top of the catchment downwards to the lake.

OUTCOME BY 2018

We have an effective understanding of contaminants having the largest effect in our waterways and have used that information to positively change the contaminant storage and disposal practices of a majority (80%) of all contaminant-producing sectors in the catchment.

ACTIONS

1. Commission or seek support for research that will inform us of:
 - The contaminants that are present in our waterways
 - The sources of those contaminants
 - The most effective approaches to avoid or remedy contamination in our waterways
 - Most effective approaches for changing industry practice of contaminant maintenance, storage and disposal
 - Identify best practice technology for preventing contaminants entering waterways and
 - Practical options for removing contaminated sediment from waterways.
 - Ensure the council compliance team are alerted about contaminant breaches.
2. Through the Greater East Tamaki Business Association and other agencies, support a broad Industry Pollution Prevention Programme that uses the above information to inform, motivate and activate industry in the Ōtara catchment to safely store and dispose of waste. Extend this to include a celebration and acknowledgement of pollution prevention activity and effectiveness
3. Work with NZTA and Auckland Transport to develop enhanced water quality improvement measures
4. Promote Auckland Council's Pollution Hotline to the community.

Bright Ideas



- 💡 Establish local board prizes and awards to best complying local industry
- 💡 Develop a best-practice kit for industry contaminant storage and disposal
- 💡 Ask Auckland Council's compliance section to visit car sales yards and car wreckers and ensure that oily residues²² from steam cleaning/de-greasing operations are treated appropriately and not sluiced down stormwater grates and into streams
- 💡 Engage with industry sectors such as concreting, carpet washing and moss killing contractors
- 💡 Encourage Hazmobile use

²² Polycyclic aromatic hydrocarbons

- 💡 Develop and support industry ambassadors
- 💡 Find out if leachate from local landfills is impacting waterways
- 💡 Determine type and concentration levels of heavy metals in the lake and the most effective and efficient method of addressing these issues
- 💡 Work with Auckland Transport and the Stormwater Unit to ensure appropriate swales, wetland and other water sensitive design elements are incorporated into new roading development upgrades of the roading network
- 💡 Work with the farming sector to reduce contaminants entering waterways
- 💡 Consider installing end of pipe wetland swales alongside streams (to help polish stormwater inflows from major roading infrastructure).

Focus Area 3: Water Sensitive Urban Design & Waste water overflows

ISSUE

The Ōtara community was formed in the early 1950's as part of the central government policy to provide low cost housing and relocate inner city Maori and new immigrant Pacific workers into the area. Relatively little thought was given to environmental planning in comparison to today where water-sensitive urban design (WSUD)²³ is used. WSUD is a land planning and engineering design approach that aims to integrate the urban water cycle, including stormwater, groundwater and wastewater management and water supply, into urban design to minimise environmental degradation and improve aesthetic and recreational appeal. The challenge therefore is to integrate newer planning techniques and tools into an existing infrastructure network.

Waste water pipes are intended to remove sewerage and other wastes from the catchment and pump it to treatment stations. If these pipes are broken or incorrectly connected to stormwater pipes (cross connections), or if heavy rainfall triggers overflow events, they will discharge sewerage and other waste into the waterways. This can cause serious contamination including high loads of dangerous bacteria, viruses and other human pathogens that makes use of the waterways unsafe for contact recreation.

The stormwater system is also flushing contaminants into the water catchment. It is important that stormwater flows are managed and that contaminants and rubbish are removed from the system where possible before reaching receiving waters.

In rural parts of the catchment, malfunctioning, poorly maintained or inadequate septic tank systems can result in sewerage entering waterways. These issues can be resolved by fixing and upgrading the waste water piping system, upgrading and fixing septic tank problems. Detention of larger volumes of rainfall on-site will help reduce the frequency and intensity of peak stormwater flows.

Water quality and ecological values are also affected by how we manage the stream beds. Piping and channelising of natural streams that occurs as part of land reclamation however can destroy their ability to support life. Channelising streams (lining them with concrete) destroys fish habitat and food sources, and allows the water to heat up depleting oxygen. Both processes also cause water to flow faster, increasing downstream erosion and possibly flushing out anything that might live in the stream. Ideally stormwater should be managed as close as possible to source. However, it might be that end of pipe solutions present the best (and in some cases the only) opportunity to treat stormwater before it enters receiving waters. This may include installing constructed riverine wetland swales which perform the double function of intercepting contaminants and dissipating energy (and so reducing stream erosion).

Historically piping streams (as part of reclamations) has led to many kilometres of stream habitat being permanently lost in the Auckland region. Part of the problem has been to the mitigation of stream loss rather than the avoidance of stream loss.

²³ Auckland Design Manuel Water Sensitive Design He Taurira Aronga Wai

While there may be opportunities for stream daylighting (removing culverts to re-expose) of piped streams and naturalising channelized streams in the Ōtara catchment, this can be an expensive exercise. Therefore as a priority it is far more effective to retain existing open channels. The Ōtara Strategy stakeholders will need to be vigilant on discouraging further stream loss in the catchment.

It is noted that greenfield areas higher up in the Ōtara catchment fall within a proposed SMAF area (Stormwater Management Area) under the Proposed Auckland Unitary Plan. SMAF areas are zones in which stormwater developmental rules will set limits on impervious surfaces and require prescribed levels of groundwater soakage to be achieved, the object being to minimise erosion in receiving freshwater environments affected by stormwater inflows. Maximising stormwater soakage and groundwater recharge will also help sustain flows in our small coastal streams including during the summer low flow period and potentially sustain permanent flows in upper (otherwise intermittent) stream sections.

STRATEGY

We will work with the Parks, Environmental Services and Stormwater Unit, Resource Consents and Watercare to influence the retention of remaining streams. We will also advocate for the alignment of capital development projects and maintenance and renewal projects that impact the waterway system. Where appropriate we will advocate for opportunities where the community can contribute to the process and outcome of the projects.

We will engage with Watercare, Resource Consents and Stormwater Unit at Auckland Council with the aim of improving knowledge and understanding of piping and channelizing. We will promote alternate solution options along with advocating to leverage off planned investment towards stormwater upgrades, sewerage systems, parks development and planning further improvements and upgrades where appropriate.

Guided by the Watercare and Stormwater asset management processes on pipe management, and the Watercourse Assessment Report: Ōtara Catchment, we will select between one and five enhancement opportunities that address problem pipe and stream issues. We will work with the appropriate partners to see them implemented.

Watercare is currently planning a \$20 million upgrade of the Ōtara trunk sewer system which aims to provide for growth in the area and reduce sewerage discharges into the water way system. Further research needs to be undertaken to identify and consider alternative approaches for sewerage discharge to land as well as continue to identify wider sources of contamination of the waterways.

OUTCOME BY 2018

There is a meeting of the minds between the catchment communities of Ōtara, Howick, Botany, Flathush and Ormiston, Watercare, Stormwater and Parks Unit about issues linked to waste water pipes and watercourse management with regular productive joint meetings that lead to prioritised action. Between one and five priority problem pipe issues identified in the Watercourse Assessment Report: Ōtara Catchment will be resolved.

ACTIONS

1. Request at the highest levels for Watercare and Stormwater representation at our meetings

2. Achieve mutual understanding and knowledge between Watercare, Stormwater and the Ōtara community of sewerage overflow problems and stormwater management
3. Closely engage with Watercare over the \$20 million pipe upgrade to leverage multiple opportunities for community enhancement
4. Closely engage with the Stormwater unit regarding the issues identified within the Watercourse Assessment Report: Ōtara Catchment
5. Ensure there is ongoing monitoring of contaminants in the Ōtara catchment by RIMU or other scientifically based organisations
6. Ōtara Strategy stakeholders to submit on consent applications that seek to infill streams (as part of reclamations). Advocate that when developers signal their intent to pipe streams as part of reclamations that Council prioritise and fully exhaust “avoidance” approaches rather than default straight to mitigation
7. Promote the development of wetlands over detention ponds
8. Ensure targeted sections of the waterway system is shaded to help control water temperature.

Bright Ideas



- 💡 Our long term goal is that all water entering natural waterways should be treated before it is discharged.
- 💡 Wai Care will monitor streams for E coli levels using equipment provided by NIWA. Samples could also be collected by trained volunteers and submitted to Watercare lab for analysis.
- 💡 Develop and implement water sensitive design for targeted areas of the catchment
- 💡 Support on-site water collection/retention and slow release
- 💡 Investigate alternative approaches to sewer waste discharge to land or sewer waste management on site.

Focus Area 4: Litter

The overall degradation of water quality in the waterways and lack of access and inviting connection to these spaces, the Ōtara waterways and lake have become a convenient dumping ground for litter and waste. This occurs when litter is blown unobstructed from the street into waterways and also the deliberate dumping of both small and large items such as white ware, product packaging, shopping trolleys, and bags of rubbish. Not only is this visually unappealing and dangerous, it can also attract vermin and more litter thereby contributing further to the disconnection between people and the place. Streams corridors and streams with rubbish are often perceived by the public as also having poor water quality which therefore discourages interaction and meaningful exchanges with waterways.

STRATEGY

A whole-of-community action plan responding to litter will focus on improving knowledge of the issue, building commitment to avoid discarding litter and motivating people to do the right thing.


OUTCOME BY 2018




A litter-free Ōtara waterways and lake, with strong community support for on-going action and commitment.

ACTIONS

1. Draw up a whole-of-community action plan on littering, led by the community, that includes the following components:
 - A ‘social marketing campaign’ that engages schools, marae, churches, sports clubs and businesses to increase awareness and understanding of the issue, painting a picture of what it should be
 - A volunteer brigade, supported by Auckland Council, mobilised to clean up existing litter, with different groups adopting different areas to keep them clean long-term
 - Support local resource recovery initiatives (recycling and up-cycling areas)
 - One-on-one engagement in litter trouble spots to explain how to do the right thing
 - More bins and other good waste disposal options
 - Serious litterers held to account for their actions
 - Event clean-up plans including zero waste policy
 - Incentives such as annual awards
 - Monitoring of the waterways including community initiatives of “ownership” and pride of place
 - Strategic planting to trap windblown litter as it moves from the street to the waterway.

2. Resource and implement this whole of community action plan for litter with support of partners.

Bright Ideas 

-  Kids will engage their parents through information from schools.
-  Let’s have a zero tolerance for litter
-  That future land developments address and incorporate the streams and waterways (view shafts, access, fencing, building relationship).

Focus Area 5: Pest Plants & Animals (land-based and aquatic)

Pest plants and pest animals are two of the most pervasive biological factors preventing urban streams from reaching their full habitat potential. Pest weeds in riparian (streamside) areas out-compete native plant species and may prevent native plants from naturally replacing themselves. This is called natural succession, and is a process that allows native streamside vegetation to survive and prosper. Likewise, invasive submerged plant species (including oxygen weed) choke stream channels, degrading water quality and physically excluding native plants, fish and pollution sensitive aquatic insects.

Many riparian and aquatic pest weeds spread vegetatively, which means adult plants can regenerate from the smallest viable fragments transported downstream in floods. Waterborne fragments carried repeatedly down to managed stream sections from upstream areas makes the removal of pest plants difficult. Fortunately, because urban streams are often short, it may be possible to not only control riparian weeds down to low levels, but sometimes eradicate pest weeds completely by beginning at a stream’s upstream end and working our way downstream, removing weeds as we go.

However, for this to be possible requires that weeds on adjacent properties are also controlled and that adjacent landowners no longer use neighbouring stream corridors as dumping grounds for pest weeds and litter. By creating a physical and visual barrier, solid fences encourage an “out of sight out of mind” dumping culture.

In these same neglected stream environments it is easy for rats, wild cats and aquatic pest fish species populations to swell undetected. Land-based predators (rats, mice, hedgehogs and wild cats) feed on native animals occupying riparian areas including lizards, birds and insects. Vermin also feed on the eggs of native fish including whitebait species that spend a period developing on land. Pest fish species either feed on native fish and aquatic invertebrate species or indirectly impact native fauna by degrading water quality. Pest fish including koi carp, which have been introduced illegally into Ōtara Stream, are beginning to impact on water quality because of the way they feed. Koi carp are reaching high numbers in parts of Ōtara Creek and while eradication of the species is not possible presently, managing the pest fish biomass down to low levels could help moderate the impact of pest fish.

By shading streams with native tree species, we can significantly reduce the quantity of light loving submerged pest weeds (including oxygen weed). Shading has multiple benefits, not least that it provides ideal conditions for native fish and aquatic invertebrate species to thrive and may make habitat less suitable for undesirable pest species.

STRATEGY

A whole-of-community action plan responding to Ōtara waterways pests will focus on:

- Improving knowledge of the key pests, plants and animals effecting Ōtara waterways
- Building commitment and resources and forming community-run pest removal programs that, with help from Council and sponsors will sustain an enduring pest weed and pest animal removal program.

OUTCOME BY 2018


- Communities living in and around the Ōtara waterways become familiar with pests impacting the Ōtara waterways catchment
- That community groups allied to neighbouring stream sections are formed to control pests
- That pests are removed from waterways and if not eradicated completely, maintained at low levels such that stream function, natural succession and other riparian processes are restored.





ACTIONS

3. Draw up a whole-of-community action plan on Ōtara waterways pests, led by the community, that includes the following components:

- A ‘social marketing campaign’ that engages schools, marae, churches, sports clubs and businesses to increase awareness and understanding of waterway pests, painting a picture of what streams should look like in a pest free, restored state
- Community groups supported by Auckland Council, mobilised to clean up existing pests, with groups adopting neighbouring stream sections to build empowerment and give groups ownership of empowering and to keep them clean long-term

- Incentives such as annual awards
 - Monitoring of the waterways including community initiatives of “ownership” and pride of place
 - Koi carp populations are managed.
4. Resource and implement this whole of community action plan for waterway pests with support of partners.

Bright Ideas 

-  Encourage council to choose Ōtara waterways as potential trial sites for new biological control agents.
-  Help care groups access council run initiatives that incentivise pest removal including for example providing free weed bags, use of council supplied weed skips and herbicides, appropriate native replacement plants and traps for vermin.
-  Kids will engage their parents through information from schools about waterway pest plants and animals.
-  Explore the use of other novel weed reduction approaches including for example using chicken tractors to control riparian weeds like tradescantia.

Strategies and actions
Theme 2: CONNECTION

Generational outcome

Within a generation Ōtara waterways and lake will be central to our culture and sense of place and will be actively used to connect different parts of our community and provide connections for flora and fauna.

Focus area 1: Pathways

ISSUE

The Ōtara waterways and lake form a natural corridor through our community for walking and cycling, linking houses, shopping areas, recreational space, schools, work and friends. This potential is not being met currently as the existing pathways are overgrown, do not provide for both walking and cycling, are unsafe and don’t connect with each other or the places we would like to visit. We plan to ensure these pathways are made safe, connect people and places and in the process make the waterways and lake a visible, popular and enjoyable asset. With daily interaction with the water in this manner, the community will notice its ecology and how it improves and be more motivated and knowledgeable about its needs and its care.

Severed ecological connections prevent native plants and animals from moving throughout the catchment. As forest areas become fragmented birds, bats, lizards and insects are no longer able to move between seasonal food sources. Furthermore, as headwater habitats have become disjointed, fish migrating back into freshwater from the ocean are no longer able to reach adult habitat. Pipes placed in streams that now run beneath road crossings and land reclamations have made many kilometres of upstream habitat off limits to native fish species.

STRATEGY

We will work closely with partners (including Auckland Council Parks, Auckland Transport, NZTA, Watercare and Contact Energy) and community organisations to plan, resource and implement walking and bike paths around the waterways, including the Ōtara Heritage Trail and connections to bordering communities. We will work to reconnect people and ecology to the Ōtara waterways and lake so they have the pride, commitment and resources to be effective kaitiaki. We will also work to overcome ecological barriers associated with Ōtara waterways to improve freshwater and terrestrial biodiversity outcomes and to nurture ecological resilience within the Ōtara catchment

OUTCOMES BY 2018

1. Plans completed for both walking and cycling carriage ways, safe landscaped well-maintained pathways linking Ōtara township to the lake, including the Ōtara Heritage Trail and Kaitawa stream
2. At least one priority section of the pathway completed
3. Targeted removal of selected mangrove areas
4. Explore opportunities where mangroves may also provide new connections for fauna and that for example may allow obligatory wetland species to radiate out to adjacent wetland (salt marsh) habitat
5. Investigate provision of jetty/boat ramp area
6. Ecology has been re-connected throughout the catchment.

ACTIONS

1. Commission plans for pathways, including the completion of the Ōtara Heritage Trail, in consultation with the community and mana whenua.
2. As a priority, select easily completed links for implementation including leveraging opportunities with Watercare's planned pipe upgrade.
3. Seek resources for implementation from partners and organisations .
4. Name the un-named stream listed within the Watercourse Assessment Report: Ōtara Catchment
5. Develop connections of open space locally and across local board borders.
6. Identify strategic ecological points and re-connect severed ecological links that have prevented native plants and animals from moving throughout the catchment.
7. Many of the engineered barriers preventing the movement of native plant and animal species are remediated.

Bright Ideas



- 💡 Mana whenua and community ownership and participation is central
- 💡 The Ōtara Heritage Trail is a learning walkway including art and sculpture
- 💡 Where possible align green ways with natural features such as waterways and mangrove fringed sections of shoreline to help build public appreciation for these habitat types.

Focus area 2: Living

ISSUE

Land and space beside Ōtara waterways and lake holds great potential for increasing people's connection to the place. Making the water prominent in planning and everyday living will bring it to our attention on a daily basis so we notice its health and any improvements. We are restored by being near its energy and ecology, and we are encouraged to use and enjoy it regularly. These aspirations can be achieved through attention to making the waterways accessible and visible, and through thoughtful water-friendly housing renewal, park management and use of public space (such as community gardens). Critically, the links between the waterways and our shared cultures will need to be strengthened and highlighted.

STRATEGY

We will prioritise access issues including strategic and ecologically sensitive removal of mangroves to allow for water viewing places and access for boating. We will engage with a wide range of partners to share ideas on how the waterways can be better included in design and development and how they can be better understood and noticed. To draw people back to the lake we will develop practical and cost effective plans to beautify and clean up the area.

OUTCOME BY 2018

A significant increase in the numbers of people aware of waterways and lake and using them for recreation, health improvement and enjoyment.

ACTIONS

1. In consultation with the community and mana whenua, request pollution warning signs for the waterways to be placed at critical points, along with information about how they will be improved
2. Seek out approvals and resources for strategic removal of some mangroves to allow access to and views of the waterways. This would include appropriately skilled enterprises and community volunteers to be part of the removal process
3. Develop a plan for the return of waka ama and other small craft to the lake
4. With support of partners, develop a beautification plan for the Lake including clean-up actions and additional thinking into how to keep the area safe
5. Landscape design drawings are developed for key sections of the waterway
6. Encourage landowners adjoining streams to maintain or improve visual connections with waterways (i.e. discourage people from turning their backs on streams as occurs when solid fences are installed along stream boundaries)
7. Developing a plan that over time sees the visual contact restored, then physical contact to the water and finally able to safely immerse in the waterways and lake.

Bright Ideas



- 💡 Strategically placed art work from members of the community and mana whenua (such as sandstone sculptures)
- 💡 Community gardens, medicinal plants and fruit trees on public lands
- 💡 Develop a nursery on public land growing seedlings and plants for revegetation projects
- 💡 Training and development centres for landscaping, seedling and plant nursery and resource recycling
- 💡 Linking Hillary College, Manukau Institute of Technology and other interested training providers to this project
- 💡 Designing places for people to gather and learn about the environment.

Strategies and actions

Theme 3: PRIDE

Generational outcome

Within a generation the people of Ōtara will be regularly celebrating our Waterways and lake and rewarded by their active kaitiakitanga of this place.

Focus area 1: Knowledge

ISSUE

If we are to restore the mauri of the waterway system and lake, the wider community needs to be informed and enabled to become knowledgeable about the Ōtara waterways and lake. Achieving an understanding of the issues will help in the process leading to restoring the mauri and changing current behaviours that might be degrading the water.

Knowledge needs to be accessible, based on storytelling and history, reflect the culture of our place and be relevant to the groups we are addressing (such as industry, business, residents, partners). It also needs to be effectively linked to behaviour change.

Everyone who lives in and impacts the catchment needs to understand what the issues are for the waterways and lake, how they as individuals contribute to these issues, and what they need to change or to act on to improve water quality.

STRATEGY

Ensuring community understanding of the history, culture and ecology of the waterways and lake will become the background story to everything we do. All our work will emphasise and broadcast these stories.

OUTCOME BY 2018

There is measureable and widespread community understanding of the historical, cultural and ecological stories of the waterways and lake.

ACTIONS

1. Commission short pieces on the history, culture and ecology of the Ōtara waterways and lake and post them on a digital based medium e.g. facebook page
2. Develop an easily recognised 'brand' for our vision of a flourishing lake, waterways, wildlife and people that captures the essence of the stories
3. Engage mana whenua, Auckland Council and the community to provide signage names of all the streams and tributaries where they intersect with roads and paths

4. Make information widely available in compelling form to the community at events, schools, churches, sports clubs, marae and through the local media.

Bright Ideas



- 💡 Much of the catchment is outside of Ōtara and these areas need to be included in our work
- 💡 Investigate the reformation of the 'Stream Team' – local people employed to plant gaps in existing riparian zones near town and dispose of rubbish/litter along stream edges and support to school initiatives
- 💡 Ōtara neighbourhood stream improvement project to improve 'their' stream boundary
- 💡 Local volunteers trained and supported to propagate plants for riparian planting
- 💡 Create and set up signs near streams that tell the story of the stream (history, stream life, local project). Could use QR codes on signs to upload music and more information
- 💡 Include the Ōtara waterways & lake on the My Parx app
- 💡 Align restoration projects with connecting neighbourhoods and housing to foster community ownership of local waterways.

Focus area 2: Motivation

ISSUE

Being knowledgeable in itself will not make people act – motivation is critical. Motivation to act and to change is built from many things. Rules, regulation and enforcement can be critical. Potentially more important are community motivation and engagement tools.

STRATEGY

Our work will build motivation through:

- Peer support and leadership: Nobody wants to be the last person in their group to do the right thing. We will encourage leaders from all sectors, groups and communities in the catchment to support their people to act
- Awards and recognition
- A catchment-wide approach where the entire catchment is linked so people can see where their efforts fit into the whole
- Have community clean-up days where people can come together and contribute
- Celebrations.

OUTCOME BY 2018

A series of awards, actions and events have built a strongly motivated community.

ACTIONS

1. Plan and implement an annual festival of the waterways and lake with a focus on family and youth
2. Provide awards and recognition to community members and groups who excel in advancing the vision, potentially as a special awards night

3. Develop stickers and brand use for households and businesses that pledge to help clean up the Waterways and lake and make these available as part of each action in this strategy
4. Seek high-profile local celebrities such as sportspeople, actors and musicians, to front and champion the work.

Bright Ideas



- 💡 Investigate partnering with “Servolution,” a group who’s members have strong connections to Ōtara
- 💡 Support community group leadership. Support local pride by advertising the community’s good work at the boundaries of the catchment, including to the fishing people of the Hauraki Gulf and the 80,000 people a day who drive down Highbrook Drive.

Focus area 3: Enabled

ISSUE

People may be motivated and knowledgeable but unable to act because they don’t have the resources (of time or money). We will ensure that all our actions bear this in mind and we will seek to enable the community and mana whenua to act.

STRATEGY

We will develop and make available resources to support community and mana whenua actions that advance our vision.

OUTCOME BY 2018

Community and individual initiatives to do the right thing for the waterways and lake are supported with access to resources and volunteers. People are also acknowledged for their contribution and success is actively celebrated.

ACTIONS

1. Develop a resource kit that identifies sources of funding, volunteers and advice for community and individuals working to advance our vision
2. Make this kit available as part of the partnership building with community groups and organisations
3. Collaborate with partner organisations to share resources
4. Events are planned well in advance, people are acknowledged and success is celebrated

Monitoring and Evaluation

This section remains to be developed however likely to include consideration of:

- Monitoring & evaluation will be undertaken at a project and action plan level
- The water quality index is currently surveyed annually however the report card may be amended to reflect a 3 year cycle and incorporating the National Policy Statement for Freshwater Management parameters
- Collaboration between Auckland Council and Waicare and sharing the data with schools and the schools information will add to RIMUs
- Auckland Council to co-ordinate “before and after” surveys and taking into account the social, cultural, economic and environmental aspects.

APENDIX ONE: Members of the Ōtara Lake and Waterways Steering Group and Wider Group

Ōtara-Papatoetoe Local Board
 Mana whenua
 Contact Energy
 Highbrook Park Trust
 Highbrook Rotary Club
 Botany East Tamaki Rotary
 Ōtara Network Action Committee
 Tamaki Estuary Environmental Forum
 Howick Local Board
 Manukau Institute of Technology
 Greater East Tamaki Business Association
 Transpower
 Unitec Institute of Technology
 Waicare
 Stormwater Unit, Auckland Council
 City Transformation Team, Auckland Council
 Research and Monitoring Unit, Auckland Council
 Parks, Auckland Council
 Forest and Bird Protection Society
 Neighbourhood Support
 Ōtara Youth Unlimited
 Tamaki Estuary Protection Society
 East Tamaki Wildlife Clinic
 Ōtara Lake and Creek Liaison Committee
 NZ Police
 Ministry for Environment
 Department of Conservation
 Watercare
 NZ Native Freshwater Fish Society
 Manukau Beautification Charitable Trust
 Auckland Transport
 (Engage with Fish and Game)

APENDIX TWO: Maori

Māori within Tāmaki Makaurau consists of are both mana whenua and mataawaka.

The Local Government (Auckland Council) Act 2009 states:

mana whenua group means an iwi or hapu that:

- exercises historical and continuing mana whenua in an area wholly or partly located in Auckland; and
- is 1 or more of the following in Auckland:
 - a mandated iwi organisation under the Maori Fisheries Act 2004;
 - a body that has been the subject of a settlement of Treaty of Waitangi claims;
 - a body that has been confirmed by the Crown as holding a mandate for the purposes of negotiating Treaty of Waitangi claims and that is currently negotiating with the Crown over the claims
 -

mataawaka means Māori who:

- live in Auckland; and
- are not in a mana whenua group

APENDIX THREE: References for Mana whenua chapter

- *Schedule of Issues of Significance to Māori in Tāmaki Makaurau*, Independent Māori Statutory Board, Auckland Council
- Maori Plan for Tamaki Makaurau
- Mana Whenua (Māori with tribal affiliations within the Auckland region) and Mataawaka (Māori with tribal affiliations outside the Auckland region)
- *Te Reo Taunaki, Parks and Open Space Strategy Compendium (Recommendations from Te Waka Angamua)* authored by Sam Noon, Auckland Council
- Independent Māori Statutory Board, 2011. *Schedules of issues of significance to Māori in Tāmaki Makaurau*.
- Auckland Council, 2011. *Auckland Plan Māori Technical Paper*.
- Auckland Council, 2012. *LongTerm Plan Submissions-Māori*
- Auckland Council, 2011. *Auckland Plan Submissions-Māori*.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: A J Bradshaw

Organisation name:

Agent's full name:

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Contact phone number: 0274376637

Postal address:
11 Davern Lane
New Lynn
Auckland 0600

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 13 Davern Lane, New Lynn, 0600 Auckland

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

13 Davern Lane Submission PC60

I would like to submit my opposition to the rezoning of 13 Davern Lane.

The reasons are as follows:

Access – Emergency Service Vehicles

Davern Lane is a cul de sac and has 16 houses in it. The road to my house and five others do not have a footpath and if two cars are driving in/out, one has to drive onto the reserve. The same goes for anyone walking to and from their houses to put their wheelie bins out or go for a walk.

The cul de sac is often full of cars from Hutchinson Ave, who use it for parking. Hutchinson Ave has a bus stop, Arahoe school and a Montessori school all within 100 metres or closer, to Davern Lane. Add this to the rubbish day, especially recycling day and there is very little room in our cul de sac. This is a hazard for Fire engines and ambulances. An ambulance had to attend a person in my "street" not long ago and they could not back down the road as they are supposed to. If more houses were added to Davern Lane the situation would be even worse.

Evaluation Criteria:

I would like to highlight that rezoning such a small pocket of land would have a detrimental effect on the social, environmental and wellbeing of people who love this little park. It has history. Kids have grown up using this park and we are starting with the second generation. The people opposite me have just given birth and she walks with her little girl every morning in the park. In particular, the rezoning would go against the following points in the RMA .

Appropriateness s32(1)(a) and s32(1)(b) of the RMA Is this option the most appropriate way to address the issue at hand? Is this option the most appropriate way to meet the objective of the AUP and the purpose of the RMA?

Costs s32(2) of the RMA What are the social, economic, environmental or cultural costs and/or negative impacts that this option presents?

Risks s32(2)(c) of the RMA What are the risks of addressing this issue? What There is a reputational risk for Council in disposing of inappropriately zoned land that could lead to an onerous development process for future property owners. There are risks of appeals that could delay the plan change process and add to the cost. Rezoning sites currently zoned open space may create Plan Change – Open Space zone 12 are the risks of not addressing this issue?

5. Statutory Evaluation

5.1. Resource Management Act 1991

Part 2 of the Act

Section 5 of the RMA describes the purpose of the Act:

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

Everyone who either had their houses built or bought their houses (only two are rented) bought them for the location – the little park was a major factor.

Indeed, the green space was designated by the Council originally. There are established Pohutukawa trees on it which support a host of birds. All of these things are important and indeed are things that New Zealand is trying to encourage!

I refer to Professor Sir Partha Dasgupta's independent global review on the economics of biodiversity which warns we must urgently change the way we think, act and measure economic success to protect and enhance our prosperity and the natural world.

Davern Reserve is part of our wider ecosystem and supports a pathway and protective area for the local native birdlife. It provides shade and shelter for children and adults who use the park – contrary to what the PC60 report says.

Last year I underwent surgery and chemo – unlucky enough to get breast cancer a third time and I cannot explain how much the little reserve helped my recovery. To have a view of branches and leaves and to sit in peace under a tree, is profoundly good for the soul, especially when healing.

Protecting and enhancing natural assets and the biodiversity that underpins them is crucial to achieving a sustainable and resilient economy. We can develop housing, but be respectful of our natural resources – once taken away, the resources cannot be returned. Our pocket of land is even more important and crucial to the local people with the intensification of housing in New Lynn.

Drive around and have a look at just how intense the housing is and will be. New Lynn is doing its bit. This simply makes the existing green areas even more critical. If you want social and mental wellbeing for people – keep green spaces.

The park was one of the main reasons we bought our houses. It was designated a recreation area when many of the houses in the cul de sac were built.

There is only a road - no footpath - which leads to five of the houses in the cul de sac and the park is used to walk on if a car is coming. Adding houses would mean we'd have to walk on the road and make it more dangerous for pedestrians (children and older people in particular) and our pets.

Taking the park away would totally change the character and ambience of Davern lane.

Our closest parks are Craigavon and Crumm Park and a sports field a block away, which isn't really a park. Craigavon and Crumm park are 3 kilometres away 2 kilometres away respectively and busy roads need to be crossed - no walking access for small children and older people.

The intention of council historically, was to keep pockets of green land so people had meeting places

to go to, especially in high-density housing areas e.g. Ponsonby, Grey Lynn, and our park is no different. It is a taonga to be treasured and kept as it was originally intended for. I cannot reiterate how strongly we feel about Davern Reserve's preservation and in fact preservation of all the parks in Auckland. Rezoning and selling green spaces when they are even more critical than ever, is a very short-sighted solution with devastating long-term effects on Auckland rate-payers. I absolutely 100% oppose the rezoning of Davern Reserve.

Name: Annette J Bradshaw
Address: 11 Davern Lane, New Lynn 0600
Telephone: 0274376637
Email: aventure@xtra.co.nz

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

| 51.1

Submission date: 25 February 2021

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Yashokant Sharma

Organisation name: Triangle 786 Properties Limited

Agent's full name: Longgang Shui

Email address: larryshui@gmail.com

Contact phone number: 022 525 2000

Postal address:
23a Lidcombe Place
Avondale
Auckland
Auckland 1126

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
single house zone

Property address: 146 Triangle Road, Massey

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The property at No. 146 Triangle road should not be zoned for Single House. Instead the appropriate zone should be Mixed Housing Suburban. The single house zone in this locality lack of logic reasoning and inconsistent with other parts of the city.

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

52.1

Details of amendments: Amend the zone for No. 146 Triangle Road Massey from Single House Zone to Mixed House Suburban Zone

Submission date: 26 February 2021

Attend a hearing

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

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

Yes

Declaration

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

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

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

Yes

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

Received 24/2/21

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Gayleen Adrian Yvonne Anderson

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

Address for service of Submitter

2/2 Keeney Court, Papakura 2110

Telephone:

027-398-8929

Fax/Email:

akbubbles67@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

x Property Address

2 R Keeney Court, Papakura 2110

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

X The reasons for my views are: See attached.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

53.1

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission,
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

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

Date 24-2-21

Notes to person making submission:

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

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

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

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

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

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

The reasons for my views are as follows

- 1 Where do the kids of today and tomorrow go to play in a safe and friendly environment if you keep taking away PARK SPACE from them.
- 2 If you intend building houses on this piece of land (area 475m²) I ask where will the people of these dwelling park their vehicles as there seems to be more than 2 vehicles to a household these days
- 3 Will the rate payers who's property are adjacent to the land in question be taken into consideration as to how it will effect them in the future, ie: PRIVACY, SAFETY AND SECURITY as we are all not getting any younger.
- 4 Once again the Council seemed to be going from the blind to the ridiculous. Please consider this move long and hard, because once this small piece of land is gone it's gone forever

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lynette Raye BLACKBOURN

Organisation name: LR Blackbourn & Trustee Professionals Limited

Agent's full name:

Email address: lblackbourn1@gmail.com

Contact phone number: 2995928 0274876553

Postal address:
4A Keeney Court
Papakura
Auckland 2110

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Proposed PC60 - Open Space (2020) and Other Rezoning Matters
rezoning from "Recreation Reserve" to "Residential - Mixed Housing urban"

Property address: 2R Keeney Court, Papakura

Map or maps: PC60 Specific Site Information - P.14: Lot 1 DP88704

Other provisions:

The 16 July 2020 Governing Body's resolution "that 2R Keeney Court, Papakura would be sold"

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

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

The reason for my or our views are:

My husband and I live at 4A Keeney Court, Papakura. This is the right-of-way section behind the reserve.

We are against the PC60 rezoning of 2R Keeney Court, Papakura from Open Space - informal Recreation Zone to the proposed Residential - Mixed Housing Urban. This rezoning is for the sole purpose of selling.

Council should have been up front to the Resident/Property Owners of Keeney Court from July 2020 when the resolution to sell was passed or in their January 2021 correspondence.

ISSUES:

- Loss of Reserve
- Priorities
- Parking
- Effects
- Background

LOSS OF RESERVE:

As a matter of formality, the Auckland Council sent us and 5 other resident/property owners adjacent to the reserve, a letter regarding the rezoning . NOWHERE in that letter did it say or even hint that the reserve WOULD BE SOLD. After many questions to Council, I found out on 22/2/21 via a Council email, that on 16th July 2020 the Finance & Development Committee had PASSED A RESOLUTION TO ACTUALLY SELL IT.

Once this Reserve is rezoned, the reserve is gone for good. Lost green/open space.

Those on both the Unitary Plan team and Finance & Performance Committee appear not to have lived in Papakura and know nothing about Papakura.

All page 4 of Papakura Courier 17 February 2021 covered "Why Auckland's City Centre is getting more green spaces". describing some social and climate advantages but at the same time taking the green space from Papakura. Doesn't make sense.

PRIORITIES:

The approx. rateable value of \$320,000 will not make ANY difference to the rate take. (One Roof Estate 12/2/2021) . I ask, what % of the rate is this?

Why is the central city more important than the suburbs that are being inundated with "reasonably high intensity developments - typically up to 3 storeys (11 metres) in a variety of sizes and forms including terrace homes, low-rise apartments and detached dwellings" otherwise known as MIXED HOUSING URBAN? (Google's meaning).

Is this the same Auckland Council Finance & Performance Committee proposing to sell Papakura's reserve whilst looking for more green space in the inner city where they live?
"Robbing Peter to pay Paul!"

PARKING;

Keeney Court is now basically a one lane road and especially at evening/nights a nightmare to zigzag between the many parked vehicles. It is made worse at the Clevedon Road end when the Kindergarten starts and finishes for both the morning and afternoon sessions. Extra housing on this road will bring extra vehicles and will create even more problems for both traffic and emergency vehicles.

A Glenn Innes resident expressed their concern (NZ Herald 20/2/21) over the new housing as part of the unitary plan, where once 1 house stood now have 3 or 4 and their fleet of cars jamming the streets and berms.

EFFECTS:

The children in the area do play in the park, especially during school holidays. They can play safely. The nearest green/play area is Massey Park. The Marne Road play area entrance gates have been LOCKED for years.

Any Mixed Housing Urban zoned buildings on this site will affect our right-of-way and eastern boundary along with the value of not only ours but all properties in the area.

BACKGROUND:

The reserve was given to the Papakura District Council (as a then requirement for developers) who passed it onto the Auckland Council on the supercity formation. This reserve belongs to the people of Papakura.

ONCE THIS RESERVE IS REZONED THE RESERVE IS GONE FOR GOOD.
PLEASE REVOKE THE GOVERNING BODY'S RESOLUTION TO SELL IT.

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

54.1

Submission date: 25 February 2021

Attend a hearing

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

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

Declaration

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

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

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

No

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

Maninder Kaur

From: Lynette Blackbourn <lblackbourn1@gmail.com>
Sent: Monday, 1 March 2021 4:27 pm
To: Unitary Plan
Subject: Re: Submission #54 dated 25/2/2021

Categories: Manisha

Afternoon,
Amendments to my submission, as requested

Other Provisions:
The 16 July 2020 Governing Body's resolution "that 2R Keeney Court, Papakura would be sold"

Do you wish to have the provisions you have identified above amended? Y E S

Regards
Lynette

In the Matter of
The Resource Management Act 1991

Form 5: Submission on notified proposal for policy statement or plan, change or variation
Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Name of submitter: Alexander Cameron-Brown

This is a submission on the change proposed to the following plan (the proposal):

*Auckland Unitary Plan Operative in part Proposed Plan Change 60
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

The specific provisions of the proposal that my submission opposes and relates to is:

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otarā Auckland 2013	Otarā	Open Space - Informal Recreation Zone	Business - Light Industry Zone

My submission is:

- I oppose the specific provisions of Plan Change 60 as relate to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and uses in the area. The site is used frequently for its zoned purpose (Informal Recreation). Staff of businesses in the locale use the reserve to eat their lunch, enjoy some open space in their breaks and enjoy other informal activities on the reserve before and after work.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that National Policy Statement - Urban Development policies that

support the efficient use of urban land is not appropriate as an argument to say that recreation reserves are inefficient use of land and should therefore should be rezoned.

- Recent rezoning of open space sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to close open space in our light industrial community and supports our belief to retain this reserve as open space.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area and this continue to be its purpose and relationship to the other activities in the wider locale.
- The site offers an informal recreation amenity with open space and mature tree’s that is not otherwise available in the locale. There is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet these needs of the community. We assert that this reserve is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.
- The site has mature trees that are protected by rules of the Unitary Plan when the land is identified as an Open Space Zone. Protection of these trees would be removed if the zoning where changed.
- A ‘spot zone’ of an Open Space Zone serving its neighborhood reflects the function and use of the site by the community, and is a common planning technique for open space areas that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan. Being an irregularity to a pattern of land zoning is not a reason for its removal.

I seek the following decision from the local authority:

Decline the proposal to change the zoning of 11R Birmingham Road and retain the Open Space – Informal Recreation Zone. The land has value as and is used in the purpose of its current zoning - Open Space - Informal Recreation.

55.1

I wish to be heard in support of my submission.

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

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

Date: 26/2/21

Electronic address for service of submitter:

alex@peacocks.co.nz

Telephone:

021 940 191

Postal address (or alternative method of service under section 352 of the Act):

25B Birmingham Road, Otara, 2013
Auckland, New Zealand

Contact person:

Alex Cameron-Brown**Note to person making submission**

If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#). 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.

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.

In the Matter of
 The Resource Management Act 1991
 Form 5: Submission on notified proposal for policy statement or plan, change or variation
 Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Name of submitter: ROSS DAVID IRELAND

This is a submission on the change proposed to the following plan (the proposal):

*Auckland Unitary Plan Operative in part Proposed Plan Change 60
 Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

The specific provisions of the proposal that my submission opposes and relates to is:

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalistion						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

My submission is:

- I oppose the specific provisions of Plan Change 60 as relate to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and uses in the area. The site is used frequently for its zoned purpose (Informal Recreation). Staff of businesses in the locale use the reserve to eat their lunch, enjoy some open space in their breaks and enjoy other informal activities on the reserve before and after work.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that National Policy Statement - Urban Development policies that

support the efficient use of urban land is not appropriate as an argument to say that recreation reserves are inefficient use of land and should therefore should be rezoned.

- Recent rezoning of open space sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to close open space in our light industrial community and supports our belief to retain this reserve as open space.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area and this continue to be its purpose and relationship to the other activities in the wider locale.
- The site offers an informal recreation amenity with open space and mature tree’s that is not otherwise available in the locale. There is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet these needs of the community. We assert that this reserve is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.
- The site has mature trees that are protected by rules of the Unitary Plan when the land is identified as an Open Space Zone. Protection of these trees would be removed if the zoning where changed.
- A ‘spot zone’ of an Open Space Zone serving its neighborhood reflects the function and use of the site by the community, and is a common planning technique for open space areas that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan. Being an irregularity to a pattern of land zoning is not a reason for its removal.

I seek the following decision from the local authority:

Decline the proposal to change the zoning of 11R Birmingham Road and retain the Open Space – Informal Recreation Zone. The land has value as and is used in the purpose of its current zoning - Open Space - Informal Recreation.

56.1

I 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.

R. D. Ireland

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

Date: 26-2-21

Electronic address for service of submitter: ROSSIRELAND@XTRA.CO.NZ

Telephone: 0211695352

Postal address (or alternative method of service under section 352 of the Act):

9 REMBRANDT PL
PAPAKURA
(25A BIRMINGHAM RD, EAST TAMAKI)

Contact person: ROSS IRELAND

Note to person making submission

If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#). 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.

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.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Reggie Kohu

Organisation name:

Agent's full name: Stephen Hill

Email address: shill@eclipsegroup.co.nz

Contact phone number: 021701032

Postal address:

PO Box 305034

Triton Plaza

Auckland 0757

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 1-5 Lippiatt Road, Otahuhu

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

My name is Reggie Kohu.

I own the property at 7 Lippiatt Road where I have lived for more than 30 years.

My wife and I brought our family up in this house and we all have enjoyed living here for many reasons.

We love the quiet, and the trees and the shade those trees provide. We love the open spaces between the houses in our street, and we enjoy the neighbouring reserve, as do many other people who come and visit quietly.

We have enjoyed our home and our street as we shared it with our now grown children, and although my wife has passed away, I do still enjoy it now with our grandchildren and other whanau.

We feel and believe that the proposed rezoning would change the peaceful character of our neighbourhood in a major way. We imagine the roads busy with buses, cars and delivery vans, cars parked everywhere along the roads, and noise day and night. We imagine the street with the trees removed, bare and glaring in the sun, and discarded litter.

The construction that would happen will be incredibly disruptive with congestion, noise and dust over many months or years.

The proposed rezoning would have a significant negative impact on our enjoyment of our neighbourhood and the home that we live in.

Regarding the Section 32 Evaluation Report Proposed Plan Change 60 to the Auckland Unitary Plan (Operative in Part) – Open Space (2020) and Other Rezoning Matters, submitted by Panuku Development, 23 November 2020. Regarding the issues identified in that report and the rezoning solution proposed:

1. We do not see there being any RMA issues to be resolved. In our view the RMA was created with the intention to protect the environment and the enjoyment of living. The proposed changes to zoning are being used to circumvent those intentions. We feel that we as residents in this affected area are having our rights to enjoy our environment severely compromised.
2. We do not believe that the costs of the environmental, economic and social effects have been adequately assessed from a human perspective, as relating to the current residents.
3. Regarding the statement made in the last paragraph in section 2.1 of the report, "All the sites in this plan change are currently zoned for open space purposes or are road in the AUP1. They are therefore not zoned for future uses and development opportunities that may be compatible with their site characteristics." This statement infers that the quiet ongoing enjoyment of the environment, by the current residents, is less important than the purposes that outside people have decided upon.
4. In our view, our continued enjoyment of our environment is a greater priority than the capitalist based intentions of those that do not live in the area.
5. Upon the flawed thinking displayed in the last paragraph in section 2.1 of the report, the remaining sentences in that paragraph go on to say that it is only logical that a plan change be proposed.
6. In our view there are many other options that we would put forward in relation to 1-5 Lippiatt Road. To begin with, we do not believe the property is inappropriately zoned.
7. In our view the Evaluation detailed in section 4.2. of the report have been poorly assessed with a bias towards the intended outcome of the report. In particular the Costs, Benefits and Risks have not been properly analysed.
8. In our view, the Council is privatising land for financial reasons, where that land was originally and purposefully set aside for public use.

We will further discuss our submission at a hearing.

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

57.1

Submission date: 26 February 2021

Attend a hearing

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

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

Declaration

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

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

- Adversely affects the environment; and

- Does not relate to trade competition or the effects of trade competition.

Yes

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

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

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

To: Auckland Council

Submitter Details:

Name: Ms Chelsea Fowler
Address: 3 Birmingham Road, Otara, Auckland
Telephone: 022 048 2717

Scope of Submission:

This is a submission on the following proposed plan change/variation to an existing plan:
PC 60 – Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

Map Number: 77

Address: 11R Birmingham Road, Otara, Auckland, 2013

Submission:

I **oppose** the specific provisions identified above.

The reason for my views are:

I work in this area and love having the reserve so I can eat my lunch there, away from my work place, while enjoying the sun & fresh air. I also sometimes bring my dog into work and the reserve allows me a space to take my dog to have a run around in the afternoon. The purpose of the reserve is an open space for the community to use and enjoy and I would be very disappointed if this reserve were rezoned and thus removed.

I seek the following decision by council:

Decline the proposal to change the zoning of 11R Birmingham Road and keep this area as an open space – informal recreation zone.

58.1

I 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

26/2/2021
Date

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Justin Peter Schilder

Organisation name:

Agent's full name:

Email address: justin.schilder@xtra.co.nz

Contact phone number: 021777913

Postal address:

Otahuhu
Auckland 1062

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

the sale and rezoning of each and every one of the spaces that are being proposed for change in zone from informal recreation zones to residential/ terrace housing or business zone, but particularly those in Otahuhu. This is every space in Plan change 60 that is proposed for sale and rezoning for the purpose of clarification

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

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

The reason for my or our views are:

It is completely unacceptable to make these changes and sales as it goes against the best interests of communities, and particularly those with less resilience, ability and will to both be informed, and then to fight.

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

Submission date: 26 February 2021

Supporting documents
Plan 60 change submission.pdf

Attend a hearing

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

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

Declaration

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

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

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

No

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

My submission will come in 2 parts. I will make a general submission to the Plan Change 60 and then secondly a specific reference to specific sites that I strongly feel should not be sold by the council, nor should they be rezoned.

In summary, I oppose both the sale and rezoning completely. They are unacceptable.

PART 1

The first point is that selling and rezoning spaces that are currently held by the council as informal recreation zones only serves to speed up the already unacceptable level of tree removal that is occurring in the Auckland area, and the world in general.

Once these spaces are gone, they are gone. No buyer is going to purchase them to keep them in trust for the community. This refers to each and every one of the 26 proposed sites up for rezoning and sale. The council has had ample opportunity to raise funds to make up for the 'Covid effect'. The rates rise was ridiculously low, and should have been minimum 5%. This could have made a significant difference. There is also ample land for building that has not yet been given suitable infrastructure, so the argument that this space is needed for new housing is more about poor planning than it is about necessity.

Whether these spaces are significantly utilized is a matter of perspective. It may be that not a single person uses the spaces, but their very presence in the community adds life, space and vegetation to urban areas that are already suffering from an appalling increase in concrete and buildings. Small spaces like these are of intangible, but significant benefit to the communities in which they exist. A park or informal recreation space does not need to be well used to be of value.

Of further significance is that many of these spaces are located in areas where the population is not well off, nor in a position to fight proposals such as this. This combined with very poor notification to the wider community makes it an unacceptable approach for the council to be taking.

It is well known that such processes are far less likely to be pushed through in the more economically well-off areas of the city as their ability to defend their community is supported by not only money and time, but often by professionals such as lawyers who are willing to support the retention of the character of their locality. By seeking to take away green spaces from already compromised communities only serves to further marginalize them as they are the 'softer touch' when it comes to council and business decisions.

Those with the greater means are the ones that will be able to travel to enjoy far away green spaces. Those without the means need the protections of the council to ensure that they do not lose the very spaces that are all they have in their community. A park replaced by terrace housing or shops is not for the benefit of the mental well-being of the residents. With less means to travel to gain access green spaces that are now further away the vulnerable and marginalized population is likely to become more so, as it struggles to access areas that give the peace and tranquility the green spaces provide.

The simple fact of having these green spaces is something that is known to support the well-being of the people that live in a community. With not only private landowners destroying trees and greenspaces in the chase of the almighty dollar, but also the continuation of the removal of trees by the TMA on our volcanic maunga, we are at great risk of reducing parts of our city to nothing but terraced housing ghettos with little to no green spaces to enjoy.

The selling, in the first instance, but also the accompanying re-zoning should absolutely not take place. It is an insult to the community, and even worse, a resource that will be gone forever. Green spaces are of immeasurable mental benefit .

PART 2

On a more specific and localized note, the locations in Otahuhu are ones that it is unfathomable that they should be under threat.

1-5 Lippiat Street is a green space with a mixture of well-established natives and exotics. It is a space that provides a truly lovely addition to the street. It will be housing birds. It may not be particularly well used but is part of a barrier to the industrial space over the fence. It creates a boundary between residential and industrial, and is a breath of air for this part of the street. People buy into a street or area based on its character among other things. Lippiat Street has also been granted Special Character status. It would fly in the face of this special character to rezone this site for terraced housing and have a not only out-of-character, but likely ugly and impractical 3 storey terrace house in the middle of classic old villas. If nothing else, selling this site, and even re-zoning it would have to be particularly problematic in itself. Not to mention dealing with things like the storm water. How a terrace house would be of benefit to this street is beyond me. The council has not even deemed finishing the Otahuhu town upgrade as worthy of its attention, while unnecessary things like the Takapuna upgrade, and even worse- wasted money on funding the America's Cup is a slap in the face to these communities. If the council needs to save or recover money, it is surely not by further marginalizing the already marginalized.

26 Princes St Otahuhu is also a space that may not be actively utilized but by its mere presence on the corner of a busy town area it provides peace and serenity to those that pass it, even if they are not aware. To rezone this as 'Business-mixed use zone' will achieve nothing but more takeways most likely. There is currently a beautiful Morton Bay Fig on the site, along with a number of established palms and , I believe, a particularly mature Puriri tree.. With the likely decimation of 75% of Mt Richmond's beautiful trees, including outrageously beautiful Morton Bay Figs, it would be nothing short of criminal to sell and rezone this corner site, and thereby ensuring the destruction of this beautiful space. Simply walking through or past it, or waiting alongside it at the traffic lights is more than enough reason to mean that this space, along with all the others, remain in council, and by extension, public hands. What the council is thinking in its significant lack of wisdom is certainly not in the best interests of the community. It will likely only of benefit to a private developer, and almost certainly not flow back into this community.

Clearly there are needs for our city to grow, and to recover lost income during Covid lockdowns, but selling council held public green spaces is not the answer. The well-being of the existing population is tied to these spaces, and their removal, especially for high density housing or unnecessary additional business is absolutely unacceptable.

Otahuhu needs more green spaces, more maintenance, and more attention. Not less. If anything, industrial/ business zoned areas should be rezoned for terrace housing, as many industrial and business sites are poorly utilized or there are generally too many of them. Rates increases of only 3.5% in the last process were unacceptably low, and throw the problem back at those most affected by it, rather than those most able to afford it.

CONCLUSION

I urge the council to cease the both the proposal to sell, and to also cease to re-zone all of the 26 green spaces. I oppose both of these. The loss of these spaces will be something that can never be recovered, will negatively affect those that already live in their vicinity through the removal of ever diminishing green spaces, and will not be replaced by something that will be of greater benefit to the community. Buyers will only be looking to develop for profit, and already vulnerable communities will once again be the bearers of the brunt of problems that are the city's as a whole to bear. Many will not submit based not on their lack of concerns, but due to their lack of understanding that this process is happening almost silently. Many will also not submit as their life is already busy enough to be able to spare the time to do so. Those that live in many of these areas, but particularly Otahuhu will have less time and energy available to fight a fight that they shouldn't need to. The council should feel ashamed that they see fit to desecrate areas already at risk to and heavily affected by 'progress'. I feel there are also conflict of interests involved also, as the ability of council to more easily push through re-zoning, particularly with regard to significant trees is likely to be easier than that sought by a private developer. This should not be a factor, but I am damned sure that it is likely to be, and a prime motivator behind this proposal.

Justin Schilder
Otahuhu

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nevin Chirackal

Organisation name:

Agent's full name:

Email address: nevinchirackal@yahoo.com

Contact phone number:

Postal address:

7 Davern lane
New Lynn
Auckland 0600

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Plan Change 60 - Open Space (2020) and Other Rezoning Matters specifically 13 Davern Lane - from "Open Space –Informal recreation" to "Mixed Housing Urban"

Property address: 13 Davern Lane, New Lynn

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

This is a small reserver in our street which I and my brother use on a regular basis. I have also seen many other residents use this place and it is the only free and green space in this street - I definitely would like this retained as a reserve.

The trees on the reserver are quite big - my younger brother and the other kids on the street regularly play around them - climbing them is definitely fun. They are not small bushes like it is mentioned in the council proposal

The parking in front of the reserve is well used - we have friends and family who visit that uses those car parks.

It is a nice little reserve which is used frequently by the members of the community and should be retained as it is

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

60.1

Submission date: 26 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Anne Margaret Crozier

Organisation name:

Agent's full name:

Email address: anneanddavecrozier@gmail.com

Contact phone number:

Postal address:
1313 Whangaparaoa Raod
Army Bay
Auckland 0930

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
Plan Change 60 - Open Space 2020 and Other Rezoning Matters, Rezoning of Land to Facilitate
Redevelopment and/or Better Reflect the Use of Land
Proposal to re-zone land to Open Space - Sport and Active Recreation Zone

Property address: 1337 Whangaparaoa Road, Army Bay

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Here at the end of the peninsula we have a lot of space still available that is suited to housing and not so much available for sports. We need to preserve our open spaces for sport and recreation for the area now so that they remain available to meet the future needs of our community.

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

Details of amendments:

Submission date: 27 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

1 March, 2021



Plan Change 60 – Open Space and Other Rezoning Matters - push back points

1. As our city intensifies why should we sacrifice relatively low value (in \$\$\$ terms only) small corner/street pocket parks. For the two WLB sites the zoning proposed is Single House and this reinforces this point.

Furthermore, the two sites in Arch Hill/Grey Lynn and Freemans Bay should not be rezoned with regard to:

- Massive residential intensification underway on Gt North Rd
- A much loved children’s playground existed at the Freeman’s Bay location

62.1

62.2



2. The world’s best cities are defined by their green outdoors – both small/intimate through to large. These small pocket parks were created by past visionary leaders in Auckland (including Councillor Astrid Malcolm) and as inner Auckland intensifies their importance is ever growing.

Social benefits

- Street parties/gatherings
- Accessible by foot versus car
- High dog exercise use
- Small family/friends catch-ups on grass/picnic mat, seating and tables – especially Mum’s and elderly.

Environmental benefits

- Bigger connection with nature

- Retain established trees vs scorched earth development
- Network all over Auckland to assist birdlife. In urban areas "The Pocket Parks can be an 'oasis' for wildlife. They can be used as an area of support for birds, a reference point for their movements, at the same time people can have the chance to enjoy the view of birds and their sounds, to feel in close contact with nature with the others although this nature is limited by the built volumes

Future enhancement opportunities

- Plant native trees where necessary
- Adult exercise – as per Cox's Bay Park
- Child play – see revolving drum at Takapuna beach or swings at Heard Park, Parnell
- Outdoor table tennis and chess facilities per Europe
- Heritage/nature storytelling

3. Our Local Boards have been seriously remiss to bowing to 'the money men at Council' who have little or no Social or Environmental licence. This is demonstrated by this advice from the Waitemata Local Board;

'huge pressure to let some sites go so as to save others. The whole board was consulted and it seemed one of the sites least painful to lose. There is little appetite for creating new parks and it is all very very painful'

Sadly, WLB has also chosen not to cover this Plan Change in all recent e-bulletins and local media announcements.

Moreover, this apparent support of this Plan Change is completely at odds with

- WLB Open Space Network Plan 2019-29*
- The likes of the Parnell Plan

Lastly, their stance on our newest pocket park reinforces their value - Amey Daldy Park is a new neighbourhood pocket park that provides an intimate outdoor space for residents and workers of Wynyard Quarter to call their own. This project is part of the plan to create open, accessible public spaces in Wynyard Quarter - making a lively, people-friendly waterfront neighbourhood.

4. Panuku say adjacent property owners were spoken to when formulating public asset sale but this is them being disingenuous after a door knock of property owners in Freemans Bay and Arch Hill/Grey Lynn reported no awareness of this matter.

Other concerns related to Panuku are;

- For example, one of the threatened public spaces is home to a mature Magnolia tree, hence the name Magnolia Drive! Some if not all of those residents would be horrified to see that land and then the tree disappear from their community
- When a property is identified as non-service, Panuku takes it through a multi-stage rationalisation process. The process involves historical, legal and technical analysis of the site, followed by consultation with council departments, relevant Council Controlled Organisations, local boards, ward councillors, mana whenua and the Independent Māori Statutory Board. If no service use, future-funded project or strategic purpose is identified for a property it is considered for disposal. Any disposal recommendations are approved by the Panuku Board before they are presented to the Finance and Performance Committee which has the delegated authority to approve any proposed disposals.
- Also, this report appears to have been done under the cover of Alert Level 4, then Level 3, lockdown
- The plan change seeks to rezone council owned sites that have been through the rationalisation process and have been identified as surplus or that there is no identified service need for, and that have been approved for disposal.
- The choice of language says it all!

Our concerns are best summarized by this statement when it comes to exemplar urban planning;

Pocket parks become happy islands where people, all the people can stop and take a break during the day or just a stopover, a place to catch your breath and be with nature.

Pocket parks are small spaces, they transmit intimacy to share with fellow residents and visitors alike. They are "living-rooms" in the open air

Finally, we do wish to be heard at hearings

*WLB Open Space Network Plan 2019-29

The Auckland Plan - Parks and Open Space Strategic Action Plan identifies four areas of focus.

1. Treasure our parks and open spaces
2. Enjoy our parks and open spaces
3. Connect our parks and open spaces
- 4. Utilise our parks and open spaces**



1 March 2021

Attn: Planning Technician

Auckland Council

Level 24, 135 Albert Street

Private Bag 92300

Auckland 1142

Submission sent via email: unitaryplan@aucklandcouncil.govt.nz

**SUBMISSION ON PROPOSED PLAN CHANGE 60: OPEN SPACE AND OTHER
REZONING MATTERS**

Introduction

Kāinga Ora – Homes and Communities (“**Kāinga Ora**”) at the address for service set out below provides the following submission on the Proposed Plan Change 60 (“**PC60**”) to the Auckland Council’s Unitary Plan (“**Unitary Plan**”) that seeks to rezone land to either: recognise land recently vested or acquired as open space; correct zoning errors and anomalies; facilitate Panuku’s land rationalisation process; or, facilitate Kāinga Ora’s redevelopment.

The Kāinga Ora’s sites that formed part of this plan change have been through or in the process of a land exchange process with Auckland Council. The land exchange process was carried out under the Reserves Act 1977 and Auckland Council have completed public consultation in accordance with section 15(2) of the Reserves Act 1977. As a result of the land exchange process the zoning of these sites need to be corrected in the Auckland Unitary Plan.

Background

1. Kāinga Ora was established in 2019 as a statutory entity under the Kāinga Ora-Homes and Communities Act 2019. Kāinga Ora consolidates Housing New Zealand Corporation (“**Housing NZ**”), HLC (2017) Ltd and parts of the KiwiBuild Unit. Under the Crown Entities Act 2004, Kāinga Ora is listed as a Crown entity and is required to give effect to Government policies.

2. Kāinga Ora is now the Government's delivery entity for housing and urban development. Kāinga Ora will therefore work across the entire housing spectrum to build complete, diverse communities. As a result, Kāinga Ora has two core roles:
 - a) Being a world class public housing landlord; and
 - b) Leading and co-ordinating urban development projects.¹
3. Kāinga Ora's statutory objective requires it to contribute to sustainable, inclusive, and thriving communities that:
 - a) provide people with good quality, affordable housing choices that meet diverse needs; and
 - b) support good access to jobs, amenities and services; and
 - c) otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.
4. Kāinga Ora is focused on enabling and delivering quality urban developments by accelerating the availability of build-ready land, and building a mix of housing including public housing, affordable housing, homes for first home buyers, and market housing of different types, sizes and tenures.
5. In the Auckland region, the public housing portfolio managed by Kāinga Ora comprises around 29,450 dwellings². As highlighted in the Public Housing Plan 2021-2024³, Auckland is a priority focus region for Kāinga Ora to reconfigure and increase its assets to provide efficient and effective public and affordable housing that is aligned with current and future residential demand in the area, and the country as a whole.
6. Kāinga Ora has a shared interest in the community as a key stakeholder, alongside local authorities. Kāinga Ora works with local authorities to ensure that appropriate services and infrastructure are delivered for its developments. In addition, Kāinga Ora seeks that local authorities across the country are abiding to national direction as mandated by the

¹ Section 13, Kāinga Ora – Homes and Communities Act 2019

² As of 31st January 2021.

³ Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development, January 22, 2021, <https://www.hud.govt.nz/community-and-public-housing/increasing-public-housing/public-housing-plan/>.

Government, providing sufficient development capacity and potential across both the public and private housing markets, to address growing housing demand.

7. In addition to its role as a public housing provider, Kāinga Ora also has a significant role as a landowner, landlord, rate payer and developer of residential housing in urban development more generally. Strong relationships between local authorities and central government are key to delivering government's priorities on increasing housing supply.
8. Policy decisions made at both central and local government level have impacts on housing affordability. The challenge of providing affordable housing requires close collaboration between central and local government to address planning and governance issues to reduce the cost of construction, land supply constraints, infrastructure provisions and capacity as well as an improved urban environment.
9. Kāinga Ora is interested in all issues that may affect the supply and affordability of housing and has a shared interest in the community as a key stakeholder, alongside local authorities. These interests include:
 - a) Minimising regulatory barriers that constrain the ability to deliver housing development;
 - b) The provision of public housing to persons who are unable to be sustainably housed in private sector accommodation;
 - c) Leading and co-ordinating residential and urban development projects;
 - d) The provision of services and infrastructure and how this may impact on Kāinga Ora existing housing, planned residential and community development and Community Group Housing ("CGH") providers; and
 - e) Working with local authorities to ensure that appropriate services and infrastructure are delivered for its developments.
10. Strong relationships between local authorities and central government are key to delivering government's priorities on increasing housing supply.

Scope of Submission

11. The submission relates to PC60 as a whole.

12. The submission specifically relates to the following sites as notified in PC 60 as these properties are owned by Kāinga Ora or that Kāinga Ora has an interest in:

- Map no 8 - 2 Timatanga Rise, Glen Innes 1072
- Map no 84 Trojan Crescent, New Lynn Auckland 0600
- Map no 97 R1 Greenslade Crescent, Northcote 0626 & 140 Lake Road, Northcote 0626
- Map no 98 117 Richardson Road, Owairaka Auckland 1025
- Map no 99 33R Watchfield Close, Mangere Auckland 2022
- Map no 100 50 Mayflower Close, Mangere East Auckland 2024
- Map no 101 27 Watchfield Close, Mangere Auckland 2022
- Map no 102 14-16 Cassino Terrace, Owairaka Auckland 1025
- Map no 105 62 Mayflower Close, Mangere East Auckland 2024

The submission is:

13. Kāinga Ora is generally supportive of the rezoning sought in PC60.
14. In relation to the nine sites listed above, Kāinga Ora supports in part the proposed amendments sought in PC60 for these sites. Further detail for these are set out in the following attachments:
- a) **Attachment 1** – Table 1: Identifies the specific sites of interests to Kāinga Ora, reasons for submission and relief sought;
 - b) **Attachment 2** – Zipfile: Shapefile of proposed changes to parcel boundaries for 62 Mayflower Close, Mangere
 - c) **Attachment 3** – Maps: Kāinga Ora’s proposed changes to Map No. 102 and 105.

Reasons for the submission

15. Kāinga Ora generally supports PC60 as it is in accordance with the purpose and principles of the Resource Management Act 1991 (“**the Act**”) and will be appropriate in terms of section 32 of the Act.
16. The details for the submission and the relief sought for the sites listed above are attached to this letter – see **attachment 1**. A summary of Kāinga Ora’s submission is provided below:
- a) Kāinga Ora supports rezoning of recently vested land to better reflect the anticipated land uses as a result of recent redevelopment. This will support the

use of the site for open space amenity by the local residents including Kāinga Ora customers living.

- b) Kāinga Ora supports the section 32 analysis provided for Panuku's land specifically for the sites located at Trojan Ave and Greenslade Crescent. The proposed rezoning reflect the appropriate zone and land uses to those sites located adjacent to.
- c) Kāinga Ora supports in part the rezoning of land within the large scale development area e.g. Mangere and Owairaka which have been subject to a land exchange process under the Reserves Act 1977. The rezoning will reflect the intended land uses for the site that are anticipated in the Mangere and Owairaka masterplans. Any redevelopment on these sites will be subject to the assessment of future resource consent applications. The boundaries notified in PC60 for these sites are incorrect and the boundaries of the site need to be amended to reflect correct boundaries of the sites post the land exchange process.
- d) The potential adverse effects that might arise from activities provided for by PC60 are considered to be less than minor as it simply seeks to correct minor anomalies or updates the zoning of sites that have been affected by recently vested asset to Auckland Council or subjected to the land exchange process and the Reserves Act 1977.

Relief Sought

17. Kāinga Ora seeks the following decision from Auckland Council on PC60:
- a) That the relief sought by Kāinga Ora as set out in Attachment 1 **are approved**; or
 - b) Any consequential relief necessary to satisfy Kāinga Ora's concerns
 - c) Kāinga Ora does not consider it can gain an advantage in trade competition through this submission.
 - d) Kāinga Ora wishes to be heard in support of this submission.

Dated this 1st day of March 2021



.....

Brendon Liggett

Manager Development Planning

National Planning, Urban Design and Planning Group

ADDRESS FOR SERVICE:

Kāinga Ora – Homes and Communities,

PO Box 74598, Greenlane,

Central Auckland 1546

Email: developmentplanning@kaingaora.govt.nz

Map No.	Address & Appellation	Position (Support / Oppose)	Reasons for submission	Relief sought:	
Recently Vested Land or Acquired Land					
8	2 Timatanga Rise, Glen Innes 1072 Lot 300 DP 513109 [Referenced] Vesting on Deposit for Recreation Reserve (Local Authority) Vested on DP 513109 792703	Support	Kāinga Ora supports the rezoning of the site from Residential – Mixed Housing Urban Zone to Open Space – Informal Recreation Zone. The site has been vested with Auckland Council as local reserve and rezoning of the site is appropriate to reflect the correct land uses anticipated for the site.	Rezone the site as notified – from Residential Mixed Housing Urban Zone to Open Space – Informal Recreation Zone.	63.1
Panuku Land Disposal / Rationalisation					
84	Trojan Crescent, New Lynn Auckland 0600 Lot 6 DP 119411	Support	Kāinga Ora supports the proposed rezoning of land from Open Space – Informal Recreation Zone to Residential – Mixed Housing Urban Zone. Kāinga Ora supports the rationale provided in Panuku’s section 32 analysis. The rezoning will provide consistency with adjacent sites and enable appropriate types of development across the area.	Rezone the site as notified – from Open Space Informal Recreation Zone to Residential – Mixed Housing Urban Zone.	63.2
97	R1 Greenslade Crescent, Northcote 0626 & 140 Lake Road, Northcote 0626 Lot 1 DP 54824, Lot 5-7 DP 66691	Support	Kāinga Ora supports the rationale as set out in Panuku’s section 32 analysis. The proposed boundary changes as the site is subject to a land exchange under the Reserves Act and the boundary adjustment subdivision that is currently being prepared. Kāinga Ora also supports the application of the height variation control over the part of the site that will be rezoned to THAB. This will reflect the proposed boundary changes, and provide for consistent redevelopment at an appropriate scale.	Rezone the site as notified	63.3
Rezoning of Land to Facilitate Redevelopment and/or Better Reflect the Use of Land					
98	117 Richardson Road, Owairaka Auckland 1025 Part Lot 49 DP 43547	Support in part	Kāinga Ora generally supports the proposed rezoning of part of the lot from Open Space - Sport and Active Recreation Zone to Residential -Terrace Housing and Apartment Buildings Zone. The proposed rezoning supports the land exchange process currently going through the Reserves Act. The site forms part of the large scale development that Kāinga Ora is undertaking within Owairaka. The land exchange process will result part of 14-16 Cassino Terrace, Owairaka to rezone from Residential – Mixed Housing Urban zone to Open Space – Sport and Active Recreation. See map 102 below.	Rezone the site from Open Space - Sport and Active Recreation Zone to Residential -Terrace Housing and Apartment Buildings Zone	63.4
102	14-16 Cassino Terrace, Owairaka Auckland 1025 Part of Lot 138 DP 38659	Support in part	Kāinga Ora generally supports the proposed rezoning of part of the lot from Residential - Mixed Housing Urban Zone to Open Space - Sport and Active Recreation Zone.	Rezone the site as depicted in the map attached from Mixed Housing Urban Zone to Open Space – Active and Recreation and Terrace Housing and Apartment Buildings Zone. Refer to Attachment 3. Rezone the remaining site from Mixed Housing Urban to Terrace Housing and Apartment Buildings Zone.	63.5

Map No.	Address & Appellation	Position (Support / Oppose)	Reasons for submission	Relief sought:	
			As a result of the proposed land swap process under the Reserves Act 1977 and proposed rezoning, part of the site will remain as Mixed Housing Urban Zone located between the proposed walkway to Murray Hallberg Park (part of the rezoning as per map 98 above) and the THAB sites to its east. This part lot has limited road frontage for vehicle access and is a weird shape with an area of 311m2 for redevelopment conforming to the rules of MHU zoning. This site will form part of the future development superlots in the Owairaka Precinct. It is requested that the remaining part lot be rezoned to THAB so that its zoning is consistent with sites east of the proposed walkway providing for an appropriate level of development anticipated in the Owairaka Precinct.		
99	33R Watchfield Close, Mangere Auckland 2022 Lot 36 DP 66356	Support	Kāinga Ora is undertaking redevelopment in Mangere West. The rezoning as per maps 99 and 101 reflect the land swap process that has occurred under the Reserves Act 1977. Kāinga Ora supports the proposed rezoning of land from Open Space - Sport and Active Recreation Zone to Residential - Mixed Housing Urban Zone.	Rezone the site as notified	63.6
101	27 Watchfield Close, Mangere Auckland 2022 Part of Lot 40 DP 66356	Support	Kāinga Ora supports the proposed rezoning of part of the Lot from Residential – Mixed Housing Urban Zone to Open Space – Sport and Active Recreation Zone.	Rezone the site as notified	63.7
100	50 Mayflower Close, Mangere East Auckland 2024 Lot 167 DP 55383	Support	Kāinga Ora supports the proposed rezoning from Open Space - Informal Recreation Zone to Residential - Mixed Housing Suburban Zone. The proposed rezoning supports the land swapping process that has occurred for the site.	Rezone the site as notified	63.8
105	62 Mayflower Close, Mangere East Auckland 2024 Lots 133-135 DP 55383 and Lots 159-161 DP 55382	Support in Part	Kāinga Ora generally supports the proposed rezoning of the site from Residential - Mixed Housing Suburban Zone to: 1) Open Space - Informal Recreation Zone; 2) Road; and 3) the balance to remain as Residential - Mixed Housing Suburban Zone. However, Kāinga Ora seeks amendment to the boundaries of the proposed changes to reflect the correct width of the road and park. The proposed road and park boundaries do not keep to the existing cadastral boundaries. Kāinga Ora seeks amendment to the boundaries to reflect the design of the road and park layout as outlined in the Aorere masterplan.	Rezone the site to road and open space informal recreation zone and follow the outline of these lots boundaries as provided for in the attached shapefile. Refer to Attachment 3 & 4.	63.9



This map contains data derived in part or wholly from sources other than Kāinga Ora, and therefore, no representations or warranties are made by Kāinga Ora as to the accuracy or completeness of this information.

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Scale may be incorrect when printed.

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Scale @ A3: 1:500

Mangere - Mayflower Close
 Attachment 3 - Plan Change 60
 Kāinga Ora Proposed Boundary & Zone Changes

Page 1 of 2





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Scale @ A3: 1:300

Owairaka - Cassino Terrace
 Attachment 3 - Plan Change 60
 Kāinga Ora Proposed Boundary & Zone Changes

Page 2 of 2



The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ken Thomas

Organisation name:

Agent's full name:

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Contact phone number: 0274959539

Postal address:

P.O. Box 4417

Pt chev

Auckland

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 3 davern lane

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Families on the street enjoy the grass area, the space is great for mental health. We oppose the destruction of this area and the planned building. The space was left there by a developer for us to have a green area, which the council required, and you're planning on leaving us with nothing!

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

64.1

Submission date: 27 February 2021

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

M/(Mrs) Miss/Ms (Full Name)

Claire Emma Valkenborg

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

Address for service of Submitter

71A Walmsley Road, Otahuhu, Auckland
1062

Telephone: 027 296 53 90 Fax/Email: norton.claire@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number PC 60

Plan Change/Variation Name Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address 1-5 Lippiatt Road, Otahuhu, 1062

Or

Map 73

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: Loss of valuable local reserve, zoning which contradicts and adversely affects current Unitary Plan policies, and adverse effect on neighbouring properties. See attached for more information.
(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

Amend proposed zoning to "Residential-Single House Zone"

65.1

I wish to be heard in support of my submission

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

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

C. M. T.

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

27/02/2021
Date

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

I object to this proposal due to:

The loss of a valuable local reserve and the effects of this loss on the local community and environment.

The recent Unitary Plan has allowed for increased development for the Otahuhu area. This will create a huge population growth and an increasing need for open areas and public reserves. Large amounts of development are already underway within the Otahuhu suburb which will put increased pressure on existing reserves.

It is unclear to myself and the public why Council have determined that this reserve is no longer required in the community. This has made it difficult to make a fully informed submission on retaining a well loved and utilised reserve. Prior to writing this submission, I had been in contact with Council via email and was informed that the reserve is one of many deemed "surplus or that there is no identified service need for". As a resident who appreciates this reserve and sees it being used by our residents, I was surprised that it would be deemed as such. On pressing Council for more information about how they came to this conclusion, Council were unable (or unwilling) to provide details. As a resident of Otahuhu who both utilises and regularly walks past the reserve, I can tell you that our reserve is utilised and very much appreciated by our residents. It is a piece of land that has only ever been reserve set aside for the enjoyment of our residents. With increased development within the area it is needed now more than ever.

Zoning which contradicts and adversely effects policies outlined in the Unitary Plan for Lippiatt Road.

The proposed zoning would have an adverse effect on Lippiatt Road's scheduled Historic Heritage and Special Character, and Lippiatt Road Peglar Brothers Housing Historic Heritage Area. Both heritage areas encompass all sites on Lippiatt Road including Lippiatt Road Reserve. Except for the reserve which is zoned Open Space - Informal Recreation, all sites within the heritage area are zoned as Residential - Single House Zone. This includes all contributing and non contributing sites. This low density zone reflects the special heritage values of the street. It allows for the contribution and protection of the special character and historical significance of Lippiatt Road. Allowing for the proposed high density zone change (Residential - Terrace Housing and Apartment Buildings Zone) within this heritage area contradicts the current zoning of the street and heritage area. It also contradicts the intent and policies for this significant street and would allow for development that would adversely effect the historic and special character of the street. Schedule B5.2 of the Unitary Plan lists one of the objectives as "Significant historic heritage places are identified and protected from inappropriate subdivision". Yet the proposal mentioned in Plan Change 60 is encouraging high density development, the type of subdivision that the Unitary Plan is aimed at protecting against.

Lippiatt Road is a highly significant area of great historic significance and this has been identified and allowed for in the current Unitary Plan. As specified in Schedule 14.2 of the Unitary Plan, the road retains the largest cluster of Peglar houses and the street as a whole retains a cohesive 1930s character with bungalow-type housing, including the Peglar Houses, and other bungalow houses of a similar period. A total of approximately 44 residential sections

in this road, 20 of these contain Pegler Brothers houses, comprising 45 per cent of the housing stock. Other sections in this street generally contain bungalow-style houses, giving the street as a whole a consistent established bungalow character.

Trees contribute considerably to a leafy character for the street. While various alterations, including changes of cladding, have been made to a number of the houses, they still retain a consistent and cohesive pattern of form. Overall, the pattern of site proportions, location of dwellings on the site, and the concentration of buildings of similar era, form and style creates a distinctive street character.

The Pegler Brothers Housing Area in Lippiatt Road has considerable local significance for its historic associations with the housing development undertaken by the Pegler Brothers in Otahuhu during the Great Depression. The houses in Lippiatt Road are significant for their physical qualities, as representative examples of the standard modest bungalow built in many locations throughout Otahuhu by the Pegler Brothers. The Pegler Brothers Housing Area has collective historic, architectural and streetscape values, based on the high concentration of Pegler houses, together with other 1930s bungalows, the coherent and consistent pattern of dwellings, the original residential subdivision pattern, the generous setback of dwellings from the street front, and the open street character. Residential gardens, as well as street trees in Lippiatt Road, contribute to its established vegetated character.

The above is specified in Schedule 14.2 of the Unitary Plan explaining the significance of the area. Including high density terrace or apartments within this significant area would not add to the character of the street but rather adversely effect it which the current Unitary Plan is attempting to protect. It would also result in the removal of a reserve and likely all established vegetation within the reserve which currently contribute greatly to the character of the area. The current heritage values have been identified by Council as historical, social, physical attributes, aesthetic and context. A high density development could adversely effect most, if not all of these values for the site and the area.

Adverse effect on neighbouring properties

The proposal would allow for the highest density zone (Residential - Terrace Housing and Apartment Buildings Zone) directly next to the lowest density zone (Residential - Single House Zone) with no buffer. This would allow for development which inevitably will adversely effect daylight, sunlight and privacy for those in a Residential - Single House Zone directly abutting the site. Looking at the Unitary Planning maps for the Otahuhu area, there appears to be efforts undertaken to protect Residential - Single House Zone's from the adverse effects of Residential - Terrace Housing and Apartment Buildings Zones by allowing for reserves, roads, or medium density zoning in between. At present, the reserve creates a buffer between Residential - Single House Zone on Lippiatt Street and Residential - Terrace Housing and Apartment Buildings Zone on Nikau Road allowing for protection of daylight, sunlight and privacy in the event of development.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: William William

Organisation name: Private homeowner

Agent's full name: William William

Email address: wwakanoa@hotmail.com

Contact phone number: 0212581958

Postal address:
11 Winthrop Way,
Mangere East
Mangere East 2024

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
PC 60 - Open Space and Other Rezoning Matters

Property address: 19, 21, and 23 Winthrop Way

Map or maps:

Other provisions:
Map Number: 105
Title: Proposed Plan Change 60 - Open Space (2020) and Other Rezoning Matters
Geographic Area: Mangere East
Subject Property: 62 Mayflower Close Mangere East Auckland 2024
Legal Description: Lots 133-135 DP 55383 and Lots 159-161 DP 55382
Current Zone/s: Residential - Mixed Housing Suburban Zone
Proposed Zone: Road

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

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

The reason for my or our views are:

The increase in traffic volume passing my property at 11 Winthrop Way to get to Mayflower due to increased housing volumes is concerning. Traffic volumes, traffic noise, speeding traffic.

I believe access to Mayflower should be directly off Henwood Road as it is with Winthrop Way and Courtney Cres.

Another suggestion would be to have access from Haddon Street.

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

66.1

Submission date: 27 February 2021

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Amaru-Rai William

Organisation name: Private homeowner

Agent's full name: Amaru-Rai William

Email address: amz2010@hotmail.co.nz

Contact phone number: 0212581909

Postal address:
11 Winthrop Way,
Mangere East
Mangere East 2024

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 19, 21, and 23 Winthrop Way

Map or maps:

Other provisions:

Map Number: 105

Title: Proposed Plan Change 60 - Open Space (2020) and Other Rezoning Matters

Geographic Area: Mangere East

Subject Property: 62 Mayflower Close Mangere East Auckland 2024

Legal Description: Lots 133-135 DP 55383 and Lots 159-161 DP 55382

Current Zone/s: Residential - Mixed Housing Suburban Zone

Proposed Zone: Road

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

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

The reason for my or our views are:

Winthrop Way already has large volume of cars using this street as a speed way track with no consideration for the families and children walking down this street. The plan to change the infrastructure with high-density housing/population will only increase the traffic and speed. I was of the understanding the initial plan was for a road to go through from Henwood Road to Mayflower Close. Such poor engagement from the Mangere development team as to the amended road change to

Winthrop Way into Mayflower Close. This proposed change will only put peoples safety in harms way. I do not want a road from Winthrop way through to Mayflower close.

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

| 67.1

Submission date: 27 February 2021

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

23b Hellyers Street
Birkdale

Objection to the above plan on the following grounds.

1. This would potentially affect our privacy and safety. At the moment we live in a cul de sac and if these changes come in this could be affected. The bush around our house was one of the main reasons we bought the place as it gives us privacy.. The area opposite has a bad reputation for criminal activity and we do not want this to spread in our direction. Neither do we want our drive (shared with 23A and 23C) turned into a thoroughfare.

2. The stream is prone to flooding as it is a flood sensitive area

3. Clearing the ground would destroy some very big native trees and a good proportion of bush.

Please contact me on 0220299323 if you require any further information.

Yours sincerely

Martyn and Sally Sissons
martynsissons@googlemail.com

68.1

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

BRUCE PETER NELSON

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

Address for service of Submitter

14 Ryle St, Freemans Bay, Akhd 1011

Telephone:

0274 135 145

Fax/Email:

bruce@bnelson.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

[Empty box]

Or

Property Address

45 Georgina St, Freemans Bay, Akhd 1011

Or

Map

[Empty box]

Or

Other (specify)

[Empty box]

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: *This site is extremely small. As such for the building of a dwelling on this site to be economically feasible the building would most likely need to be at least 2 storeys high. A building this high on this site, would severely impact on the sunlight, & other amenities of the adjacent dwellings!* (continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

69.1

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

24.2.21

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

Date

Notes to person making submission:

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

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

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

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

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

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: JENNY GRANVILLE

Organisation name:

Agent's full name:

Email address: jgranvilledesigner@gmail.com

Contact phone number: 0211859345

Postal address:
10 RYLE STREET
FREEMANS BAY
AUCKLAND 1011

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
PC-60
PROPOSED RE ZONE FROM INFROMAL RECREATION ZONE TO RESIDENTIAL SINGLE HOUSE ZONE

Property address: 45 GEORGINA AT

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
OPEN SPACE IS A FINITE RESOURCE. IT MUST BE VALUED AND PROTECTED.

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

70.1

Submission date: 28 February 2021

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: KY SIT LH SIT F JIANG

Organisation name:

Agent's full name:

Email address: mike.sit.aiesec@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 23 WAIPUNA ROAD, MT WELLINGTON, AUCKLAND

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

losing a fantastic open public space for leisure

potential structural damage our property which is situated right adjacent to 23 Waipuna Rd during construction

day to day disturbance to the occupants and neighborhoods, e.g. air quality, noise traffic disruption and/or congestion around the intersection between Musket place and Waipuna road for a considerable long period of time

THAB zoning is concerning as a building as tall as 22.5m is allowed to be built.

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

| 71.1

Submission date: 28 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

Contact details

Full name of submitter: KY SIT LH SIT F JIANG

Organisation name:

Agent's full name:

Email address: mike.sit.aiesec@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 23 WAIPUNA ROAD, MT WELLINGTON, AUCKLAND

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

losing a fantastic open public space for leisure

potential structural damage our property which is situated right adjacent to 23 Waipuna Rd during construction

day to day disturbance to the occupants and neighborhoods, e.g. air quality, noise traffic disruption and/or congestion around the intersection between Musket place and Waipuna road for a considerable long period of time

THAB zoning is concerning as a building as tall as 22.5m is allowed to be built.

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

Submission date: 28 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

Re: Church/Cemetery Property at 4-6-8 Peak Road, Kaukapakapa

1. The above property was incorrectly zoned "Residential" during the Unitary Plan Process.
2. This will be corrected to properly reflect the activities of the Church and Cemetery by rezoning to "Special Purpose Cemetery".
3. The new zoning will apply to both Titles and the EXISTING USES of the Church and Hall will continue under the new Special Purpose Cemetery Zone.

72.1

We support the rezoning as above.
Grev Walker
On behalf of the Church Council.

pipitiwai@gmail.com

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bryce Rayner

Organisation name:

Agent's full name:

Email address: bryce.rayner@gmail.com

Contact phone number: 0211036747

Postal address:
127/20 Mason Ave
Otahuhu
Auckland 1062

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 26 Princes St, Otahuhu

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Please note that on 4 February I made a LGOIMA request (reference 8140008040) for information about the "multi-stage rationalisation process" referred to in the section 32 evaluation report, as the report contains no site-specific information. I explicitly asked that the request be treated as urgent so that I could make an informed submission. Four weeks later - with tomorrow being the closing date for submissions - I have received no information and so may refer this to the Ombudsman. In my opinion, the information requested should have been publicly available without needing to request it.

I oppose the proposed rezoning of 26 Princes St to business zone for the following reasons:

- This small reserve has 11 beautiful mature palm trees and a mature Moreton Bay fig tree on it. Removal of these trees is inconsistent with the Mangere-Otahuhu Local Board's supposed goal of increasing the tree canopy in Otahuhu, which I understand has the lowest canopy level of all suburbs.
- The palm trees are part of Otahuhu's physical and cultural identity. Sadly Auckland Transport has already removed many palm trees from the main street recently.

- There are numerous existing unused commercial buildings in the Otahuhu town centre that can be put to use before this site is needed for development.
- I am concerned that council seems to be attempting to rezone and sell properties of this nature primarily in lower-economic areas, perhaps because less community pushback is anticipated.
- I have concerns about the traffic-related impacts of developing this small site on what is a busy intersection. This is why I requested Auckland Transport's feedback, which has not been provided.

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

73.1

Submission date: 28 February 2021

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Clovis Peryer

Organisation name: CE Peryer & RMY Trustees (2007) Limited

Agent's full name:

Email address: clovisperyer@hotmail.com

Contact phone number: 021717982

Postal address:
43 Georgina Street
Freemans Bay
Auckland 1011

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Panukua Land Disposal/Rationalisation - proposed rezone of Lot 3 DP 71812 (45 Goergina St) from Open Space Informal Recreation Zone to Residential - Single Home Zone

Property address: 45 Georgina St

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

- This historic neighbourhood has very small section sizes that mean more reliance on restful green spaces
- This immediate neighbourhood has a high proportion of older people including council flat and state housing residents who particularly value the ability to walk to this park and take in the wider cityscape as the larger parks further afield are beyond their walking capacity
- It is an ideal site for a community garden – something that would benefit the poorer residents and those nearby apartment dwellers with no access to land.
- the land was originally acquired for road widening purposes which the Council hasn't initiated. A new private homeowner would be entitled to erect fencing and it may be that the current poor sight lines would be further compromised creating a further traffic hazard on this already difficult intersection that will likely not be assisted by new building.

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

| 74.1

Submission date: 28 February 2021

Attend a hearing

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

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

Yes

Declaration

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

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

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

Yes

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

SUBMISSION ON PLAN CHANGE 60 OPEN SPACE (2020) AND OTHER REZONING MATTERS

Attn: Planning Technician
Auckland Council
Private Bag 92300
Auckland 1142

unitaryplan@aucklandcouncil.govt.nz

Submitter Details

The Submitter is Davern Residents Incorporated (50058647).

Scope of Submissions

Auckland Council has prepared a Proposed Plan Change 60 Open Space (2020) and Other Rezoning Matters to the Auckland Unitary Plan (Operative in Part) ('Proposed Plan Change 60') that seeks to rezone land to either: • Recognise land recently vested or acquired as open space; • Correct zoning errors and anomalies; • Facilitate Panuku's land rationalisation process; or • Facilitate Kainga Ora's redevelopment.¹

The specific provisions of Proposed Plan Change 60 that this submission relates to are:

Address: 13 Davern Lane
Locality: New Lynn
Appellation: Lot 13 DP 160552
Title: NA96C/140
Owner: Auckland Council
Current Zone: Open Space – Informal Recreation Zone
New Zone: Residential – Mixed Housing Urban Zone

Proposed Plan Change 60 describes the site at 13 Davern Lane as being relative flat with several mid-sized bushes/trees planted across it. It says that the wider area is zoned Mixed Housing Urban and rezoning to Mixed Housing Urban will provide consistency with the surrounding sites and the enabled scale of development proposed in the surrounding area.²

The Panuku Section 32 Evaluation Report notes that the majority of sites included in the plan change had been through the Council rationalisation process and been approved for disposal by the Finance and Performance Committee as part of Resolution number FIN/2020/31 at the Extraordinary Finance and Performance Committee meeting of 16 July 2020 and as a result of the Emergency Budget. The Report to the Extraordinary Finance and Performance Committee described the site as "300m² reserve subject to Reserves Act 1977. Parks and Recreation Policy have advised that this site is not required as part of the open space network. Due to size and shape of property it could likely only be sold to an adjoining landowner."³

Submission

The Association's submission is that it opposes this specific provision of the Proposed Plan Change 60 to rezone 13 Davern Lane from the Current Zone: Open Space – Informal Recreation Zone to a New Zone: Residential – Mixed Housing Urban Zone.

¹ <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=96>

² Section 32 Evaluation Report
<https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-60-section-32-panuku.pdf>

See also, the description in Appendix A: Specific site information: "This site is 300m² located at the end of Davern Lane cul de sac. It is subject to the Reserves Act but is not required as part of the open space network. Reserve revocation will be required. The site is flat and grassed, with several mid-sized bushes/trees planted across it. The wider area is zoned Mixed Housing Urban."

<https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-60-specific-site-information-panuku.pdf>

³ https://infocouncil.aucklandcouncil.govt.nz/Open/2020/07/FIN_20200716_AGN_10037_AT_SUP_75712_75695_EXTRA.PDF

The reasons for the Association's views are:

Whau Open Space Network Plan

The specific provisions of Proposed Plan Change 60 concerning 13 Davern Lane are contrary to the Whau Open Space Network Plan' (2017).

On 22 March 2017, the Whau Local Board received the Report 'Whau Open Space Network Plan', which responded to Auckland Council's Parks and Open Space Strategic Action Plan, whose purpose is to set out actions to deliver a sustainable quality open space network that can respond to, and accommodate, anticipated population growth.⁴

The 'Whau Open Space Network Plan' noted that the Whau is a major growth area and this would place pressure on the open space network. Gaps were identified in the provision of open space for neighbourhood and suburb parks.

The 'Whau Open Space Network Plan' identified the main challenges related to existing open space as including: • gaps in provision when analysed against the Open Space Provision Policy 2016 provision targets; • issues relating to the layout and function of parks; • improving the environmental quality of the waterways and coastline; and • lack of connection within the Whau open space network and to surrounding parks and open spaces in adjoining areas.

The key moves of the 'Whau Open Space Network Plan' included: • growth (responding to residential intensification and our changing environment); • informal recreation (providing a variety of play experiences for all the community); • connections (developing walking, cycling and green networks that the community value); and • healthy environment (managing our parks so that the biodiversity of our open space and streams contribute to a sustainable green Auckland).

The 'Whau Open Space Network Plan' identified Davern Reserve(13 Davern Lane) for a prioritised action to develop play elements (i.e. swing set) as it was a park located in an area where there was an opportunity for a new playground/play elements and for informal recreation.⁵

Further, in the *New Lynn Reserves Management Plan 2004*,⁶ prepared by the Waitakere City Council, it was noted that: "Some comments made through the submission process relate to individual reserves. The submissions for several neighbourhood reserves (Davern, Seabrook, Maui) indicated that local residents wanted these reserves 'left as is'. The open space, 'quiet' qualities were highly valued. Submissions were received from local resident's associations that felt strongly about ownership of the parks and were involved with or prepared to contribute to the ongoing maintenance and upkeep of the parks."⁷

Policy 2.5 of the *New Lynn Reserves Management Plan 2004* includes an action to: "Encourage the participation of local resident's groups such as Ambrico Body Corp, the Body Corporate of Clifford Court and Residents Ass of Davern Lane in the development and management of the reserves. The Plan also included an action to "Install bollards or boulders to restrict vehicle access."

The disposal of this reserve and subsequent rezoning is clearly contrary to Whau Open Space Network Plan' (2017) and the New Lynn Reserves Management Plan 2004.

⁴ https://infocouncil.aucklandcouncil.govt.nz/Open/2017/03/WH_20170322_AGN_7169_AT.PDF

⁵ 'Whau Open Space Network Plan' (2017), pages 24 and 40.

<https://www.aucklandcouncil.govt.nz/about-auckland-council/how-auckland-council-works/local-boards/all-local-boards/whau-local-board/Documents/whau-open-space-network-plan.pdf>

⁶

<https://ndhadeliver.natlib.govt.nz/webarchive/wayback/20100921140801/http://www.waitakere.govt.nz/CnlSer/pbr/plans/crtplns.asp#newlynn>

⁷

<https://ndhadeliver.natlib.govt.nz/webarchive/wayback/20100922150625/http://www.waitakere.govt.nz/CnlSer/pbr/plans/pdf/newlynn/part1-newlynn.pdf>

Rezoning

The specific provisions of Proposed Plan Change 60 concerning 13 Davern Lane will not provide consistency with the surrounding sites and the enabled scale of development proposed in the surrounding area.

As the Report to the Extraordinary Finance and Performance Committee notes, due to size and shape of property it could likely only be sold to an adjoining landowner.⁸ However, it would appear that the configuration of the properties and existing housing of the adjoining landowners means the property would have limited appeal to the adjoining landowners and could be easily be sold separately.

Further, the specific provisions of Proposed Plan Change 60 concerning 13 Davern Lane do not achieve the objectives and policies of H7.5. Open Space – Informal Recreation Zone of the Auckland Unitary Plan (Operative in Part). In particular, the specific provisions of Proposed Plan Change 60 do not provide for this small local park that is used for informal recreation, such as relaxing and socialising, picnics and playing. Limiting development of this site will maintain the open space character and amenity values of the area, and enable opportunities for informal recreation activities. The specific provisions of Proposed Plan Change 60 do not provide for small-scale community uses suited to this park or enhance the natural character values of this park.

Expectation

The specific provisions of Proposed Plan Change 60 concerning 13 Davern Lane will not provide for the expectation of neighbouring properties that it would remain as a reserve

For neighbouring properties, it appears that 13 Davern Lane was established as a reserve at the time of subdivision under the Waitakere City Council. It is understood that the reserve was required to be provided to serve the neighbourhood at the time of the original subdivision of the land by way of a development contribution. The owners of the neighbouring properties therefore purchased their property on the understanding 13 Davern Lane was established as a reserve (and available as a quiet space and for exercise) and would not be developed.

The disposal of the reserve and the proposed change in zoning will reduce the amenity values experienced by the owners and occupiers of adjoining properties.

Section 32 Report

The section 32 report provided with the plan change is inadequate. The options assessment within the report assumes that the land will be disposed of and does not make an evaluation in terms of the RMA about whether the land should be best zoned open space . The s32 report does not recognise the benefits of retaining the open space zone for residents and the costs to them in terms of amenity values of its removal.

The s32 report is also concerned only with the removal of the open space zone. Its evaluation of the appropriateness of the proposed zone is inadequate.

Environmental Effects.

The rezoning of the land MHU will have adverse amenity effects on residents in addition to the loss of a valuable piece of open space. The land is served by a narrow road with a cul-de-sac turning head and parking area adjacent to the road. The development of this site for residential development will increase the quantity of traffic on this narrow road and the development of a vehicle crossing on the site will reduce the current quantity of on-street car parking. If the rezoning goes ahead the site can be developed for three dwellings as of right with the potential for more despite its small size. The effects of this development on the road and access to other sites in the area has not been evaluated by the Council.

⁸ https://infocouncil.aucklandcouncil.govt.nz/Open/2020/07/FIN_20200716_AGN_10037_AT_SUP_75712_75695_EXTRA.PDF

This does not achieve the purposes of the RMA.

Currently the existing trees on the site are protected by virtue of Chapter E16 of the AUP. The rezoning will allow the removal of the trees as of right. This potential adverse effect has not been evaluated and will be significantly adverse for the residents on Davern Lane.

Compact Urban Form (RPS and NPS UD)

The proposed rezoning does not provide for any significant new residential development in a location that will promote a compact urban form as required by both the RPS and the NPS Urban Development. The site is poorly located for public transport (particularly rapid transit) access and is located well away from the main urban centres such as New Lynn.

The surrounding sites can all be redeveloped for relatively high levels of urban development. The removal of this park does not give effect to the RPS and NPSUD objectives and policies that require well-functioning urban environments that provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

The proposal does not achieve RPS B2.7 and it acts to reduce the range of open spaces available for people and does not enable people to meet their recreation needs.

Auckland Plan 2050 and Open Space Provision Policy

The proposed rezoning is also contrary to the Open Space Provision Policy and the Auckland Plan 2050.

The reserve is well surveilled and is of a good usable shape for use by residents. It serves an important function in an area generally lacking in reserves.

Resource Management Act

Overall it is considered that the proposed rezoning does not

- (a) achieve the purpose and principles of the Resource Management Act 1991 (RMA) and consistency with the relevant provisions in sections 7-8 of the RMA;
- (b) Achieve consistency with the AUP(OP);
- (c) Assist the Council to carry out its functions of achieving the integrated management of the effect of use, development, or protection of land;
- (d) Meet the requirements of the statutory tests of section 32 of the RMA; and
- (e) Avoid, remedy or mitigate any relevant and/or identified environmental effects including the effects on the amenity values of residents in the vicinity of the reserve and on trees within the reserve.

Decision

The Association seeks the following decision by Council: Decline this specific part of the proposed plan change and instead retain the open space zoning on 13 Davern Lane.

75.1

The Association wishes to be heard in support of its submission.

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

Address for Service for the Davern Residents Incorporated (50058647).

Name: Dr Grant Hewison
 Address: 300 Richmond Road, Grey Lynn 1021
 Telephone: 021 577869
 Email: grant@granthewison.co.nz

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bronwen Wills

Organisation name:

Agent's full name: Bronwen Wills

Email address: willsbronwen@gmail.com

Contact phone number:

Postal address:
14A Rockfield Road
Ellerslie
Auckland 1061

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Proposal to change the zoneing for the park to Mixed Housing Suburban

Property address: 12R Rockfield Road Ellerslie Auckland 1061

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

Marei park was donated to the King of England 30/09/1925 by Annie and Jessie Bronwe for the purpose of the community to have a park. (Record T4028, Auckland Council Archives, Certificate of Title CT 253-165)

Marei park has been named after one of the wives of Te Kawairiranga and associated with the pa on One Tree Hill (Auckland City Street Names Data Base).

Marei's twin sister (Maroa) was also married to Te Kawairiranga. A reserve nearby in Onehunga is a memorial and named after Maroa. Marei park is a memorial to the importance of Marei to the Ellerslie/One Tree Hill area.

The park should be kept as a memorial as celebrate for the importance of women in Auckland's

history. Annie and Jessie Browne were unusual for the time to have land that they were able to develop and donate a portion to the Auckland community. Previously it was thought that Marei was an important person in history for the park to be named after her. This park should be kept as an honour her legacy and is a twin park to Maroa.

In addition to the history of the park it has flora and fauna that should be kept for all of Auckland to enjoy. Currently the park has a number of mature native trees (pittosporum, kowhai & Parapara). These trees are an important food supply to the birds in the area most notably the wax eyes and Tui. The pittosporum in the centre of the park is the roosting spot for a male Tui and has been for 2-3 years.

Rockfield Road already has significant parking issues, before and after school the area up to Marei park is extremely congested. Parking wardens are often in the area to manage the congestion. Any the removal of existing parking and addition of any more vehicles would increase these issues. The seats and park are a common area for people in the community to rest and meet. No where nearby offers the same respite for members of the community to relax and enjoy the outdoors.

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

76.1

Submission date: 28 February 2021

Supporting documents

Record T4028- Auckland Council Archives- Certificate of Title CT 253-165.pdf

Twin sisters Marie and Maroa.pdf

Attend a hearing

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

Declaration

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

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

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

No

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

REC. RESERVE:
226014

253/165
(copy only)

ST. ADDRESS:

14^A ROCKFIELD
RD, PENROSE

OWNER:

AK. C. COUNCIL

LD DESCRIPTION:

Lot 9 dl. 18690,
Pt. ALLOT. 17, SEC. 12,
SUBS. AK.
AREA: 809 m².

T4028

This coupon will be returned
with copy requested or
journal search and must be
produced for any query.

D 741302

Name ACC

Copy Requested

253/165

253/165

NEW ZEALAND.



DUPLICATE DESTROYED

Register-book,

Vol **253** folio **165**

Application No.
Order for N/C No.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the fourteenth day of June, one thousand nine hundred and sixteen,
under the hand and seal of the District Land Registrar of the Land Registration District of Auckland. Witnesseth that

Jessie Lipscombe Browne the wife of Thompson Browne of Ellerslie -
near Auckland New Zealand Builder and Annie Ada Browne the
wife of Charles Alexander Browne of the same place Builder are seized as
shareholders in common in equal shares

of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written
or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly
of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements
a little more or less, that is to say: All that parcel of land containing five (5) acres and eighteen and two
tenths (87/10) perches more or less being Lot No 4 (Four) on a plan
deposited in the Land Registry Office at Auckland under No 10958
which said parcel of land is portion of Allotment No 17 (seventeen)
of Section No 12 (twelve) of the suburbs of Auckland.



[Signature]
District Land Registrar.

Transfer No 178928 Jessie Lipscombe Browne
and Annie Ada Browne to His Majesty
The King being a grant of drainage
rights over part of within land
produced 2nd June 1924 at 11.44 am.

[Signature]
A. L. R.

X Transfer No 194279 Jessie Lipscombe Browne
and Annie Ada Browne to the inhabitants
of the One Tree Hill Road District being
a grant of drainage rights over that
part of Lot 8 coloured red on plan
18690 produced 30th September 1925
at 10.56 am.

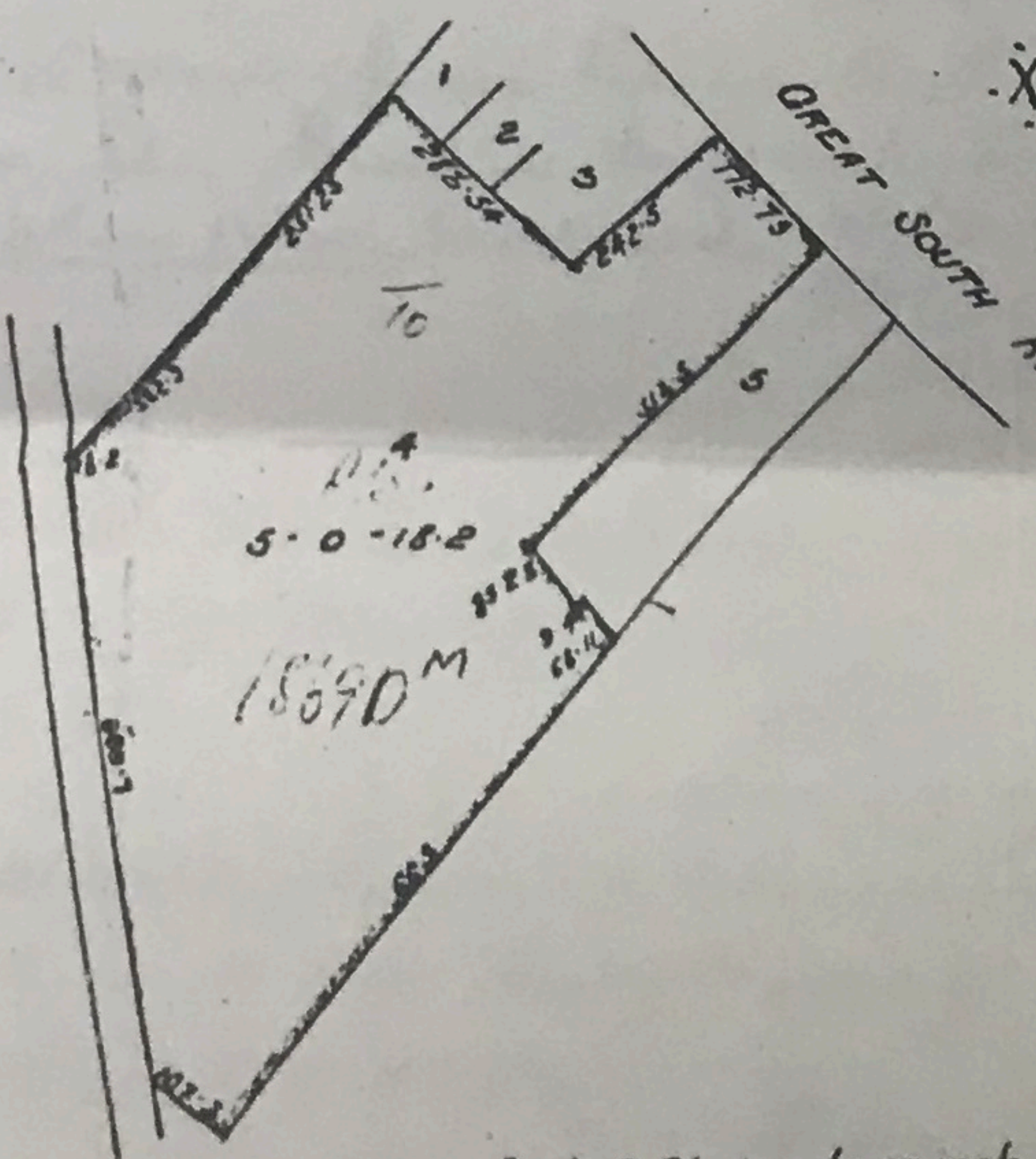
[Signature]
A. L. R.

Transfer No 194278 Jessie Lipscombe Browne and
Annie Ada Browne to His Majesty the King
being a dedication of Greenfield Road and
another part of Rockfield Road on plan
18690 for a public road produced 30/9/25 at
10.55 am.

[Signature]
A. L. R.

By virtue of Section 16(3) of the Land Act 1924 Lot 9 plan 18690
shown as reserve is vested in His Majesty the King
entered 30/9/25 at 10.55 am.

[Signature]
A. L. R.



Scale 3 Chains to an inch
A.L.R. del.

METRIC AREA IS 2.0694 ha
2 0694 ha

OVER X 194279.

Transfer No. 20461 Jessie Lipscombe Browne and Annie Ada Browne to John Robert Page of Lot 19 plan 18690 produced 9/10/25 at 11:44 am
422/255

Transfer No. 239219 of Lot 5 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to John William Kendall produced 31/3/1930 at 12:30 o'clock
609/306

Transfer No. 20747 Jessie Lipscombe Browne and Annie Ada Browne to William John Moore and Miriam Ellen Moore as tenants in common in equal shares of Lot 18 plan 18690 produced 3/5/26 at 11 am
434/124

Transfer No. 304802 of Lot 2 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to Leila Mavis Gordon produced 27/12/1938 at 12:10 o'clock
708/190

Transfer No. 20838 Jessie Lipscombe Browne and Annie Ada Browne to William John Moore and Miriam Ellen Moore as tenants in common in equal shares of Lots 16 and 17 plan 18690 produced 5/5/26 at 12:16 pm
434/178

Transfer No. 331470 of Lot 7 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to Frederick John Woolford Taylor produced 10/3/1941 at 12:15 pm
741/117

Transfer No. 201981 Jessie Lipscombe Browne and Annie Ada Browne to Frederick Williams and Mary Ann Williams of Lot 11 plan 18690 produced 5/6/26 at 10:10 am
437/229

Transfer No. 332490 of Lot 1 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to Amelia Calderott produced 7/4/1941 at 12:27 pm
742/114

Transfer No. 203493 Jessie Lipscombe Browne and Annie Ada Browne to Frederick Charles Steers of Lot 3 plan 18690 produced 29-7-26 at 11:40 am
437/159

Transfer 339592 of Lot 13 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to Vlade Marsic produced 23.10.1941 at 3 o'clock
782/33

Transfer No. 220714 Jessie Lipscombe Browne and Annie Ada Browne to Charles Thomas Phare of Lot 6 plan 18690 produced at 2:44 pm
474/146

Transfer 356479 of Lot 10 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to Joseph Michael Finnegan produced 26-3-1943 at 10:15 o'clock
798/101

Transfer No. 223047 Jessie Lipscombe Browne and Annie Ada Browne to Joseph Silva of Lot 12 plan 18690 produced 4/7/28 at 11:45 am
477/277

Transfer 356993 of Lot 4 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to Vlade Marsic produced 7-4-1943 at 2 o'clock
798/102

Transfer No. 226697 Jessie Lipscombe Browne and Annie Ada Browne to Thomas Buller Knox of Lot 15 plan 18690 produced 19/11/28 at 12:8 pm
483/133

Transfer 360283 of Lot 8 plan 18690 Jessie Lipscombe Browne and Annie Ada Browne to Joseph William Burt produced 29/1/28 at 5:55 o'clock
802/135

Transfer No. 22146 Jessie Lipscombe Browne and Annie Ada Browne to Keith Courroy Brown of Lot 4 plan 18690 produced 1/7/29 at 11:5 am
494/239

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
L. G. Steman D.L.R.

847527.1 Gazette Notice (N.Z. Gazette 30 April 1981 page 1204) classifying Lot 9 Plan 18690 (809 square metres) as reserve for recreational purposes subject to the Reserves Act 1977 - 15.5.1981 at 1.32 o'clock

sales

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.

This space to be reserved for Deposit No.
DEPOSITED this 30th day
of September, 1925

District Land Registrar.

LAND TRANSFER OFFICE
RECEIVED: 24/11/25
TITLE REF.: 253/165
REFERRED TO DRAUGHTSMAN: 28/11/25
L.T. DRAUGHTSMAN:
EXAMINED: W. J. Burnley
TRAV. RED. No.: VOL. 9, PAGE 21
FIELD-BOOK: No. 9, REPORT No.
COMP. Bk.: No. 10988, 15722
REF. PLANS: D.P. 10988, 15722, 1554, 2601, S.O. 21A75
FILE:

Corrected & Burnley
L.T.D. 11/9/25
For One Tree Hill Borough
Councils approval as to
subdiv of Lot 17 Sec 12



RECOMMENDED FOR APPROVAL
J. H. Dawson
15th May 1925
J. H. Rowe
District Surveyor
11/10/24

ONE TREE HILL
ROAD DIST.

I certify that the plan shown in the
name of subdivision shown in the
of Town of Ellerslie No 17, Approved No 1130
the Minister of Lands 5/1/23, and deposited
in the District Survey Office, North
Auckland.

W. J. Burnley
Land Transfer Draughtsman
10.9.25

H. P. Spencer
Licensed Surveyor
10.12.24

TOWN OF ELLERSLIE EXTEN. N^o 17
Plan of
Subdⁿ of Pt. Allot. 17, Sec. 12, Suburbs of Auckland

Comprised in Vol. 253 Fol. 165

Surveyed by H. P. Spencer, Licensed Surveyor, October, 1924
(Field-work by _____, Licensed Surveyor.)

As to Survey.
I, _____
Chief Surveyor
19/11/25

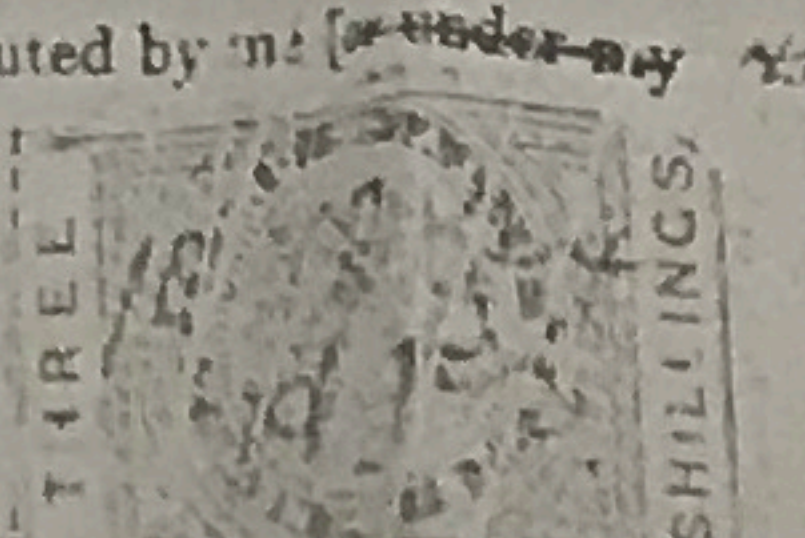
Auckland, Licensed Surveyor, do solemnly and sincerely declare that this plan has been made from surveys executed by me under my
both plan and survey are correct, and have been made in accordance with the regulations of the Surveyors' Board, dated the 20th day of March, 1923.
giving the same to be true, and by virtue of the provisions of the Justices of the Peace Act, 1908.

this 10th day of December, 1924

Justice of the Peace (or Solicitor, or Notary Public).

H. P. Spencer
Licensed Surveyor

Approved,
Annis Brown
Charles Brown
Thompson Brown
Charles Brown



1800

BY AUTHORITY W. A. G. SKINNER GOVERNMENT PRINTER WELLINGTON

Auckland City Street Names

Your search found 2 records

[1 of 2]

Name

Marei Road,

District

Penrose

(Previously Greenfield Road. The name of the young Maori woman who married Te Kawa, associated with the pa on One Tree Hill.)

[2 of 2]

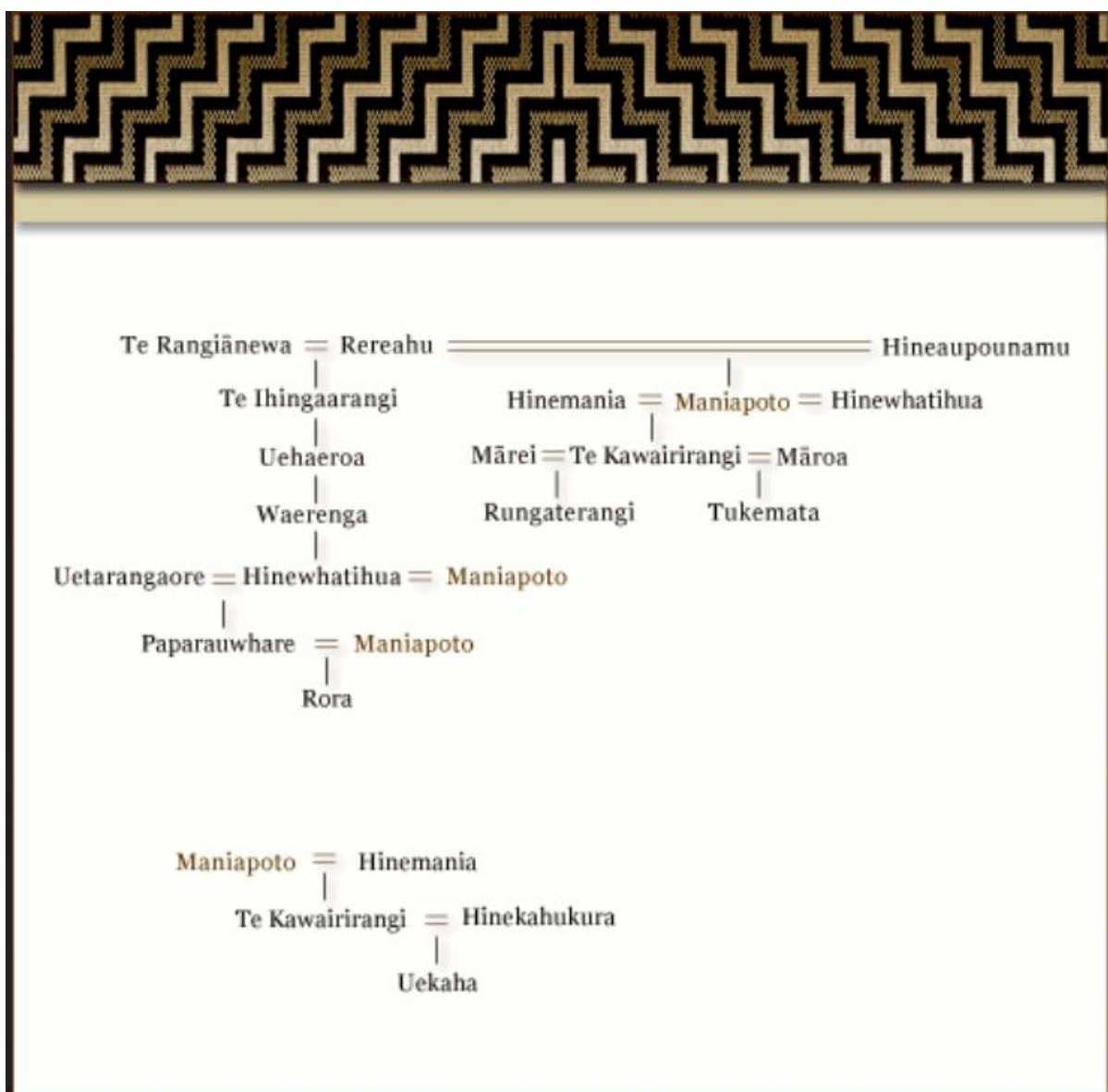
Name

Maroa Avenue,

District

Onehunga

(previously part Paihia Road. Maroa was the twin sister of Marei, both of whom lived in the pa on One Tree Hill.)



The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Colleen Pearl Crozier

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:
1313 Whangaparaoa Road
Army Bay
Auckland 0930

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 1337 Whangaparaoa Road, Army Bay

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

We need to retain the special open spaces we have to meet the needs of the community in the future.

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

77.1

Details of amendments:

Submission date: 28 February 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

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

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

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

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

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Mere Cooper

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

Address for service of Submitter

7 Winthrop Way Mangere East

Telephone:

02108651178

Fax/Email:

Ckdd.cooper@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

Residential mixed housing suburban zone / open space informal recreation zone, road, mixed house suburban zone

Or

Property Address

50 Mayflower close including current access way link.

Or

Map

MAP 105 Lots 133-135 DP 55383 & Lots 159-161 DP 55382

Or

Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

My home is alongside the current access way connecting Winthrop Way to Mayflower. Will the access way be closed to increase the boundary line for proposed housing? Will proposed housing be 2 story.? Concerned Proposed housing to be built on 9 Winthrop Way will result in loss of privacy and sunlight to my home. Winter can be extremely challenging. Any loss of any sunlight that my home would normally receive will be significantly altered making it difficult to keep warm and dry. In effect my household power usage would likely increase in an effort to keep dampness to a minimum with the use of heating appliances. With regard to privacy... the proposed homes to the east of my property and 50 Mayflower close will also reduce privacy to my entire property with proposed homes if 2 stores looking down into my property.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

78.1

Council to accommodate higher fencing to the perimeter of my home specifically east side along current accesway linking Winthrop Way to mayflower close and along the back of my property where the proposed homes will be built. In regard to MAP 105. The proposed road linking Winthrop to mayflower will create more traffic thoroughfare. My suggestion would be to consider implementing speed bumps on Winthrop Way to reduce current speeding for the safety of residents and their children.

I wish to be heard in support of my submission

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

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

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

Date 28 march 2021

Notes to person making submission:

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

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

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

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

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

(a) adversely affects the environment; and

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

1 March 2021

Plans and Places
Auckland Council
Private Bag 92300
Auckland 1142

Attn: Planning Technician

Email: unitaryplan@aucklandcouncil.govt.nz

Proposed Plan Change 60 – Open Space and other rezoning matters

Please find attached Auckland Transport's submission on Proposed Plan Change 60 - Open space and other rezoning matters.

If you have any queries in relation to this submission, please contact me at katherine.dorofaeff@at.govt.nz, or on 09 447 4547.

Yours sincerely



Katherine Dorofaeff
Principal Planner, Land Use Policy and Planning North / West

Submission by Auckland Transport on Proposed Plan Change 60: Open space and other rezoning matters

To: Auckland Council
Private Bag 92300
Auckland 1142

Submission on: Proposed Plan Change 60

From: Auckland Transport
Private Bag 92250
Auckland 1142

1. Introduction

- 1.1 Auckland Council has proposed a plan change (**PC60** or **the plan change**) to the Auckland Unitary Plan – Operative in Part (**AUP(OP)**) to rezone land mostly to or from an Open Space zone. Included in the plan change is a proposal to rezone Whangaparaoa Golf Course (40.8 ha) at 1337 Whangaparaoa Road, Army Bay from Residential - Single House to Open Space - Sport and Active Recreation zone. This is the aspect of the plan change which is of interest to Auckland Transport.
- 1.2 Auckland Transport is a Council-Controlled Organisation of Auckland Council (**the Council**) and the Road Controlling Authority for the Auckland region. Auckland Transport has the legislated purpose to contribute to an 'effective, efficient and safe Auckland land transport system in the public interest'.¹ In fulfilling this role, Auckland Transport is responsible for:
- a. The planning and funding of most public transport;
 - b. Promoting alternative modes of transport (i.e. alternatives to the private motor vehicle);
 - c. Operating the roading network (other than State Highways); and
 - d. Developing and enhancing the local road, public transport, walking and cycling networks.
- 1.3 The rezoning of 1337 Whangaparaoa Road is part of an 'omnibus' plan change which includes a range of sites throughout Auckland. These sites are mainly proposed to be zoned to or from open space. The accompanying Section 32 report gives limited analysis and evaluation of the rezoning of the golf course, but notes that it is to better reflect the use of the land as a golf course.
- 1.4 Rezoning land to a zoning which provides for more intensive land uses has the potential to generate transport effects and the need for investment in transport infrastructure and services to support those land uses. Auckland Transport's submission seeks to ensure that the transport related matters raised by PC60 as it applies to the rezoning of Whangaparaoa Golf Course are appropriately considered and addressed.

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

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

2.1 The specific parts of the plan change that this submission relates to are set out in **Attachment 1**. In keeping with Auckland Transport's purpose, the matters raised relate to transport, and include the absence of a supporting transport assessment.

2.2 Auckland Transport **opposes** the plan change as it relates to 1337 Whangaparaoa Road, Army Bay unless the matters raised in **Attachment 1** are satisfactorily addressed.

2.3 Auckland Transport is available and willing to work through the matters raised in this submission with the Council.

3. Decisions sought

3.1 The decisions which Auckland Transport seeks from the Council are set out in **Attachment 1**.

3.2 Auckland Transport also seeks any consequential amendments required to give effect to the decisions requested.

4. Appearance at the hearing

4.1 Auckland Transport wishes to be heard in support of this submission.

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

Name: Auckland Transport

Signature:



Christina Robertson
Group Manager: Strategic Land Use and Spatial Management

Date: 1 March 2021

Contact person: Katherine Dorofaeff
Principal Planner: Land Use Policy and Planning North / West

Address for service: Auckland Transport
Private Bag 92250
Auckland 1142

Telephone: 09 447 4547

Email: katherine.dorofaeff@at.govt.nz

Attachment 1

Issue	Support / oppose	Reasons for submission	Decision requested
<p>Rezoning of Whangaparaoa Golf Course from Residential - Single House to Open Space - Sport and Active Recreation zone. Map 104</p>	<p>Oppose</p>	<p>While the existing use of the site as a golf course at its current scale of operation may not be intensive, applying an Open Space - Sport and Active Recreation zone would allow other more intensive uses to establish without needing any assessment of transport effects.</p> <p>The Open Space and Active Recreation zone is described in the AUP(OP)² as applying to open spaces used for indoor and outdoor organised sports, active recreation and community activities. The zone description also notes that the more intensive uses of these open spaces can attract large numbers of people and generate high levels of traffic. Permitted activities in this zone include:</p> <ul style="list-style-type: none"> • clubrooms • organised sport and recreation • recreation facilities (includes recreation centres, aquatic facilities, fitness centres and gymnasiums, indoor sports centres) • restaurants and cafes, excluding a drive-through facility, that are accessory to a permitted activity and are located further than 50m from a residential zone • retail accessory to a permitted activity • sport and recreation structures (includes courts, artificial playing surfaces, skate parks). <p>The trip generation rule in E27.6.1 of the AUP(OP) provides a trigger to require assessment of the effects of traffic generating activities. However this rule does not apply where the activity is permitted in the open space zones³. There is therefore no opportunity to assess the effects of the permitted activities listed above on the transport network or to require the implementation of mitigation measures. Under the existing Single House zone, the trip generation would be triggered by a development involving 100 dwellings, or a subdivision which could accommodate more than 100 dwellings.</p>	<p>Retain the current Single House zoning of the Whangaparaoa Golf Course unless a transport assessment is provided which supports the proposed Sport and Active Recreation zone to the satisfaction of Auckland Transport.</p>

79.1

² H7.6.1
³ E27.6.1(2)(c)

Issue	Support / oppose	Reasons for submission	Decision requested
		No transport assessment has been provided with the plan change to consider the transport effects of the types of activities enabled by the Sport and Active Recreation zone on this site as compared with the Single House zone. The supporting Section 32 Evaluation Report and Planning Assessment does not consider transport effects.	

I would like to be known that I am concerned that the Council is proceeding with the sale of the small Open space at 45 Georgina Street Freemans Bay.

Although I understand that this small envelope of Green-space seems on the face of it to be a waste of a saleable asset, and the accountants at the council are keen to cash up any saleable assets to help balance their books, I feel its loss as an open space in an area that is already heavily and intensely developed will adversely affect the neighbourhoods quality of life.

I would be interested to know but have been unable in such a short time been able to find out when this land became part of the councils portfolio - but should it have been gifted to the council or purchased under the developers fund then it is even more important that it be used for what it was acquired for - green-space. If this is the case then I believe that the council is obligated to use it for its intended purpose.

I urge the council reconsider the sale and instead consider the small outlay it would cost to add perhaps a seat and some minimal planting for the area, or possibly the use of the area as a Bee garden

Thankyou

RossMThorby QSM
33 Franklin Road Freemans Bay Auckland

rmthorby@gmail.com

80.1

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lissa Knight

Organisation name: Mana Raakau

Agent's full name:

Email address: lissajk@hotmail.com

Contact phone number: 0221701628

Postal address:

16 Dampier St

Avondale

Avondale

Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Panuku Land Disposal/Rationalisation

Property address: Lot 13 DP 160552. 13 Davern Lane, New Lynn, Auckland 0600

Map or maps:

Other provisions:

The rezoning of greenspace to accomodate development that will result in the loss of mature trees.

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

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

The reason for my or our views are:

The loss of healthy mature trees is inconsistant with Auckland Council's Declaration of a Climate Emergency, Auckland Council's Urban Ngahere Strategy and The Auckland Plan outcome for Environment and Cultural Heritage. Given the lack of opportunity for Central and Local Government to protect mature trees, Mana Raakau oppose the rezoning of any public greenspace that will result in the further loss of mature trees.

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

Submission date: 1 March 2021

Attend a hearing

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

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

Declaration

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

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

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

Yes

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

In the Matter of
The Resource Management Act 1991
Form 5: Submission on notified proposal for policy statement or plan, change or variation
Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Name of submitter: **Cook Islands Seventh Day Adventist Church, East Tamaki**

This is a submission on the change proposed to the following plan (the proposal):

*Auckland Unitary Plan Operative in part Proposed Plan Change 60
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

The specific provisions of the proposal that my submission opposes and relates to is:

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

My submission is:

- I oppose the specific provisions of Plan Change 60 as relate to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and uses in the area. The site is used frequently for its zoned purpose (Informal Recreation). Staff of businesses in the locale use the reserve to eat their lunch, enjoy some open space in their breaks and enjoy other informal activities on the reserve before and after work.

- As part of our commitment to community service, our own facilities are available and thus frequently used by many different parts of the wider community that would not normally associate with our church. Herein the reserve provides invaluable space to support their recreational activities.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that National Policy Statement - Urban Development policies that support the efficient use of urban land is not appropriate as an argument to say that recreation reserves are inefficient use of land and should therefore should be rezoned.
- Recent rezoning of open space sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to close open space in our light industrial community and supports our belief to retain this reserve as open space.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area and this continue to be its purpose and relationship to the other activities in the wider locale.
- The site offers an informal recreation amenity with open space and mature tree's that is not otherwise available in the locale. There is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet these needs of the community. We assert that this reserve is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.
- The site has mature trees that are protected by rules of the Unitary Plan when the land is identified as an Open Space Zone. Protection of these trees would be removed if the zoning where changed.
- A '*spot zone*' of an Open Space Zone serving its neighborhood reflects the function and use of the site by the community, and is a common planning technique for open space areas that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan. Being an irregularity to a pattern of land zoning is not a reason for its removal.

I seek the following decision from the local authority:

Decline the proposal to change the zoning of 11R Birmingham Road and retain the Open Space – Informal Recreation Zone. The land has value as and is used in the purpose of its current zoning - Open Space - Informal Recreation.

82.1

I wish to be heard in support of my submission.

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

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

Pastor Paora Teaukura

Date:

1st March 2021

Electronic address for service of submitter:

paorateaukura@gmail.com

purekau@hotmail.com

Telephone:

021 990 648

Postal address (or alternative method of service under [section 352](#) of the Act):

PO Box 63043

Manukau City

Physical address

15-17 Birmingham Road

Otara Auckland 2013

Contact person:

Pastor Paora Teaukura

Note to person making submission

If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#). 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.

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.*

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

Rhonda Ngaire NELSON

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

Address for service of Submitter

14 Ryle St Freemans Bay, Auckland, 1011

Telephone:

021 1532478

Fax/Email:

rhondie.n@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

45 Georgina St, Freemans Bay, Auckland, 1011

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: ^① I live three doors up the road from this space - this small piece of land has been used as an informal recreational zone during the 41 years I have lived here. Our children regularly used the swings and open space for recreation during their formative years and I would like my grandchildren, (continue on a separate sheet if necessary) & other neighbourhood children, to have the same experience. (continued on next sheet)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

83.1

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

R. Nelson

24.2.21.

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

Date

Notes to person making submission:

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

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

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

② Most of the sections in the vicinity are small, and it is great to have a green space nearby for recreational activities.

③ This green space is regularly used by pensioners living in the Ryle St pensioner complex, as a stop off point to rest when walking up the steep slopes of Ryle St, when returning from the supermarket at the bottom of the hill.

④ Please do the right thing Auckland Council, and keep our green belt around the city!

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

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



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Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) ELLEN HUIA NORMAN AND JOHN BERNARD BEAZLEY

Organisation Name (if submission is made on behalf of Organisation) NORMAN BEAZLEY WHANAU TRUST

Address for service of Submitter 3 WINTHROP WAY, MANGERE EAST, AUCKLAND

Telephone: 09 972 4967 Fax/Email: NORMANBEAZLEYTRUST@gmail.com

Contact Person: (Name and designation, if applicable) ELLEN NORMAN TRUSTEE

Scope of submission

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

Plan Change/Variation Number PC 60

Plan Change/Variation Name Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s) LOT 167 DP 553383

Or Property Address

Or Map 100

Or Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

- LACK OF COMMUNICATION BY MANAGER DEVELOPMENT TEAM TO IMMEDIATE SITES AFFECTED.
- LACK OF CONFIDENCE IN THE DEVELOPMENT TEAM TO MANAGE THE EFFECTS ON DEVELOPMENT TO NEIGHBOURING SITES (continue on a separate sheet if necessary)
- ENSURING QUALITY OUTCOMES TO OUR SITES-

I seek the following decision by Council:

Accept the proposed plan change / variation

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

Decline the proposed plan change / variation

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

AMENDMENT VARIATION ~~PLAN~~ TO CHANGE TO OPEN SPACE COMMUNITY ZONE OR SPORT AND

ACTIVE RECREATION ZONE, TO ACHIEVE ATTRACTIVE, SAFE OPEN SPACE.

AMENDMENT TO BE LISTED AS AN AFFECTED SITE/S TO GIVE SPECIFIC CONSIDERATION TO


IN AND INCLUDED AND LISTED IN RULE CL.13 (4) FOR NOTIFICATION

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

84.1


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

28 February 2021
Date

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

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

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

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

(a) adversely affects the environment; and

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

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

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



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Auckland 1142

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Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) ELLEN HUIA NORMAN AND JOHN BERNARD BEAZLEY

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

NORMAN BEAZLEY WHANAU TRUST

Address for service of Submitter

3 WINTHROP WAY MANGERE EAST AUCKLAND

Telephone: 09 972 4967 Fax/Email: NORMAN.BEAZLEY.TRUST@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number PC 60

Plan Change/Variation Name Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s) LOT 133 - 135 DP 55383 + LOT 159 - 161 DP 55382

Or
Property Address

Or
Map 105

Or
Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes No

The reasons for my views are:

- ① LACK OF CONSULTATION WITH AFFECTED COMMUNITY OF PROPOSED ROAD AND THE SAFETY CONCERNS OF ~~ADDITIONAL~~ INCREASED TRAFFIC.
- ② LACK OF CONFIDENCE IN DEVELOPMENT TEAM TO MANAGE EFFECTS OF NEIGHBOURHOOD CONCERNS :- WHY WAS IT NOT IN THE ORIGINAL PLANS (continue on a separate sheet if necessary)
STAKE ONE

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below. 84.2

VARIATION: MAINTAIN CURRENT ZONE STATUS OF RESIDENTIAL HOUSING

AMENDMENT: SPEED HUMPS PRIORITISED FOR WINDROB WAY TO ADDRESSES EXISTING AND PROPOSED PLANNED INCREASE IN TRAFFIC.

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

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

28 February 2021.

Date

Notes to person making submission:

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

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

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

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

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

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



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Auckland Council
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Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

STEPHEN ROBERT FAULKNER

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

Address for service of Submitter

35 NIKAU RD OTAHUHU AUCKLAND 1062

Telephone:

0279 302110

Fax/Email:

fivefaulkner@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number	PC 60
Plan Change/Variation Name	Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or

Property Address

Or

Map

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: ON SEPARATE SHEET.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

85.1

SUBDIVISION FOR RELOCATED HOUSES OF THE SAME ERA.

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

26/02/2021
Date

Notes to person making submission:
 If you are making a submission to the Environmental Protection Authority, you should use Form 16B.
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 I could / could not gain an advantage in trade competition through this submission.
 If you could gain an advantage in trade competition through this submission please complete the following:
 I am / am not directly affected by an effect of the subject matter of the submission that:
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

Lippiatt Road Park Reserve, 1 – 5 Lippiatt Road, Otahuhu

The Reasons for My Views Are.

I wish to submit my objections to the Lippiatt Rd proposal to rezone for townhouse/ apartments.

My first complaint is in the way we were notified, only properties adjacent to the reserve were informed and this did not have any specific information only a link to a page that had to be navigated to five documents and then only by reading all said documents you find the relevant single line on the top of the fourth page informing of the rezoning of Lippiatt Park Reserve! A few years back when speed tables were planned for the Lippiatt Rd every household got detailed documents with photos! Surely this proposal will have more impact on the street and residents than a speed bump?

My second complaint is how do townhouse/ apartments fit into a heritage overlay designed to preserve the character of the streets 1930" homes in particular the Peglars? My wife and I are in the process of trying to get a new garage/ studio built and the hurdles to meet "heritage" standards are daunting.

My third point is more observation than a complaint. There is a reason the land of the reserve is undeveloped. I've lived in Otahuhu for 57years, have walked past the reserve as a schoolboy and lived next to it for over 30 years as an adult. It used to be a rat-infested creek until drains were laid and landfilled. It is still listed as a flood plain in the GIS and I have witnessed it flood.

Due to the costs of flood mitigation, avoiding council services and complying with heritage standards this reserve will be uneconomical to any developer unless sold at such a discounted price it would add little to the councils' goal of finding extra funds.

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

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



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Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

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

ALISON MARY FAULKNER

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

Address for service of Submitter

35 NIKAU ROAD, OTAHUHU, AUCKLAND 1062

Telephone:

027 4912798

Fax/Email:

fivefaulkner@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

[Empty box]

Or

Property Address

1-5 LIPPIATT ROAD, OTAHUHU 1062

Or

Map

[Empty box]

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

Please see page attached.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

86.1

Possible relocation of houses) of the same era as the house in Lippiatt Rd to fit in with the heritage of the street

- 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

A.M. Fowler

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

26/2/2021

Date

Notes to person making submission:

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

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

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

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

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

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Lippiatt Road Park Reserve, 1 – 5 Lippiatt Road, Otahuhu

The Reasons for My Views Are

I wish to submit my objections to the Lippiatt Rd proposal to rezone for townhouse/apartments.

We arrived back from our family holiday to find a very ambiguous letter from Auckland Council. The only way we could find out what it was referring to was via a very tedious reference to your web page. Your letter said the library would be able to provide further information. We went to our local library and they knew Nothing About It! We eventually found this referred to Lippiatt Park Reserve behind us, our “backyard” and green space. We have spoken to some in our extended neighbourhood and they know nothing about the proposal. It seems you are holding your cards close to your chest and only advising the properties on the boundary??

While you can only see a green strip on the GIS map, we see a place where people can have picnic's in the summer, play volleyball, bull rush and get out for some good old fashioned games or just throw a ball around.

You have rightfully made Lippiatt Road a Heritage Street to preserve the unique Peglar Homes built in the late 1920's and now you want to add Terraced Housing to this Heritage street? I don't quite understand the rationale?? Did the person adding Lippiatt Part Reserve to the list actually check to see the Heritage Status? Sure there might be a Party Supply Company on the back boundary but the trees that have been planted do a great job and you wouldn't even know they were there!

Having lived here for 30 years I remember the partially open creek running through this reserve. It is in a flood plain, that is why the Council made this strip of land a reserve in the first place as it is not suitable for building on. We are elevated above the reserve and we are still in this flood plain. While the reserve is enjoyed over the summer months, it is extremely swampy over the winter with surface water and no place for homes.

I am certain there has been no due diligence done by the council at all. Any possible development would have huge barriers and to deal with before they even start. Please can you just leave it the way it is?

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bronwen Harper

Organisation name: Pest Free Kaipatiki Restoration Society Incorporated

Agent's full name:

Email address: office@pestfreekaipatiki.org.nz

Contact phone number: 09 3949191

Postal address:
c/- 63 Hadfield St
Beach Haven
Auckland 0626

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
Sale of R 105 Stott Avenue Lot DP 68569. Proposal to change from Open Space - Conservation to Residential Single House Zone.

Property address: R 105 Stott Avenue, Beach Haven

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
Please see attached document.

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

Submission date: 1 March 2021

87.1

Supporting documents

PFK Submission on Proposed Plan Change 60 Open Space (2020) and Other Rezoning Matters.pdf

Attend a hearing

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

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

Declaration

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

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

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

No

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



PFK Submission on Proposed Plan Change
60 Open Space (2020) and Other Rezoning Matters.
Auckland Unitary Plan

Regarding: R 105 Stott Avenue Lot DP 68569. Proposal to change from Open Space - Conservation to Residential Single House Zone.

Pest Free Kaipātiki opposes the proposed plan change at 105 Stott Avenue as this area sits within an SEA and has significant values as part of an almost continuous strip of vegetation connecting the coastal forest of northern Kaipātiki through to inland bush habitat at Kauri Park Reserve on to Soldier's Bay and thus serves as an important wildlife corridor and refuge.

It should be noted that the remaining vegetative strip of which this land parcel is part follows a stream and is likely to have an important function of filtering and cleaning water draining from the urban environment before it reaches the Waitemata Harbour and this performs vital ecosystem services in maintaining healthy waters and swimmable beaches.

The size of the parcel at 526m² means that the owner of the adjoining property who seeks to acquire the land would likely seek to subdivide their section and to remove further vegetation to complete any additional dwelling. The process of further vegetation loss would be practically impossible to monitor and prevent.

PFK is not opposed to development to allow for housing however it would like the Council to consider all ecologically poor land parcels to be developed rather than facilitating the degradation of what remains of our urban forest cover.

Jo Knight
Chair

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Pukekohe Rugby Football Club Inc

Organisation name:

Agent's full name:

Email address: president@pukekoherugby.co.nz

Contact phone number: 021704347

Postal address:

PO Box 200

Pukekohe

Auckland 2340

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Open Space- Informal Recreation Zoning

Property address: 81 Franklin Road, Pukekohe

Map or maps:

Other provisions:

Refer to attachment

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

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

The reason for my or our views are:

Refer to attachment

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

88.1

Details of amendments: Refer to attachment

Submission date: 1 March 2021

Supporting documents
PC60 submission PRFC 010321.pdf
NA45C_638.pdf

Attend a hearing

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

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

Declaration

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

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

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

Yes

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

To: Auckland Council

Name of Submitter: Pukekohe Rugby Football Club Inc (PRFC)

This is a submission on the following proposed **Plan Change 60** to the Auckland Unitary Plan (the proposal).

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

The **Pukekohe Rugby Football Club Inc** was formed in 1955. The club established clubrooms at 81 Franklin Road in 1980 and commenced playing on Colin Lawrie Fields the same year.

The site 81 Franklin Road is owned by Pukekohe Rugby Football Incorporated Limited (see attached title), which is a unique scenario given that typically recreation land (including the lots surrounding the site) is owned by Auckland Council.

In 2014 Pukekohe Rugby club leased their offsite senior clubrooms on Franklin Road to Waters Funeral Director to support the development of new clubrooms at Colin Lawrie Fields. When the funeral director premise activity was established the site was zoned 'Recreation' under the former Auckland District Plan (Franklin Section) and was deemed a permitted activity. The activity complied with the performance standards listed in Clause 34.4 of the Auckland District Plan (Franklin Section) This activity currently operates under existing use rights.

In 2020 a new fit for purpose clubroom was established at their home ground, Colin Lawrie Fields. The rugby club is the principal user of the Colin Lawrie Fields and holds a current lease with Auckland Council.

In 2013, the Proposed Auckland Unitary Plan zoned 81 Franklin Road as Public Open Space – Informal Recreation. A zoning which is consistent with the adjacent Council owned reserve land but not of the activities at 81 Franklin Road. PRFC did not make a submission on the Proposed Auckland Unitary Plan. Consequently, the Auckland Unitary Plan (operative in part) has zoned the property Open Space- Informal Recreation. The current zoning does not reflect intended use and development or provide for the most effective or efficient planning regime for the site.

The specific provisions of the proposal that our submission relates to are:

The objectives of the Plan Change 60 are to:

- *ensure that newly vested or acquired open spaces are protected, used and developed in a manner that reflects their environmental qualities, and function (or intended use and development);*
- *rezone land (typically open space) that has been deemed surplus to Council requirements (Panuku's component of the plan change);*
- *rezone land to correct open space zoning errors or anomalies (these include realigning zone boundaries with new cadastral boundaries and rezoning privately owned land that is incorrectly zoned as open space) [emphasis added]; and*

- *rezone land to facilitate Kāinga Ora land swaps/redevelopment, to improve the quality of these open spaces and to better reflect the use of land (i.e golf course, cemetery) [emphasis added].*

It is considered that privately owned 81 Franklin Road, Pukekohe has been incorrectly zoned Open Space- Informal Recreation and there is an opportunity within Plan Change 60 to rezone the land to better reflect the use of land and improve the functionality of the Auckland Unitary Plan.

Our submission is:

81 Franklin Road, Pukekohe should be rezoned to correct the open space zoning anomalies and to better reflect the use of land.

Only recently PRFC have realised the constraint of the current Open Space – Informal Recreation zoning and how it does not reflect the use of the land. The zone is described as applying to open spaces that range in size from small local parks to large regional parks. Not to land privately owned and to which a funeral director activity operates. Activities permitted in the zone are restricted to:

- A single workers' accommodation,
- Education and research facilities directly related to the open space,
- Information facilities accessory to a permitted activity,
- Public amenities,
- Gardens, including botanic and community gardens,
- Coastal navigational aids,
- Retail accessory to a permitted activity,
- Conservation planting,
- Farming or grazing as part of a management programme for the open space.

Consequently, any potential development on the site aligned with the current commercial use requires a Non-Complying resource consent. Meeting the s104D threshold tests for Non-Complying, is considered challenging given the underlying zoning provisions.

We submit that 81 Franklin Road, Pukekohe be rezoned under Plan Change 60 and an alternative zoning regime be imposed to reflect the private ownership of the site and that it is not intended to be used now or in the future for Open Space Informal Recreation.

The need for and costs of resource consents (in both money and time delays) “further down the line” will be reduced by having an appropriate zoning of land for intended purpose.

The zoning anomaly impacts on the efficiency and effectiveness of the Auckland Unitary Plan. This zoning anomaly does not give effect to the relevant objectives and policies. This in turn impacts on the functionality of the Auckland Unitary Plan and the ability to achieve the sustainable management purpose of the RMA.

We wish to be heard in support of our submission and we look forward to ongoing engagement during the process of Plan Change 60.

Regards,

John Hume
President of Pukekohe Rugby Football Club Inc
1 March 2021

Telephone: 021704347
Postal address: PO Box 200 Pukekohe 2340
Email address: president@pukekoherugby.co.nz



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA45C/638**
Land Registration District **North Auckland**
Date Issued 15 February 1979

Prior References

NA584/121

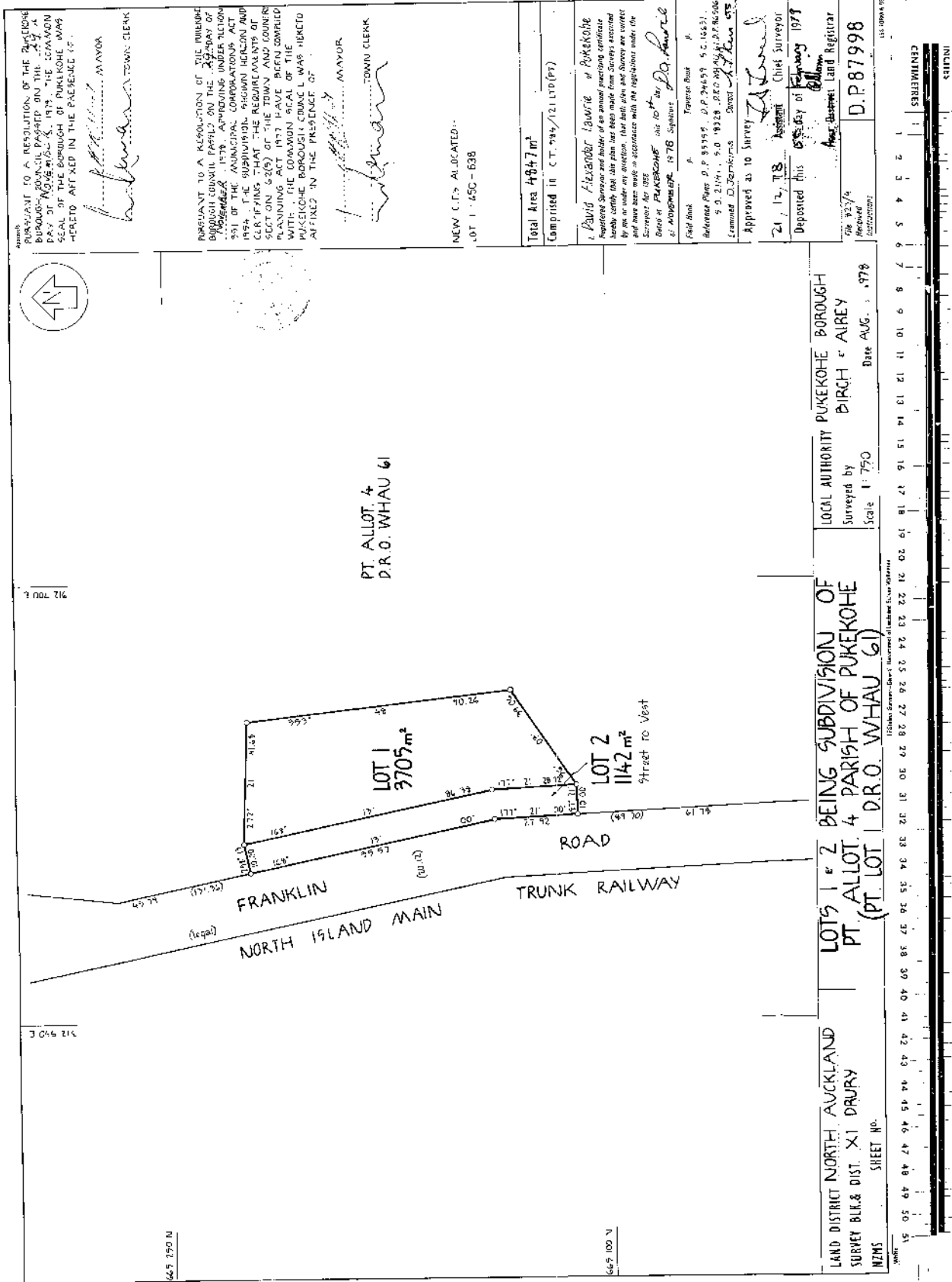
Estate Fee Simple
Area 3705 square metres more or less
Legal Description Lot 1 Deposited Plan 87998

Registered Owners

The Pukekohe Rugby Football Club Incorporated

Interests

11525527.3 Mortgage to Bank of New Zealand - 29.8.2019 at 12:48 pm



IN ACCORDANCE WITH A RESOLUTION OF THE PUKEKOHE BOROUGH COUNCIL PASSED ON THE 24th DAY OF MARCH 1978. THE COMMON SEAL OF THE BOROUGH OF PUKEKOHE WAS HERETO AFFIXED IN THE PRESENCE OF:

[Signature] MAYOR
[Signature] TOWN CLERK

PURSUANT TO A RESOLUTION OF THE PUKEKOHE BOROUGH COUNCIL PASSED ON THE 24th DAY OF MARCH 1978. THE COMMON SEAL OF THE BOROUGH OF PUKEKOHE WAS HERETO AFFIXED IN THE PRESENCE OF:

[Signature] MAYOR
[Signature] TOWN CLERK

NEW E.T.S. ALLOCATED
 LOT 1 - 650 - 638

Total Area 4847 m²
 Comprised in C.T. 734/12110 (PT)

[Signature] David Alexander Lawrence of Pukekohe
 Registered Surveyor and holder of an annual practicing certificate
 hereby certifies that this plan has been made from surveys conducted by me or under my direction. That all lots and shares are correct and have been made in accordance with the regulations under the Surveyors Act 1958.

Done at Pukekohe this 10th day of February 1978
 of Addressed 1978
 Field Book
 Reference Plans D.P. 88748, D.P. 24459, S.C. 15531, S.C. 21041, S.O. 18128, D.C.O. 30082, D.P. 84506
 Commander O. D. Williams
 District Registrar

Approved as to Survey - *[Signature]*
 21. 12. 78
 Deposited this 25th day of February 1978
 Chief Surveyor

Approved as to Survey - *[Signature]*
 21. 12. 78
 Deposited this 25th day of February 1978
 Assistant
 District Registrar
 D.P. 87998
 Received
 15/10/1978

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51
CENTIMETERS																																																		

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dennis Family Trust

Organisation name:

Agent's full name: Daniel Shaw

Email address: daniel@sfhconsultants.co.nz

Contact phone number: 092169857

Postal address:

PO Box 86
Auckland
Auckland 0946

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Application of the Large Lot Zone at 2157 East Coast Road, Stillwater
refer to submission attached

Property address: 2157 East Coast Road, Stillwater

Map or maps: refer to submission attached

Other provisions:

refer to submission attached

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

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

The reason for my or our views are:

Refer to submission attached

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

89.1

Details of amendments: refer to submission attached

Submission date: 1 March 2021

Supporting documents
PC60 Submission - Dennis Family Trust - 1 March 2021.pdf

Attend a hearing

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

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

Declaration

Could you gain an advantage in trade competition through this submission? Yes

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

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

Yes

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Lorene Dennis

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

Dennis Family Trust

Address for service of Submitter

2157 East Coast Road, Stillwater, Auckland

Telephone: Fax/Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

Plan Change/Variation Name

The specific provisions that my submission relates to are:

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

Plan provision(s)

Or
Property Address

Or
Map

Or
Other (specify)

Submission

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

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: The large lot zone is an inefficient zoning for this site and Auckland Council have not considered a reasonable range of alternative residential zones

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

We consider the Mixed Housing Urban Zone to be a more appropriate zoning to be applied at this site given its locational context relative to the RUB, other zones, services, arterial roads, public transport as well as employment opportunities, community facilities.

Refer to the submisison attached for reasons.

- 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

L. Dennis

24/2/2021

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

Date

Notes to person making submission:

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

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

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

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

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

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

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.



Telephone (09) 216 9857
Email daniel@sfhconsultants.co.nz
PO Box 86, Orewa, Auckland 0946

26 February 2021

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

Dear Sir / Madam

Ref : Plan Change 60 relative to 2157 East Coast Road, Stillwater.

Introduction

The submitter, Dennis Family Trust, is the owner of the site at 2157 East Coast Road. The site was originally part of the Cemetery, however, was subdivided and sold separately a number of years ago. The submitters contacted Auckland Council in mid-2020 to discuss the zoning error and this resulted in the site being identified within Plan Change 60 ("PC60") for rezoning from Special Purpose – Cemetery Zone ("CZ") to an appropriate residential zone.

PC60 has identified the Residential – Large Lot zone ("LLZ") as the zoning to apply, however, in reading the Plan Change documents it appears that Auckland Council had not considered the costs or benefits of any other residential zone. Moreover, Auckland Council did not discuss with the submitters which zone was being selected nor was any feedback sought prior to PC60 being notified for submissions.

The submitters have engaged SFH Consultants to prepare this submission on their behalf, requesting that the Residential – Mixed Housing Urban Zone ("MHU") be applied. As outlined within this submission we consider the MHU zone is the most appropriate zoning, being an efficient use of the site. Consultation with the Auckland Memorial Park has occurred which resulted in a letter of support for the rezoning to MHU.

The submitters would like to meet with Auckland Council Planners to discuss the MHU zone, and also seek to be heard at the hearing in support of their submission.

The Submitter and Property Details

- Site Address: 2157 East Coast Road, Stillwater
- Legal Description: Lot 1 DP 437303
- Site Area: 2367m²
- Submitter's Name: Dennis Family Trust
- Statutory Plan: Auckland Unitary Plan
- Zoning: Special Purpose – Cemetery Zone
- Other limitations/designations: Access via Arterial Road
- Control: MCI - Rural

Site Description



Figure 1: Aerial Photograph of the Site

The subject site is an irregular shaped property with frontage to East Coast Road and is surrounding by the Auckland Memorial Park (a Cemetery). While the site is identified as Stillwater, the actual location more aligns with Silverdale. The site is some 2367m² in area and legally described as Lot 1 DP 437303. A copy of the record of title and relevant interests registered on the title is enclosed within **attachment A**. The site is owned by Dennis Family Trust.

Easement Instrument 9457397.12 - The site has an easement area A, which provides for the power connection to the Auckland Memorial Park. Easement Instrument C499364.1 – This is a certificate declaring East Coast Road a limited Access Road.

The property contains a single building of residential appearance, which is two-stores. The building accommodates a health centre which provides a range of services to people and the community. <http://theconnection.co.nz/>

The site includes mature vegetation, areas of grass, but also the parking and manoeuvring areas to cater for staff and customer parking who visit the site. A free-standing sign displaying the name of the centre, phone number is found along the frontage. A second directory board with the services offered is found at the vehicle exit fronting East Coast Road.



Figure 2: Free Standing Sign

The vehicle entrance to the complex is made through the Auckland Memorial Park access. This is done through informal arrangement with the owners of the Cemetery. The main central area of the site is reasonably flat in topography, with the southern and eastern areas of the site being vegetated and sloping. The site is connected to the public wastewater network, however, is not connected to public stormwater or water. Water and stormwater services are provided within the surrounding area, including within the road reserve and to the north and west of the site.

The site gains access from East Coast Road, which is a limited access road and arterial road. This provides a wide carriageway, with one lane in each direction. A painted central median is provided which enables right hand turns into the cemetery site. The posted speed limit changes at the site, with 60km/hr northwards, and 80km/hr southwards. The transition in speed is likely to push further southwards as the residential development intensifies southwards. The eastern side of East Coast Road has a grassed berm, curb and channel and is drained with stormwater catch pits. The western side of East Coast Road has a wide grassed berm, pedestrian footpath, above ground powerlines, and numerous street trees. The edge of East Coast Heights Development is fenced with black pool fencing to define the boundary. A new intersection with Silverwater Drive, is likely to be installed opposite the subject site.

Immediately Surrounding Properties

Due to the outdated Auckland Council GIS viewer images, the aerial photographs do not show the current context of the surrounding development.

Auckland Memorial Park – 2163 East Coast Road, Silverdale

The subject site is surrounded to the north, east and south by the Auckland Memorial Park, which is a large 13.8ha cemetery. This site is zoned Special Purpose – Cemetery Zone. A large, formalised vehicle access to East Coast Road. The site contains large open spaces, internal roading, areas of planting and gardens, a large water pond. The Cemetery is set at a lower level than the subject site and is set in a natural amphitheatre looking northeast.



Figure 3: Vehicle Access to Auckland Memorial Park



Figure 4: Auckland Memorial park

East Coast Heights Mixed Housing Urban Development

The subject site is located on the adjacent side of East Coast Road to the comprehensive residential development known as East Coast Heights. This contains 4 stages of intensive residential development. The image below shows the staging plan;



Figure 5: East Coast Heights Staging Plan

Stage 1 and 2 are well underway with development including the completion of services, roading and other infrastructure has occurred, and the construction of residential dwellings is going on most lots. Stage 1 is sold out.



Figure 6: View Northwards Towards East Coast Heights Development

Vantage Point - 2181 East Coast Road

To the north of the subject site, and across the vehicle access to Auckland Memorial Park, is Vantage Point. Vantage Point is a mixed business development by Urban Village Property and consists of a combination of trade sales units and commercial units including commercial services, office, retail, gym, and cafe. Below is the site plan, again, the Auckland Council GIS viewer does not show this development;

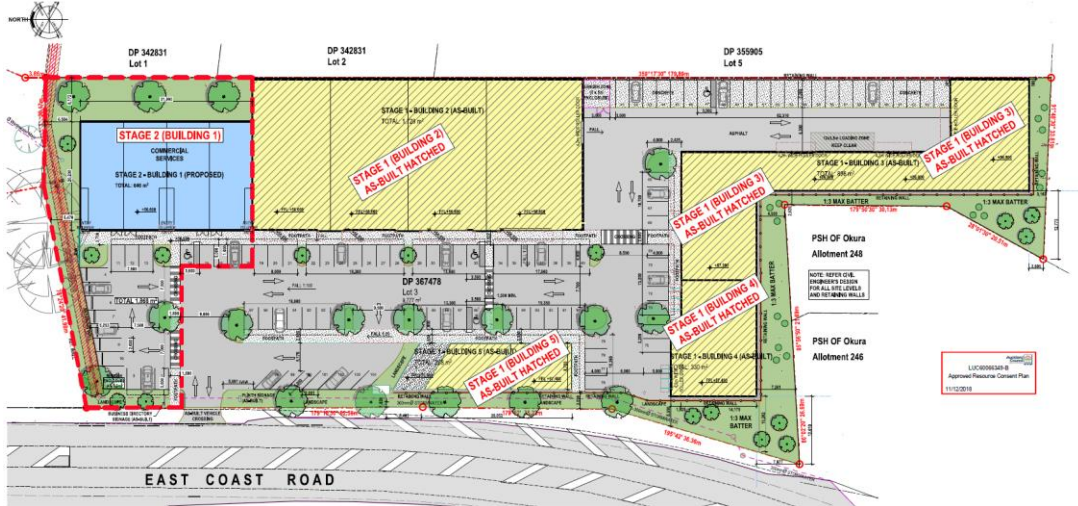


Figure 7: Vantage Point Site Plan

The site has been developed and tenanted, with the stage 2 offices currently being advertised for lease.

Wider Context

Again, due to the outdated Auckland Council GIS viewer images, the aerial photographs do not show the current context of the wider surrounding area.

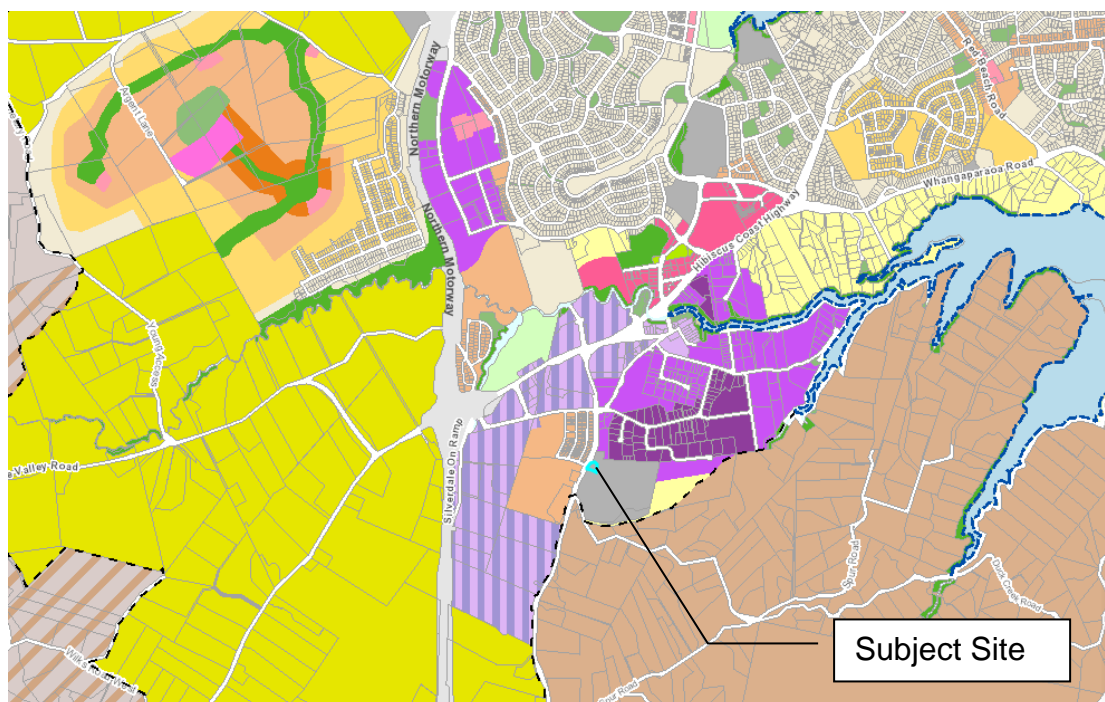


Figure 8: Wider View of AUP Zoning Map

The above image shows the zoning context of the wider surrounding area. To the south is the countryside living zoned area. The Silverdale industrial area is north-east and includes heavy and light industrial zoned sites, although the majority of businesses in that area are light industrial activities.

To the west, there are areas of MHU and Business - General Business Zoned (“GBZ”) sites, these are at various stages of development, and include the Silverdale Park and Ride bus stop, and the Botanic Retirement village, which is under construction at present. This is a 500-unit retirement village, with associated onsite shops and amenities directly south of the park and ride.

To the north is Hibiscus Coast Highway, and Bunnings, Pak n Save and other business activities are located on the northern side. Silverdale War Memorial Park is a large open space area for active recreation and is also located to the north of Hibiscus Coast Highway.

To the west is State Highway 1 and beyond is Silverdale West, which is Zoned Future Urban, currently identified within the Silverdale West Structure Plan. The rezoning had been identified to begin in 2020, however, this has not eventuated as of yet. It is likely that this will become light industry or other business zoned land.

PC 60 Overview

Proposed Plan Change 60 seeks to rezone land to either:

- Recognise land recently vested or acquired as open space;
- Correct zoning errors and anomalies;
- Facilitate Panuku's land rationalisation process; or
- Facilitate Kainga Ora's redevelopment.

The structure of the Plan Change appears to be completed in three parts, with Auckland Council, Panuku and Kainga Ora preparing their separate S32 Assessments relative to their sites.

In relation to this site, Auckland Council considered the following options;

- Status quo – retaining the Cemetery Zone,
- Changing the zone to Large Lot Zone.

No other zoning options were considered by Auckland Council.

As S32 requires the assessment of a range of reasonably practical options, we consider it is appropriate to also consider the MHU as this is a reasonable option given the widespread use of the MHU zone in the surrounding area.

We agree that the status quo option of retaining the CZ at this location is not appropriate and we agree with the Auckland Council assessment.

In terms of the Panuku and Kainga Ora re-zonings, the rationale in some cases has been to up zone these sites in order to add value to the sites and maximise the efficient use of that land. In this regard, we consider it appropriate to also consider a more intensive zoning for the submitter's site.

Policy Framework

National Policy Documents

I agree with Auckland Council's assessment for PC 60 at section 6, which discusses national and regional planning context, however, I note that Auckland Council has not addressed National Policy Statement : Urban Development 2020 ("NPS:UD") in commenting on the national policy statements within Section 6.1.

In regards to the submitter's property, PC60 helps to give effect to the NPS:UD as it seeks to enable the development of land (previously zoned cemetery) through rezoning. The rezoning to facilitate development of this site in accord with the MHU zone provisions will help give effect to the NPS:UD as it will provide increased potential for residential development of land that is serviced, within the RUB, close to transport routes, employment and community facilities. Moreover, the rezoning will occur in an area where there is high demand for residential development.

Regional Policy Statement

The Plan Change documents prepared by Auckland Council have focused their attention on the Open Space rezoning at section 6.4 We agree with this assessment, however, it is noted that Auckland Council have not addressed the following sections of the Regional Policy Statement ("RPS") relevant to re-zoning of this site as residential;

1. Section B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form of the AUP, particularly B2.4 Residential Growth.
2. Section B3 Ngā pūnaha hanganga, kawekawe me ngā pūngao - Infrastructure, transport and energy

In my opinion, the application of the MHU zoning at this site is consistent with sections B2 and B3 of the RPS for the following reasons;

1. It will assist in achieving the quality compact built environment due to the MHU zone controls and the locational context.
2. A range of housing options are conceivable within the MHU zone which adds to diversity and choice for future residents.
3. The site is reasonably close (800m) to a major public transport hub, arterial roads, and employment, community and recreation activities.
4. There are no scheduled natural or physical resources or significant natural hazards applicable at the site which would preclude the re-zoning to MHU.
5. Any future development can address transport, servicing, and topographical constraints through the existing Auckland-Wide provisions of the AUP, such that these are not barriers to the re-zoning to MHU.

Conclusion

In addition to the assessment provided by Auckland Council, the rezoning of this site to MHU is consistent with the intent of the NPS:UD and the RPS sections, particularly B2 Urban Growth and Form as well as the B3 Infrastructure and Transport.

Assessment of Effects

Positive Effects

The re-zoning to MHU zone will have positive effects on the environment. These include, but are not limited to;

Increased residential diversity within this neighbourhood of Silverdale. This includes increased options in terms of dwelling size, density, and typology. Conversely the LLZ would freeze the development potential of the site to what is existing.

Increased number of residential dwellings will be likely given the development potential of the MHU zone. This will benefit future residents who own or occupy those dwellings, enabling them to provide for their social and economic wellbeing.

Improving the street frontage of the site with better street presence, framing and passive surveillance of public areas, particularly pedestrian pathways.

Social and economic benefit to the submitters through the uplift in property value due to the more intensive zoning applied.

Increased employment in the construction and development sectors, should a residential development of the site be undertaken.

Other more general benefits of a more intensified development in this area include;

- allow public transport infrastructure to be used more efficiently, and promoting its use as a real alternative to the use of private motor vehicles,
- increase the viability of local shops and facilities,
- increase the passive surveillance for the wider area.

Character and Amenity

The rezoning of the site from CZ to MHU (as opposed to LLZ) will generate the potential for multi-unit residential development to occur. This will alter the character and amenity of the site and surrounding area.

Compared to the LLZ, the MHU zone enables the following development as a permitted activity;

Buildings are enabled at 11m compared to 8m. While there is an increase, having regard to the housing typologies in the surrounding MHU zone, these are generally a maximum of two-storey.

The MHU zone controls HIRB in three ways, the standard HIRB control is 3m + 45°, while an alternative HIRB control is enabled within the first 20m of a site, which enables greater bulk fronting the street. The third is to adopt a lower HIRB control where sites adjoining lower intensity residential zones – however, this is not applicable at the subject site.

The yards for the MHU zone are smaller, with the front yard being 2.5m compared to 10m and side and rear yards being 1m compared to 6m. The riparian and coastal yards are not applicable.

The impervious area of development is controlled, being 60% gross site area for the MHU compared to 20% for the LLZ. The building coverage is limited relative to net site area being 45% in the MHU, compared to 20% or 400m² for the LLZ. The difference here is that the LLZ needs to have onsite servicing particularly wastewater, while the MHU connects to public networks. I note here that the subject site is already connected to the public wastewater network.

Additional standards within the MHU in order to manage onsite and inter-site amenity of higher intensity/density development, that are not within the LLZ include;

- Minimum landscaped area being 35% net site area and 50% of the front yard,
- Outlook space from various rooms,
- Daylight controls between buildings on the same site,
- Outdoor living space for each dwelling,
- Fencing controls,
- Minimum dwelling size.

The MHU provisions will result in the potential for development that has a visual impact compared to the existing CZ. As a permitted activity, this will provide for three dwellings, which given the 2367m² site is not an intense or dense development. Four or more dwellings will need resource consent and will trigger the need for a robust assessment of site layout and building design to ensure appropriate quality is achieved. The visual appearance of the site will likely mirror that of the MHU on the adjacent side of East Coast Road which will fit well within the context of the surrounding area.

The development of the site in line with MHU provisions will likely create elevated rooms, decks and windows, with the potential for overlooking of adjacent properties. In this regard the outlook provision of the MHU manages visual privacy between sites, with any infringement enabling robust assessment by Council. The separation distance between the subject site and adjoining residential zoned properties is such that visual privacy effects are minimised. The nature of the Memorial Park site is such that overlooking is unlikely to be a considerable issue. Moreover, given the difference in topography, views are likely to be out over the site into the distance rather than directly down into the cemetery.

The potential for shading effects is a relevant consideration when developing a site. The yard and HIRB provisions of the zone manage this effect. Having regard to the nature and use of the Memorial Park surrounding the subject site, any shading is unlikely to be an issue. Moreover, the separation of the site from the MHU on the adjacent side of East Coast Road is such that shading is unlikely to reach residential dwellings or compromise their ability to maintain a reasonable level of sunlight access.

The vegetation at the site is not protected or scheduled in the AUP and therefore, could be removed as of right. In the event residential development occurs in line with the MHU zone provisions, a comprehensive landscape plan is often required to enhance the streetscape and onsite amenity. In my view, this would bring the landscape features in line with those being implemented on the adjacent side of East Coast Road.

The MHU zone will enable development that will alter the contribution the site makes to streetscape character. Given the landscaping requirement and fencing standards plus the expectation of high-quality design within the zone, the potential change in streetscape character and amenity will be positive and more aligned with the adjacent side of East Coast Road.

In terms of the impact on adjacent properties, the Auckland Memorial Park has provided a written letter of support for the rezoning, this indicates they are supportive of the rezoning. I note here that any future development that triggers the need for resource consent would need to consider the actual and potential effects on Auckland Memorial Park and the tests for notification would be specifically addressed at that time.

In terms of the MHU zoned properties on the adjacent side of East Coast Road, these are separated by a wide road reserve of some 35m in width. This distance coupled with the restricted discretionary matters and assessment criteria is sufficient to appropriately manage adverse effects from any future development of the subject site including for example the effects of shading, dominance or privacy.

Transport

The development of the site will trigger the need for resource consent for access to East Coast Road, which is an arterial route controlled by the existing Auckland wide provisions of E27. Moreover, as a limited access road, Auckland Transport will need to provide input into the design and location assessment of access and egress to the road. This process along with compliance with other E27 standard for parking, access and manoeuvring will ensure that any future development will provide for the transport needs of the development while maintaining safety and efficiency of the transport network.

Given the wide range of development options available, the specific design and assessment of these factors is appropriately left to the resource consent process for a specific development.

Servicing

The MHU Zone will require connections to the range of public services, including water, stormwater and power/telecommunications. These are reasonably available within the surrounding area with connections being feasible with some extensions and possible co-operation with adjacent property owners. The site is already connected to the public wastewater network.

Water connection can be made from the public line within East Coast Road. a 110 diameter line feeds Auckland Memorial Park from the 310mm line in East Coast Road. Stormwater is found outside the site within East Coast Road. Power and telecommunications are also located within the Road.

Specific connections and designs can be prepared by the civil engineer at the time a development proposal is sought while liaising with the network owners.

Natural Resources

The rezoning will generate the potential for increased development of the site, this may have adverse effects on the environment from site works and vegetation removal. The existing controls within the AUP will manage the potential effects on natural resources, with the difference in permitted area and volume of site works being the same in either the LL or MHU zone.

As noted above, there are no trees that are scheduled for protection on the site, and this means there are no changes in the potential for vegetation to be removed as of right. Landscaping is a key element when implementing a MHU development, this will provide opportunities for a comprehensive landscape package to be prepared and implemented which would benefit the neighbours and streetscape. Retention of areas of existing vegetation is also an option particularly around the sloping areas of the site.

As the site is zone CZ, the site works enabled as a permitted activity currently at the site is 2500m² and/or 2500m³. The rezoning would reduce the permitted volume and area to 500m² and/or 250m³, which will trigger the need for resource consent. The existing controls applying to land disturbance within E11 and E 12 of the AUP will ensure the potential for adverse effects are managed.

The potential effects on natural resources due to rezoning the site MHU will be less than minor and appropriately dealt with using existing AUP controls, which are not being altered.

Geotechnical

As the site has a sloping topography in the eastern and southern areas, geotechnical investigation is likely to be required to support a redevelopment of the site. This would be required for development enabled by the LL or MHU zones and is appropriately dealt with at the time any development is proposed.

The actual and potential geotechnical effects of rezoning the site to MHU will be minimal as geotechnical investigation and advice would be prepared to support development of the site, making the required recommendations as to foundations and stability ensure the potential effects of ground and building stability are addressed.

Effects Conclusion

In summary, the actual and potential effects of the proposed rezoning on the environment arising from the rules contained in the MHU zone and Auckland-wide provisions are appropriate for the following reasons:

- The MHU zone is likely to support an improvement in the amenity and safety of the neighbourhood compared with the existing situation.
- The MHU zone appropriately maintains the amenity of adjoining sites.
- A development within the subject site under the MHU zone and Auckland-wide transport and subdivision provisions would integrate well with the existing and future surrounding road network.
- The range of convenience, employment, open space, and community services in the surrounding area that are existing and planned will provide for the day to day needs of residents and are accessible by a range of transport modes (private vehicle, walking and cycling).
- The adverse effects of a future development on the safety and efficiency of the existing transport network would be minor given the Auckland wide transport and subdivision provisions appropriately manage the design and layout of access to, from and within the subject site.
- The site is able to be serviced with the range of infrastructure services in the area with minor extensions/improvements to the public networks.
- The adverse effects associated with land disturbance when developing the site, are appropriately managed through the existing Auckland wide provisions of the AUP and can be designed at the time when a development proposal is lodged.

Consultation

Auckland Council

The submitter originally raised this zoning issue with Auckland Council in August 2020. The Council responding acknowledging the error, noting the rezoning would be bundled into a Council led plan change. The Planner also noted that a Private Plan Change could be sought.

The Submitter followed up this call many times to ensure the site would be included in the Open Space Plan Change.

In November 2020, the submitter contacted Auckland Council (via email) again to enquire the progress and was advised that the site was to be included in the open space plan change, which was to be approved by Governing Body on December 3rd 2020.

In January 2020, the submitter again contacted Auckland Council for an update. Council noted PC60 would be notified at the end of January and advised the submitter to check the zoning to ensure she was happy with it.

Auckland Council did not engage with the submitter to ask what zoning was preferred or to discuss the costs or benefits of the available zoning. There has been no consultation or contact from Auckland Council since notification of the Plan Change.

Following Auckland Council's Review of the Submission, we would appreciate a meeting to discuss the options and try to resolve any issues.

Auckland Memorial Park

Prior to lodging the submission, the submitter undertook to consult with the Auckland Memorial Park as immediate and adjoining neighbours. The discussions were positive and no issues with the proposed application of the MHU zone were identified.

The consultation resulted in a letter of support from Auckland Memorial Park Mr Nigel Powell a copy of this letter of support is enclosed within ***attachment C*** of this submission.

Conclusion

The submitters agree with Auckland Council that the CM zone is not an appropriate zone for their site. However, the submitters consider the LLZ is not an appropriate zone for their property, this is due to its location relative to the RUB, other zones, services infrastructure, arterial roads, public transport and community and employment options in the surrounding area.

Auckland Council have limited their assessment to the Status Quo and the LLZ. They have not considered the application of alternative residential zones at this location as part of PC 60. The applicants consider the MHU is a reasonable residential zone to apply to their site. We confirm the MHU zone is the most appropriate. The reasons are summarised as follows;

- The property is located within the RUB which is a finite resource,
- The property has reasonable access to the full range of services infrastructure,
- The MHU interfaces appropriately within the adjacent zoning context, which is largely MHU zoned properties,
- The site is within a walkable catchment (800m) to the major public transport hub at Silverdale Park and Ride,
- There is a housing shortage within Auckland and there is a high demand for housing in this area.
- The application of the lowest intensity residential zone at this location is an inefficient use of the site.
- The MHU will result in more net benefits to the community compared to applying the LL zoning.

As such, the submitters seek the following relief:

1. The proposed Large Lot Zone be rejected, and the Mixed Housing Urban Zone applied instead,
2. A meeting with Auckland Council Planners is arranged to discuss.

Please direct all correspondence to daniel@sfhconsultants.co.nz including hearing date and time, and the date and times available for a meeting with Auckland Council Planners.

I look forward to your support in this matter.

Yours faithfully

SFH Consultants Limited



Daniel L. Shaw

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Certificate of Title with diagram: 563998

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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




 R.W. Muir
 Registrar-General
 of Land

Identifier **563998**
Land Registration District **North Auckland**
Date Issued 02 August 2013

Prior References

374322 NA942/153

Estate Fee Simple
Area 2367 square metres more or less
Legal Description Lot 1 Deposited Plan 437303
Registered Owners
 Lorene Dennis, Gary Martin Dennis and Trustee Advisors Limited

Interests

Appurtenant to part herein formerly Lot 1 DP 393519 is a right of way specified in Easement Certificate B152361.4 - 25.2.1983 at 2:02 pm

C499364.1 Certificate declaring the adjoining road to be a limited access road - 20.7.1993 at 10:22 am

Subject to a power easement over part marked A on DP 437303 created by Easement Instrument 9457397.12 - 2.8.2013 at 4:09 pm

The easements created by Easement Instrument 9457397.12 are subject to Section 243 (a) Resource Management Act 1991
 9497129.3 Mortgage to ANZ Bank New Zealand Limited - 2.9.2013 at 10:09 am



1030-129608-01

Land District: North Auckland
Digitally Generated Plan
Generated on: 16/08/2013 11:53pm Page 3 of 4

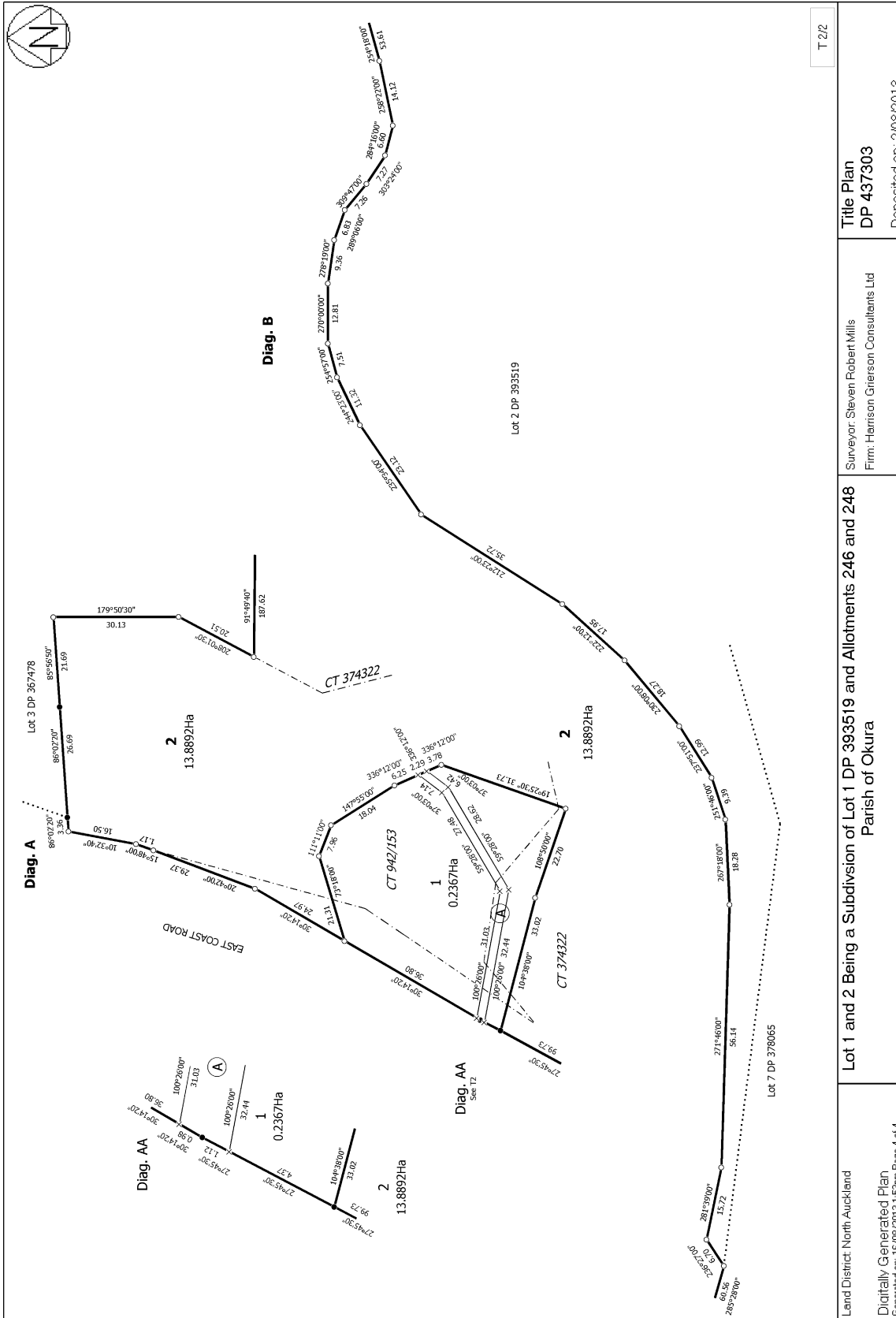
Lot 1 and 2 Being a Subdivision of Lot 1 DP 393519 and Allotments 246 and 248
Parish of Okura

Surveyor: Steven Robert Mills
Firm: Harrison Gierison Consultants Ltd

Title Plan
DP 437303

Deposited on: 2/08/2013

T 1/2



Terranet document ordering service

Document, Interest, Instrument: 9457397.12

Billing Code: 2157 ECR 2

CoreLogic Reference: 2928731/1

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View Instrument Details



Instrument No 9457397.12
Status Registered
Date & Time Lodged 02 August 2013 16:09
Lodged By Griffin, Jourdan Arien George
Instrument Type Easement Instrument



Affected Computer Registers	Land District
563998	North Auckland
563999	North Auckland

Annexure Schedule: Contains 3 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Debra Wyn Dorrington as Grantor Representative on 28/06/2013 03:20 PM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Debra Wyn Dorrington as Grantee Representative on 28/06/2013 03:21 PM

*** End of Report ***

Form B

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

Auckland Memorial Park Limited

Grantee

The Hibiscus Trust

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or **creates** the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference) DP437303	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Power	A	Lot 1 - 563998	Lot 2 - 563999

Form B - continued

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby **varied** by the provisions set out in Annexure Schedule

Covenant provisions

Delete phrases in [] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

[Memorandum number N.A. , registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule]

Form L

Annexure Schedule

Page 3 of 3 Pages

Insert instrument type

Easement Instrument

Continue in additional Annexure Schedule, if required

POWER

The same rights and powers as set out in paragraph 7 of the Fourth Schedule to the Land Transfer Regulations 2002 TOGETHER WITH, IN RESPECT OF ALL OF THE SAID EASEMENTS, the rights and powers as set out in paragraphs 10, 11, 12, 13 and 14 of the Fourth Schedule to the Land Transfer Regulations 2002

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View Instrument Details



Instrument No 9457397.11
Status Registered
Date & Time Lodged 02 August 2013 16:09
Lodged By Griffin, Jourdan Arien George
Instrument Type Order for New Certificate of Title



Affected Computer Registers	Land District
374322	North Auckland
563998	North Auckland
563999	North Auckland
NA942/153	North Auckland

Annexure Schedule: Contains 1 Page.

Signature

Signed by Debra Wyn Dorrington as Registered Proprietor Representative on 28/06/2013 04:01 PM

*** End of Report ***

ORDER FOR NEW COMPUTER FREEHOLD REGISTER/S

To the REGISTRAR-GENERAL of LAND

Please issue:

1. 1 new title in the name of Auckland Memorial Park Limited Lot 1
DP437303

2. 1 new title in the name of The Hibiscus Trust for Lot 2 DP437303

being all the land included in Certificates of Title NA942/153 and 374322
North Auckland Land Registration District.

Dated this 17th day of June 2013

**For Solicitor
for Owner
PER:**

A handwritten signature in black ink, appearing to be 'DG Barker', with a long horizontal flourish extending to the right.

DG Barker

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Document, Interest, Instrument: C499364.1

Billing Code: 2157 ECR 3

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DISTRICT COUNCIL

Correspondence to:
The General Manager
Rodney District Council
Private Bag 500, Orewa, New Zealand
Telephone 0-9-426 5169
Facsimile 0-9-426 7280
DX 3311
Head Office: Centreway Road, Orewa

C499 364.1
C499 364.1
CN
C346

Reference Number

If calling please ask for Mr W A Horne

Ref: RF/36/2

14 July 1993

The District Land Registrar
North Auckland Registry
Private Bag 92016
Auckland

Dear Madam

STATEMENT re LIMITED ACCESS ROAD DECLARATION

Attached is "Schedule for Limited Access Road Declaration" sheets 1 to 19 entitled East Coast Road from SH 1 Silverdale to Lonely Track Road, together with Plan No. 11833 and Council authenticated Resolution dated 27 May 1993 pursuant to Section 346c(c) of the Local Government Act 1974.

Please proceed to record this information against relevant titles.

Any queries should be directed to our Consultant, Mr J Fisher of WORKS Consultancy Services Ltd, PO Box 5848 Wellesley St Auckland.

Yours faithfully
RODNEY DISTRICT COUNCIL



W Horne
Senior Roading and Land Transport Engineer

**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 1 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at: 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref*		
Start Limited Access Road at Junction with State Highway 1				
1	Taranaki Gate	1	Pt Lot 1 DP9296 CT 21A/619	Albert PALLATT
-	Access via Tavern Road	Nil	Pt Lot 1 DP9296 CT 88C/701	RODNEY DISTRICT COUNCIL
TAVERN ROAD - Legal Road - Formed				
-	Access via Tavern Road. Loop road over Pt Lot 1 DP9296	Nil	Allot 297 Okura Parish CT 51D/1439	SUNNYHEIGHT NURSERIES LTD
1	Severance not legalised. Used for access to Allot 297	2	Pt Lot 1 DP9296 CT 2C/200	Leslie John BLANC
-	Severance not legalised	Nil	Pt Lot 1 DP9296 CT 2C/200	Leslie John BLANC
1	Residential Access	3	Lot 2 DP87832 CT 45C/220	SUNNYHEIGHT NURSERIES LTD
1	Allocated Access	4	Lot 1 DP100698 CT 55C/555	Donald Peter BOOCOCK
1	Farm access	5	Lot 2 DP100698 CT 55C/556	Donald Peter BOOCOCK
1	Taranaki gate (Not in use)	Nil	Allots 246 & 248 Okura Parish CT 942/153	Wilhelmus Cornelis & Jessie Elizabeth KRAAN
1	Farm access	6		
1	Residential access over Lot 1 DP98006 (Not legal)	7		
1	Taranaki gate	8	Lot 1 DP98066 CT 53B/1390	Donald Peter BOOCOCK
NEWMAN ROAD - Legal Road - Metalled				
1	Residential access	9	Pt Allot 45 Okura Parish CT 7B/160	Terence Michael & Jill Lilian McEVOY

* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 13 of 19 Sheets

EAST COAST ROAD : WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
-	Access at another point on property	Nil	Lot 2 DP139313 CT 82D/167	Claude Raymond Monire & Raewyn Glen MAIRE
1	Residential access Shared ROW	107	Lot 2 DP142499 CT 84C/132	Raymond William WRIGHT
1	ROW over Lot 2 DP142499	107	Lot 3 DP142499 CT 84C/133	Raymond William WRIGHT, John HOLDEN & Roger Damien MALLOY
1 1	Residential access Farm gate	108 109	Lot 4 DP111595 CT 62D/592	Alfred & Iris BELL
1 1	Residential access Farm gate	110 111	Pt Allot 29 Okura Parish CT 952/186 Ltd	David Lorraine & Christine Marie EALSON
WILKS ROAD - Legal Road - Sealed entry then metalled				
-	Access via Wilks Road	Nil	Lot 1 DP60481 CT 22C/1253	Kevin & Kathleen DAVIS
1	Vehicle access	112	Lot 2 DP152477 CT 91A/353	Norman Craig & Penelope Mary OLDFIELD
1	Residential access	113	Lot 1 DP152477 CT 91A/352	Norman Craig & Penelope Mary OLDFIELD
1 1	Residential access Farm gate	114 115	Lot 2 DP101062 CT 55C/1380	Graham Hamilton & Gay Dorothy McMULLEN
1	Residential access	116	Lot 3 DP 98503 CT 54A/856	Michael Anthony Alan & Janice Mary CHAPMAN
1	Allocated access	117	Lot 2 DP147264 CT 87D/154	Jet & Colleen Jill WINTERS
-	ROW to Legal Road outside LAR limits	Nil	Lot 1 DP91786 CT 48A/1083	Gregory Michael & Valmai KEENAN

* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 14 of 19 Sheets

EAST COAST ROAD : WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
-	Access via Legal Road outside LAR limits	Nil	Lot 1 DP113349 CT 63D/175	Christopher George BILES & Barbara Anita SWARBRICK
LEGAL ROAD - Not formed				
1	Residential access	118	Lot 3 DP64776 CT 21A/1152	Denis & Brenda HEATON
1	Farm gate	119	Lot 1 DP89624 CT 46D/386	Richard James Samuel & Betty Norma BELLAMY
1	Residential access	120		
1	Residential access	121	Lot 2 DP89624 CT 46D/387	Geoffrey Alan & Maureen Patricia WHITE
1	Farm gate	122		
1	Taranaki gate	123	Pt lot 2 DP50475 CT 2106/79	John Peter Cleveland & Jane Fraser Barrie GREENWAY
1	Residential access	124		
1	Residential access	125	Lot 1 DP 70015 CT 25D/570	Richard William & Elizabeth Ann-Marie DERHAM
1	Gate (Not in use)	126	Pt Lot 1 DP50475 GN A331037 Better Utilisation (Gaz 1968 P2128)	TRANSIT NEW ZEALAND
-	Access to Legal Road outside LAR limits	Nil	Allot 87 Okura Parish GN B760514.1 Motorway (Gaz 1987 p4909)	TRANSIT NEW ZEALAND
1	Taranaki gate	127	Lots 3 & 4 DP142792 GN C449703.3 HM Queen in connection with the Auckland- Waiwera Motorway	TRANSIT NEW ZEALAND
BAWDEN ROAD - Legal Road - Sealed				

* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 15 of 19 Sheets

EAST COAST ROAD - WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
1	Farm gate	128	Lot 1 DP146771 CT 87C/200	Anthony LIPANOVIC
1	Gate (Not in use)	129	Pt Lot 1 DP58649 CT 14B/513	Walter Hugh KETTELWELL & Alan John Manu WADAMS
1	Residential access	130	Pt Lot 1 DP90443 CT 47D/324	John Richard & Jacqueline Vera PERRY
1	Residential access	131	Lot 1 DP 127204 CT 74B/103	Michael Adrian & Jacinta Mary CARDIS
LEGAL ROAD - Not formed - not in use				
1	Residential access	132	Allot 315 Okura Parish CT 26A/1132	Graham James BEESON
-	No frontage to East Coast Rd Access through land in same ownership (Allot 315)	Nil	Pt Allot 62 Okura Parish CT 45/92	Graham James BEESON
1	Allocated access	133	Crown Land Reserved from Sale Sec 169 Land Act 1877	Dept of Conservation
OKURA RIVER				
1	Allocated access	134	Crown Land Reserved from Sale Sec 169 Land Act 1877	Dept of Conservation
-	Alternative access via Awanohi Road	Nil	Lot 1 DP64650 CT 26A/309	Leslie Donald MYERS

* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 16 of 19 Sheets

EAST COAST ROAD : WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
AWANOHI ROAD - Legal Road - Sealed				
-	Alternative access via Awanohi & Wright Roads	Nil	Pt Allot 43A Okura Parish CT 161/203	Lewis Thomas & Murial Mary Doreen JOHNS
WRIGHT ROAD - Legal Road - Entrance sealed then metalled				
-	Alternative access via Wright Road & another point within the property	Nil	Lot 5 DP111627 CT 62D/690	Ross Noel TUCKER
-	Should be disposed of to adjoining owner Lot 5 DP111627	Nil	Pt Allot 44 Okura Parish Crown Land GN 201067 (Gaz 1972 p447)	Department of Survey & Land Information
-	Alternative access via Wright Road & another point within the property	Nil	Lot 5 DP111627 CT 62D/690	Ross Noel TUCKER
-	Should be disposed of to adjoining owner Lot 5 DP111627	Nil	Crown Land No Registration	Department of Survey & Land Information
1	Taranaki gate	135	Lot 5 DP111627 CT 62D/690	Ross Noel TUCKER
1	Allocated access	136	Section 1 SO66096 CT 88C/12	Raymond William WRIGHT
1	Taranaki gate	137	Lot 6 DP111627 GN B757472.1 Motorway (Gaz 1987 p4166)	TRANSIT NEW ZEALAND
-	Access through land in same ownership (Lot 6 DP11627)	Nil	Pt Allot 64 Okura Parish GN C365356.1 Motorway Purposes (Gaz 1992 p972)	TRANSIT NEW ZEALAND

* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 17 of 19 Sheets

EAST COAST ROAD - WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
1	Farm gate	138	Lot 6 DP111627 GN B757472.1 Motorway (Gaz 1987 p4166)	TRANSIT NEW ZEALAND
1	Taranaki gate	139	Allot 348 Okura Parish CT 82C/461	Raymond William WRIGHT, John HOLDEN & Roger Damien MOLLOY
1	Residential access	140	Lot 1 DP120268 CT 69C/729	Kevin Michael & Sandra Gail TRACEY
1	Vehicle access	141	Lot 2 DP120268 CT 69C/730	Keith Edward HAWKES & Beverley Rauri WILLIAMS
1	Vehicular access over Lot 2 DP120268	142	Lot 8 DP64650 CT 26A/316	Keith Edward HAWKES & Beverley Rauri WILLIAMS
1	Residential access	143	Lot 1 DP59223 GN B642215.2 Motorway (Gaz 1987 p800)	TRANSIT NEW ZEALAND
1 1	Gate Residential access	144 145	Pt Allot SE 296 Pukeatua Parish CT 566/58 Ltd	David John & Florence Margaret WILSON
1	Residential access	146	Pt Allot SE 296 Pukeatua Parish CT 566/60 Ltd	Michael Gordon & Jillian Dianne SHINE
1	Residential access	147	Allot 483 Pukeatua Parish CT 24B/1487	Karl Peter & Wendy Jane SLOANE
-	Access through land in same ownership (Allot 483)	Nil	Pt Allot NW 208 Pukeatua Parish CT 566/59 Ltd	Karl Peter & Wendy Jane SLOANE

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**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 18 of 19 Sheets

EAST COAST ROAD : WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
1	Residential access	148	Lot 1 DP151746 CT 90B/830	Alison Kay WALTERS
1	Residential access	149	Lot 2 DP151746 CT 90B/831	Alison Kay WALTERS
-	Access to Legal Road outside LAR limits	Nil	Lot 3 DP151746 CT 90B/832	F C MACKIE LTD
-	ROW to Legal Road outside LAR limits	Nil	Lot 6 DP151746 CT 90B/835	Bruce David & Sandra Judith Melchior RODLEY
-	ROW to Legal Road outside LAR limits	Nil	Lot 9 DP151746 CT 90B/838	Johannes Maria & Janice VAN MIL
-	ROW to Legal Road outside LAR limits	Nil	Lot 8 DP151746 CT 90B/837	Keith Charles & Wilmere KNAPP
-	ROW to Legal Road outside LAR limits	Nil	Lot 7 DP151746 CT 90B/836	F C MACKIE LTD
-	ROW to Legal Road outside LAR limits	Nil	Lot 5 DP151746 CT 90B/834	Tracey Butler BLAKE
-	ROW to Legal Road outside LAR limits	Nil	Lot 2 DP154376 CT 92B/142	F C MACKIE LTD
-	ROW to Legal Road outside LAR limits	Nil	Lot 3 DP154376 CT 92B/143	Johannus Helenus & Romkje HOLVAST
1	Taranaki gate	150	Lot 1 DP154376	Vernon Neil & Susan
1	Residential access	151	CT 92B/141	Frances COURTNEY
1	Residential access Shared ROW	152	Allot 487 Pukeatua Parish CT 47A/1372	Trevor Raymond & Judith Cathreen TRONSON
1	Residential access ROW over Allot 487	152	Lot 3 DP56415 CT 9C/269	Lars Peter & Catherine Violet BUXTON

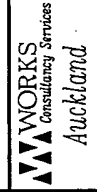
* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 19 of 19 Sheets

EAST COAST ROAD : WESTERN SIDE From : junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
1	Residential access	153	Lot 1 DP113635 CT 63D/854	Dennis Gordon & Beryl Linda Dawn WEIGHT
1	Residential access	154	Pt Allot M 209 Pukeatua Parish CT 1177/30 Ltd	Colleen Rosita Olivia & Graham Peter HODGSON
1	Residential access	155		
1	Vehicle access	156	Allot 478 Pukeatua Parish, Lot 1 DP56415 & Lot 2 DP113635 CT 63D/855	OKURA DEVELOPMENTS LTD
1	Allocated access	157	Section 2 SO65992 CT 86D/30	Graham Ross PRENTICE
1	Allocated access	158	Section 1 SO65992 CT 86D/29	Graham Ross PRENTICE
1	Allocated access	159	Allot 500 Pukeatua Parish CT 43B/798	NEW ZEALAND FIRE SERVICE COMMISSION
1	Vehicle access over Allot 500 (Not legal)	Nil	Pt Lot 1 DP58264 CT 14B/524	EAST COAST BAYS BIBLE BAPTIST CHURCH INC
1	Vehicle access	160		
1	Vehicle access	161		
1	Allocated access	162	Pt Lot 2 DP58264 CT 14B/525	George Arthur JACKSON
1	Residential access	163	Lot 1 DP36769 CT 947/178	Mark Steven & Michelle Douglas WILSON
1	Residential access	164		
-	Alternative access to Lonely Track Road	Nil	Lot 3 DP58264 CT 14B/526	PAXTON ENTERPRISES LTD
LONELY TRACK ROAD				
End Limited Access Road at Lonely Track Road (Rodney District Council Boundary)				

* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.



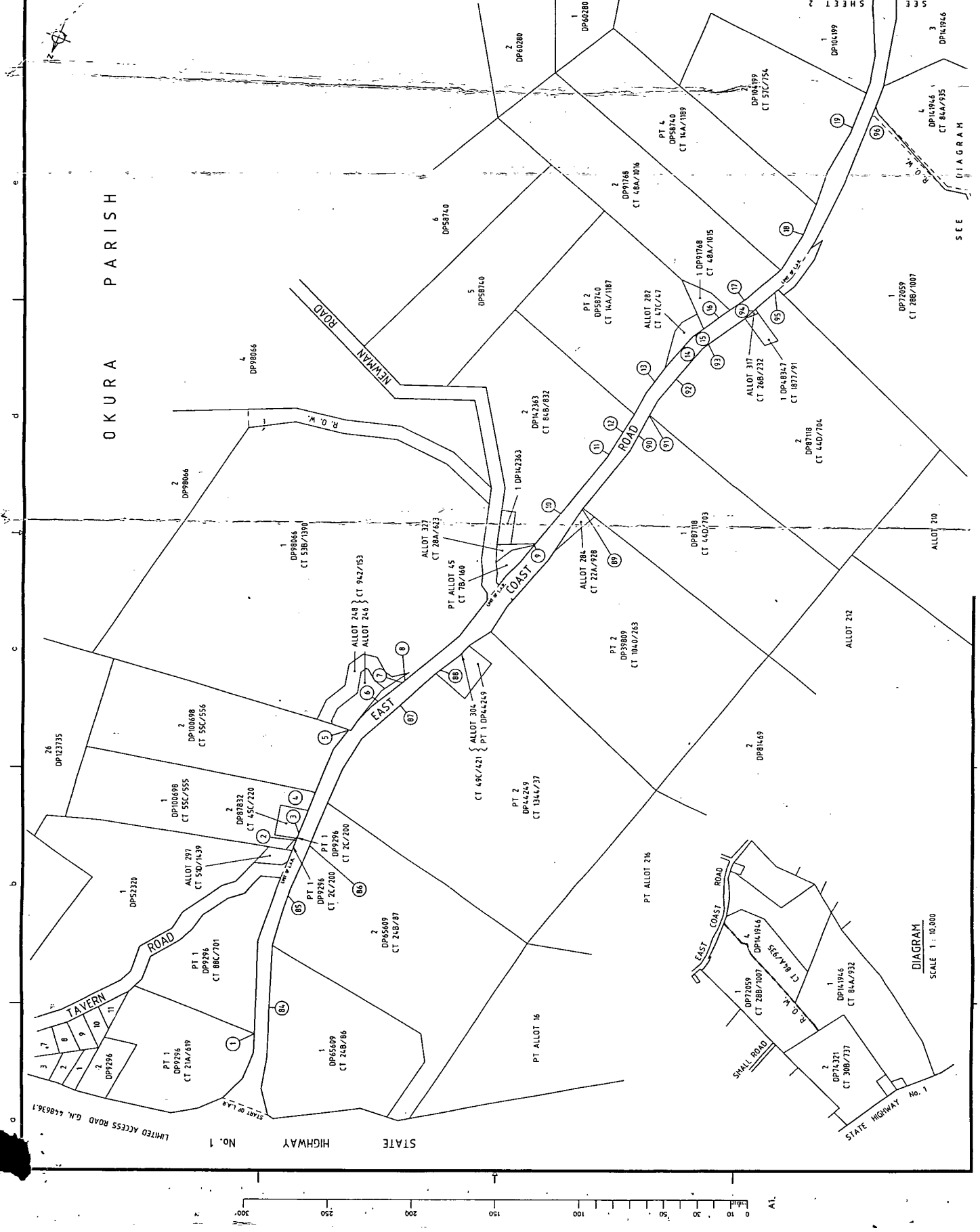
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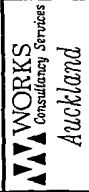
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MARKED	L. HIGGS	11/13
DRAWN	R. ELUS	1/17
TRACED	J. FRERE	1/17
CHECKED	J. FRERE	1/17
APPROVED	J. FRERE	1/17
DATE		

EAST COAST ROAD LIMITED ACCESS ROAD DECLARATION

SHEET TITLE: JUNCTION WITH S.H.1 TO LONELY TRACK ROAD (Rodney District Council Boundary)

SCALE:	1:2500
CONTRACT NO:	
DRAWING NO:	11833
SHEET NO.:	1
TOTAL SHEETS:	7





RESOLUTION DATED 27-5-93

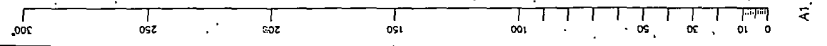
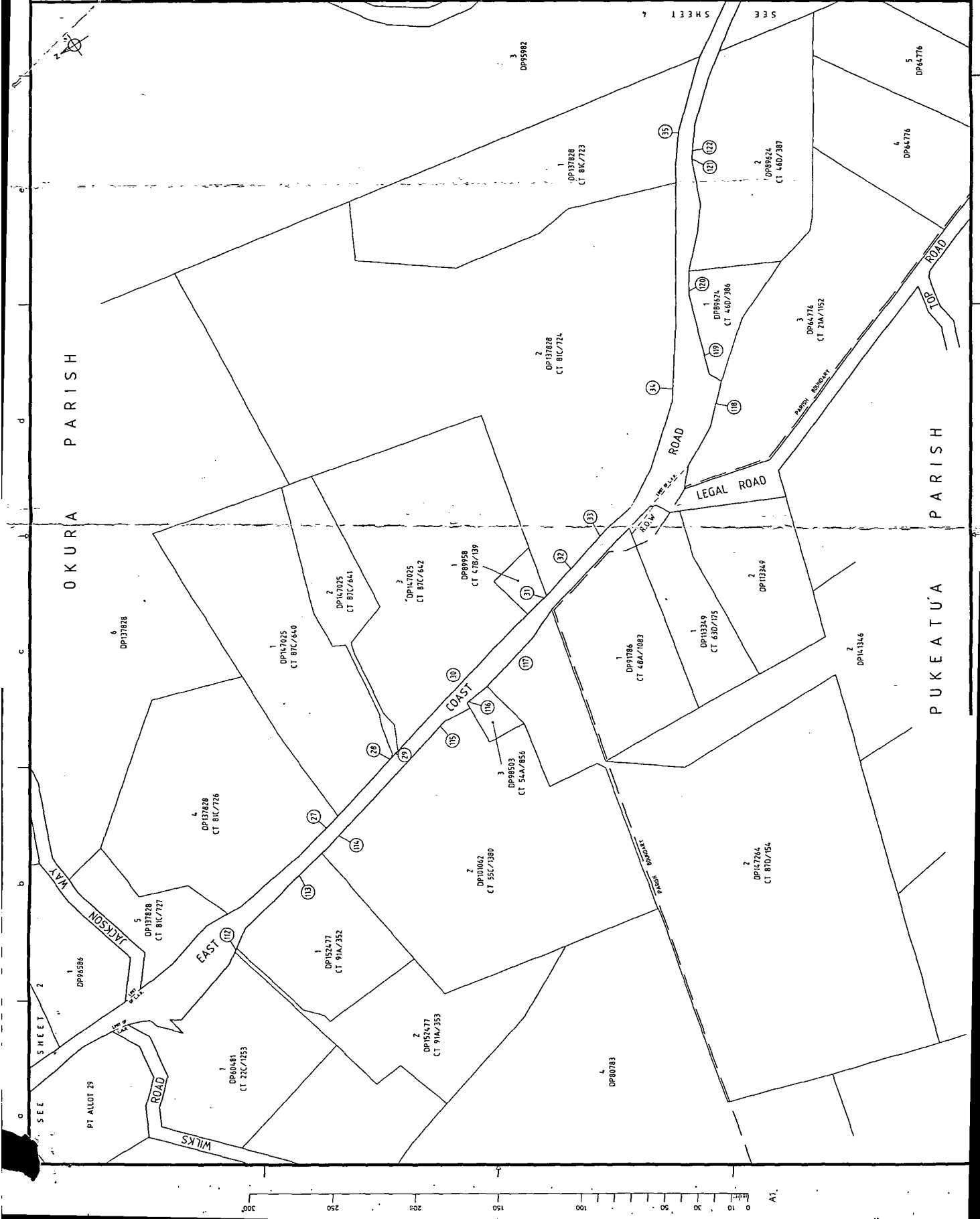
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2	17/01/93	
3	17/01/93	
4	17/01/93	
5	17/01/93	

EAST COAST ROAD LIMITED ACCESS ROAD DECLARATION

SHEET TITLE: JUNCTION WITH S.H.1 TO LONELY TRACK ROAD (Rodney District Council Boundary)

PLAN: 1: 2500
CONTRACT NO: 11833 / 3

#80





E. J. HICKS
S.E. J.P.P. S.A.L.
CONSULTANT NUMBER



RESOLUTION DATED 27.5.93

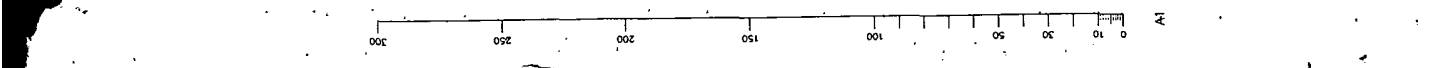
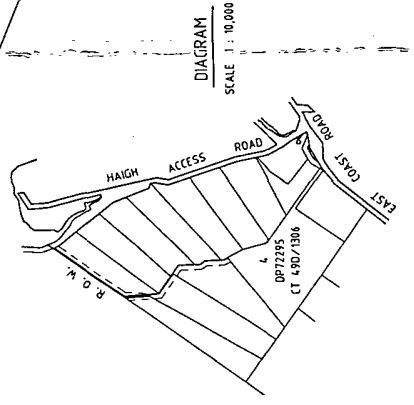
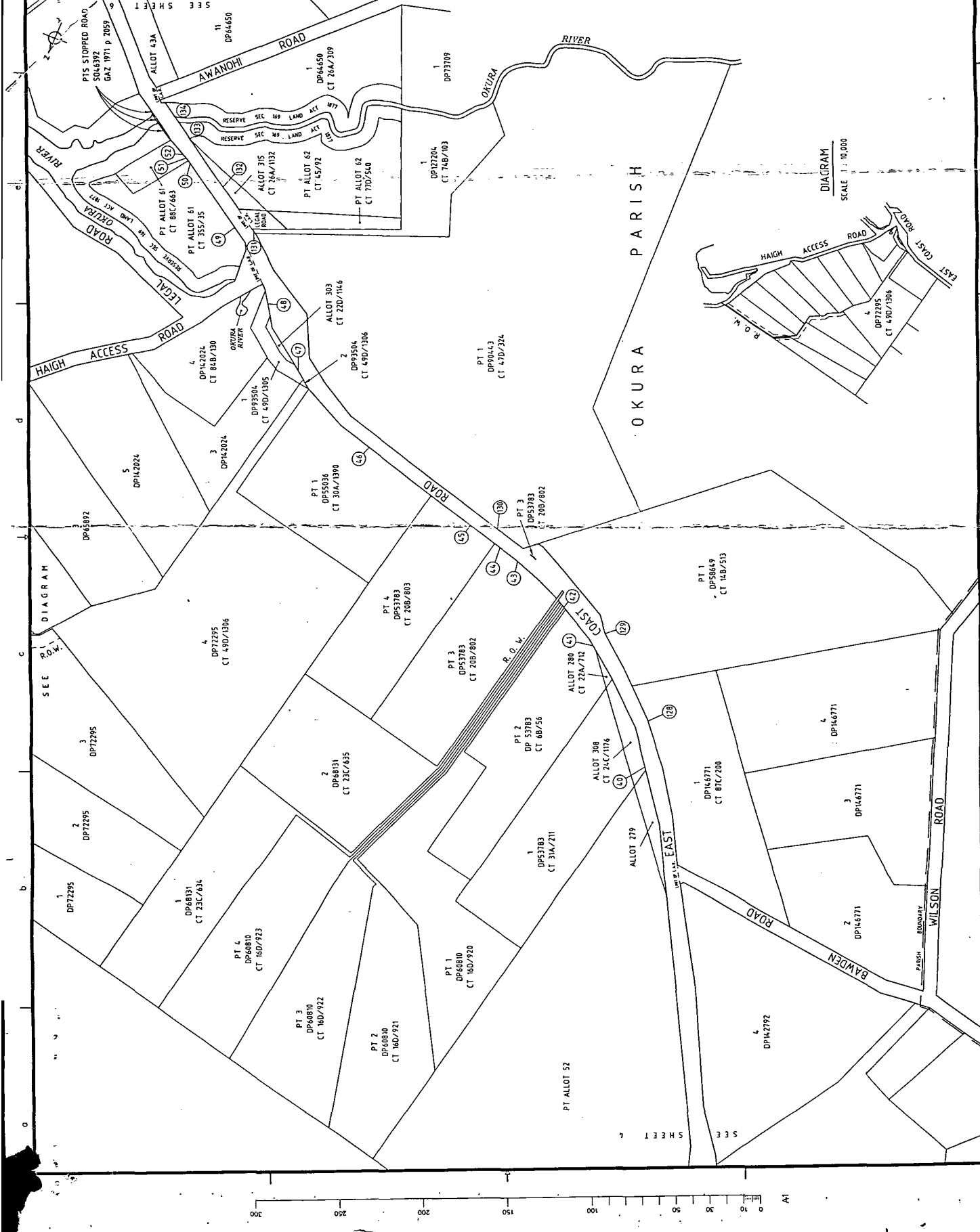
REVISION	DATE	FIELD BOOK
SURVEYED	J. HIGGS	21/1/91
DESIGNED	E. J. HICKS	1/1/91
TRACED	J. FISHER	5/1/91
APPROVED	J. FISHER	7/1/91

EAST COAST ROAD
LIMITED ACCESS ROAD
DECLARATION

SHEET FILE:
JUNCTION WITH S.H.1
TO LONELY TRACK
ROAD (Rodney District
Council Boundary)

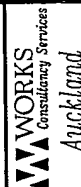
SCALE:	1 : 2500
CONTRACT NO.:	
DRAWING NO.:	11833 / 5 / 7
SHEET NO.:	5
TOTAL SHEETS:	7

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DISTRICT COUNCIL
PRIVATE BLDG. OFFICE
PO BOX 10401
AUCKLAND



L. A. HADLEY
DIRECTOR GENERAL

RESOLUTION DATED 27-5-93

REVISED	DATE	FIELD BOOK
1	19/11/93	19/11/93
2	14/12/93	14/12/93
3	14/12/93	14/12/93
4	14/12/93	14/12/93
5	14/12/93	14/12/93

EAST COAST ROAD
LIMITED ACCESS ROAD
DECLARATION

JUNCTION WITH S.H.1
TO LONELY TRACK
ROAD (Rodney District
Council Boundary)

SCALE	1:2500
SHEET NO.	11833
DATE	1/7/93
BY	7

OKURA PARISH

PUKEATUA PARISH



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**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 2 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at: 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref ^t		
-	Access through land in same ownership (Pt Allot 45)	Nil	Allot 327 Okura Parish CT 28A/623	Terence Michael & Jill Lilian McEVOY
1 2	Taranaki gate Loop residential access	10 11-12	Lot 2 DP142363 CT 84B/832	Kimiko KAGEYAMA
1 1	Taranaki gate Residential access	Nil 13	Pt Lot 2 DP58740 CT 14A/1187	Graham Joseph COOK
2	Residential loop access	14-15	Allot 282 Okura Parish CT 47C/47	Arthur Phillip BROWNE
1	Residential access	16	Lot 1 DP91768 CT 48A/1015	Stephen Brian & Clare Phyllis WILLICOTT
1	Residential access	17	Lot 2 DP91768 CT 48A/1016	Jillian Irene PAYNE
1	Residential access	18	Pt Lot 4 DP58740 CT 14A/1189	John & Pauline HACK
1	Residential access	19	Lot 2 DP104199 CT 57C/754	Jan & Ettina Roelfina KOSTER
1	Farm access	20	Lot 1 DP104199 (1/2 Share) CT 57C/753	Neil Kendall & Dorothy Mavis FRIEDRICH
-	Severance on SO46400 not actioned.	Nil	Pt Allot 208 Okura Parish CT 1111/280 Canc.	Albert James MOFFAT (1979)
-	Alternative access via Spur Road	Nil	Lot 1 DP104199 (1/4 Share) & Flat 1 DP107612 CT 60A/150	Neil Kendall & Dorothy Mavis FRIEDRICH
-	Alternative access via Spur Road	Nil	Lot 1 DP104199 (1/4 Share) & Flat 2 DP107612 CT 60A/151	Robert Louis & Denise Katherine KENT

* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 3 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)			NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93			
Access Details at: 29.4.93		Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description		
-	Alternative access through land in same ownership (Pt Allot 244)	Nil	Allot 290 Okura Parish CT 22A/934 Nelson Frederick & Margaret Ellen TOLERTON
-	Alternative access via Spur Road	Nil	Pt Allot 244 Okura Parish CT 942/192 Nelson Frederick & Margaret Ellen TOLERTON
SPUR ROAD - Legal Road - Sealed			
1	Farm gate (Not in use) Alternative access via Spur Road	Nil	Pt Lot 1 DP60503 CT 15C/851 Frederick John & Margurita Maud EVANS
1	Taranaki gate (Area should be transferred to Pt Lot 1 DP65716)	21	Allot 293 Okura Parish CT 22B/716 Ellen Marion KINNELL
-	Access over Allot 293 (Not legal)	Nil	Pt Lot 1 DP65716 CT 24C/1183 Rose Ellen EDGERLEY & Peter John HOLDSWORTH & Peter DAVIE-MARTIN
1	Vehicle access	22	Pt Allot 29 Okura Parish CT 42A/684 Ellen Marion KINNELL
-	Access through land in same ownership (Pt Allot 29)	Nil	Allot 292 Okura Parish CT 22B/717 Ellen Marion KINNELL
1	Farm access	23	Allot 29 Okura Parish CT 42A/684 Ellen Marion KINNELL
1	Farm access	24	
1	Residential access	25	Pt Lot 1 DP65717 CT 24C/1184 Albert Corsock KINNELL
1	Residential access	26	Lot 1 DP96586 CT 52C/390 Sidney Charles & Claire Diane FLETCHER
JACKSON WAY - Legal Road - Metalled			

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**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 4 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at: 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref*		
-	Access via Jackson Way	Nil	Lot 5 DP137828 CT 81C/727	Gareth Huw WILLIAMS
1	Farm gate	27	Lot 4 DP137828 CT 81C/726	Graham Stanley & Carmel Lenora WORSNOP
1 1	Farm gate (Not in use) Residential access	Nil 28	Lot 1 DP147025 CT 87C/640	May Adelaide WENZLICK
1	Vehicle access	29	Lot 2 DP147025 CT 87C/641	Adelaide Ray SCOTT & May Adelaide WENZLICK
1	Allocated access	30	Lot 3 DP147025 CT 87C/642	Adelaide Ray SCOTT
1	Residential access	31	Lot 1 DP89958 CT 47B/139	Robert Stanley YATES
1 1 1	Residential access Residential access Farm access	32 33 34	Lot 2 DP137828 CT 81C/724	Graham Stanley & Carmel Lenora WORSNOP
1	Taranaki gate	35	Lot 1 DP 137828 CT 81C/723	Graham Stanley & Carmel Lenora WORSNOP
-	Access via Spur Road, Aubrey Road or Jackson Way	Nil	Lot 3 DP95982 CT 52A/373	KILMACRENAN FARM LTD
2	Loop vehicle access	36-37	Pt Lot 1 DP95984 CT 80D/150	GREEN & McCAHILL HOLDINGS LTD
1	Access over land required for road (Pt Lot 1 DP51511)	Nil	Lot 1 DP100141 CT 54C/756	KERRYKEEL FARM LTD
1	Farm gate Required for Road on SO46729, Not actioned.	38	Pt Lot 1 DP51511 CT 1C/1011	NZ FOREST PRODUCTS LTD

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**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 5 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref*		
-	Access via adjoining road	Nil	Pt Allot 52 Okura Parish GN B051044.1 Gaz 1982 p845 Refuse Disposal Purps	AUCKLAND REGIONAL COUNCIL
LEGAL ROAD - Not formed - not in use				
1	Farm gate	39	Pt Allot 52 Okura Parish GN B051044.1 Gaz 1982 p845 Refuse Disposal Purps	AUCKLAND REGIONAL COUNCIL
-	Should have been transferred to ARC	Nil	Allot 279 Okura Parish CT 22A/711	Molly Inez WALKER
1	Residential access for Lot 1 DP53783	40	Allot 308 Okura Parish CT 24C/1176	MAURICE RAYMOND LTD
-	No road frontage. Allot 308 not transferred	Nil	Lot 1 DP53783 CT 31A/211	John David & Judith Ward SMART
-	Should have been transferred with adjoining property Pt Lot 2 DP53783	Nil	Allot 280 Okura Parish CT 22A/712	Cyril Patrick DRUM
1 1	Residential access Gate (Not in use)	41 Nil	Pt Lot 2 DP53783 CT 6B/56	Graham Royden & Glenys Ann THOMS
1	Vehicle access Common ROW with Pt Lots 2, 3 & 4 DP60810 & Lots 1,2 DP68131	42	Pt Lot 1 DP 60810 CT 16D/920	Charles Alexander & Vera Alexander MORRISON

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**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 6 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at: 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref*		
1	Vehicle access Common ROW with Pt Lots 1, 3 & 4 DP60810 & Lots 1,2 DP68131	42	Pt Lot 2 DP60810 CT 16D/921	Frederick Arnold JONES
1	Vehicle access Common ROW with Pt Lots 1, 2 & 4 DP60810 & Lots 1,2 DP68131	42	Pt Lot 3 DP60810 CT 16D/922	Robert John & Julie Ann McCOWATT
1	Vehicle access Common ROW with Pt Lots 1, 2 & 3 DP60810 & Lots 1, 2 DP68131	42	Pt Lot 4 DP60810 CT 16D/923	Scott Gordon & Michelle Julie NORGROVE
1	Vehicle access Common ROW with Pt Lots 1-4 DP60810 & Lot 2 DP68131	42	Lot 1 DP68131 CT 23C/634	Peter Russell & Jan Mary June JENNINGS-STEERS
1	Vehicle access Common ROW with Pt Lots 1-4 DP60810 & Lot 1 DP68131	42	Lot 2 DP68131 CT 23C/635	Ronald & Leith Erica HESKETH
1	Taranaki gate	43	Pt Lot 3 DP 53783	Alexander & Eleanor
1	Residential access	44	CT 20B/802	Marr ROBERTSON
1	Residential access	45	Pt Lot 4 DP 53783 CT 20B/803	Kerry Leigh & Angela Grace GODFREY
1	Residential access	46	Allot Lot 1 DP55036 CT 30A/1390	James Wallace & June Selves SLOAN
-	Access to Haigh Access Road using legal ROW	Nil	Lot 2 DP93504 & Lot 4 DP72295 CT 49D/1306	STEEL MASTERS AUCKLAND LTD
1	Vehicle access	47	Lot 1 DP93504 CT 49D/1305	John William & Lorraine Freda ADAMS

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**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 7 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref*		
-	Access through land in same ownership	Nil	Allot 303 Okura Parish CT 22D/1146	John William & Lorraine Freda ADAMS
1	Residential access	48	Lot 1 DP93504 CT 49D/1305	John William & Lorraine Freda ADAMS
-	Access to Haigh Access Road	Nil	Lot 4 DP 142024 CT 84B/130	Leonie Adeline MAAS-GEESTERANUS
HAIGH ACCESS ROAD - Legal Road - Sealed				
1	Residential access	49	Pt Allot 61 Okura Parish CT 355/35	Paul & Linda Beth NAMULO
1	Vehicle access	50		
2	Loop vehicle access	51 52	Pt Allot 61 Okura Parish CT 88C/663	Ronald Terence & Patricia Mary SLEE
-	Should be added to adjoining Crown Land Reserved from Sale Sec 169 Land Act 1877. Alternative access available Haigh Access Road	Nil	Stopped Road Gaz 1971 p2059	Dept of Survey & Land Information
-	Should be added to Okura Stream. No access	Nil	Stopped Road Gaz 1971 p2059	Dept of Survey & Land Information
-	Should be added to adjoining Crown Land Reserved from Sale Sec 169 Land Act 1877.	Nil	Stopped Road Gaz 1971 p2059	Dept of Survey & Land Information
1	Vehicle access (Hydatitis dosing strip RDC)	53	Crown Land Reserved from Sale Sec 169 Land Act 1877	Dept of Conservation
1	Residential access	54	Lot 1 DP139807 CT 83A/360	Lorraine Gay & Samuel Wallace HENDERSON
1	Residential access	55		
1	Farm entrance	56		

* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 8 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at: 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref*		
1	Vehicle access Shared ROW	57	Lot 2 DP139807 CT 83A/361	Gloria Ann JUDD
1	Vehicle access Shared ROW	57	Lot 1 DP128694 CT 75A/342	Ula Joy TENNANT, Raewyn Joy MOORE & Philip Spencer LUDOLPH
1	Allocated access	58	Lot 3 DP128694 Esplanade Reserve	RODNEY DISTRICT COUNCIL
2	Loop vehicle access	59-60	Lot 1 DP 65963 & Pt Allot 318 Okura Parish CT 26D/222	Dawn June HERRING, Andrea Dawn WATSON & Dean Barrington Benjamin HERRING
LEGAL ROAD - Metalled				
-	Stopped Road to be added to Allot 299	Nil	Section 3 SO66212 GN C468044	RODNEY DISTRICT COUNCIL
1	Residential access	61	Allot 299 Okura Parish CT 58C/905	Bryan Ronald & Janice Kathleen McCARTHY
-	Access via Legal Road	Nil	Pt Lot 1 DP63273 CT 19A/66	Bryan Ronald & Janice Kathleen McCARTHY
-	Access through land in same ownership (Allot 488)	Nil	Pt Allot NW 294 Pukeatua Parish CT 22D/1278 Ltd	Ronald John & Merryll Leonie BURR
1	Residential access	62	Allot 488 Pukeatua Parish CT 47C/1279	Ronald John & Merryll Leonie BURR
-	Access through land in same ownership (Allot 488 & others)	Nil	Allot 489 Pukeatua Parish CT 47C/1280	Ronald John & Merryll Leonie BURR
1	Farm access	63	Pt Allot NW 294 Pukeatua Parish CT 22D/1278 Ltd	Ronald John & Merryll Leonie BURR

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**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 9 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at: 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref*		
-	Access through land in same ownership (Pt Allot NW 294)	Nil	Allot 490 Pukeatua Parish CT 47C/1281	Ronald John & Merryll Leonie BURR
1	Farm access	64	Pt Allot NW 294 Pukeatua Parish CT 22D/1278 Ltd	Ronald John & Merryll Leonie BURR
-	Minor strip remains after removal of limitations Access impossible	Nil	Pt SE 294 Pukeatua Parish CT 775/162 Ltd	Ivan FRANTOVIC (In 1953)
1	Residential access	65	Lot 1 DP 32247 CT 876/79	Cyril Porter BURROWS
1	Vehicle access	66	Pt Lot 1 DP49390 CT 4B/1176	WAIEMATA HONEY COMPANY LTD
1	Vehicle access	67		
1	Residential access	68	Lot 6 DP65500 CT 26D/1438	Adair Nithsdale & Kevin John JEFFERIES
1	Vehicle access	69	Lot 5 DP 65500	Michael George STUCKEY
1	Vehicle access	70	CT 60D/628	
1	Residential access	71		
1	Residential access	72	Lot 4 DP65500 CT 31A/405	William Bruce & Demetria NICHOLSON
1	Residential access	73	Lot 3 DP 65500	Peter Guildford &
1	Residential access	74	CT 29A/1460	Prudence Jane WEBSTER
1	Farm gates	75	Pt Lot 2 DP65500	Trevor Michael LYONS
1	Residential access	76	CT 29A/1459	
1	Vehicle access	77	Pt Lot 1 DP65500	Geoffrey Leon, Mark Leon, John Vincent, Leigh Richard
1	Residential access	78	CT 26D/556	ALEXANDER & Clinton Stephen BROCK

* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 10 of 19 Sheets

EAST COAST ROAD : EASTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at 29.4.93			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	RDC Ref^t		
1	Residential access	79	Pt Lot 1 DP37329 CT 967/247	Geoffrey Leon, Mark Leon, John Vincent, Leigh Richard ALEXANDER & Clinton Stephen BROCK
1	Vehicle access	80		
1	Vehicle access	81	Pt Lot 4 DP 32247 CT 1005/35	Geoffrey Leon, Mark Leon, John Vincent, Leigh Richard ALEXANDER & Clinton Stephen BROCK
1	Residential access	82		
1	Vehicle access	83		
End Limited Access Road at Rodney District Council Boundary near Okura Beach Road				

* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 11 of 19 Sheets

EAST COAST ROAD : WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
Start Limited Access Road at Junction with State Highway 1				
1	Taranaki gate / Stockyards	84	Lot 1 DP65609 CT 24B/86	Phillip John HOUGHTON & David Lawrence SCHNAUER
1 1	Farm gate Residential access	85 86	Lot 2 DP65609 CT 24B/87	Brian Gordon & Colleen SANDERSON
1 1	Stockyards (Not in use) Farm gate	Nil 87	Pt Lot 2 DP44249 CT 1344/37	Nellie & Robert George WOOLLEY Edward & Gary Stanley SELLARS
1	Residential access	88	Pt Lot 1 DP44249 & Allot 304 Okura Parish CT 49C/421	Christopher & Catherine Mary BAILEY
-	Access at another point on property	Nil	Pt Lot 2 DP44249 CT 1344/37	Nellie & Robert George WOOLLEY Edward & Gary Stanley SELLARS
-	Access through land in same ownership (Allot 284)	Nil	Pt Lot 2 DP39809 CT 1040/263	Thomas Edmund & Jean WILLICOTT
1	Vehicle access	89	Allot 284 Okura Parish CT 22A/928	Thomas Edmund & Jean WILLICOTT
1 1	Residential access Stockyards	90 91	Lot 1 DP87118 CT 44D/703	John Brian & Renate Brigitte LAUGHTON
1 1	Farm gate Residential access	92 93	Lot 2 DP87118 CT 44D/704	Jacqueline Lee SIBBALD
1	Residential access	94	Allot 317 Okura Parish CT 26B/232	Jewel Elaine SCHWEBEL
-	Access through land in same ownership (Allot 317)	Nil	Lot 1 DP48347 CT 1877/91	Jewel Elaine SCHWEBEL

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**SCHEDULE FOR LIMITED ACCESS
ROAD DECLARATION**

Sheet 12 of 19 Sheets

EAST COAST ROAD - WESTERN SIDE From : Junction SH 1 Silverdale To : Lonely Track Road (RDC Boundary)				NOT FOR PUBLIC SCRUTINY OR PUBLICATION
RESOLUTION DATED 27.5.93				
Access Details at:			Land in North Auckland Land Registration Dist	Registered Proprietor
No	Description	Photo Ref*		
1	Farm gate	95	Lot 2 DP87118 CT 44D/704	Jacqueline Lee SIBBALD
-	Farm gate / Stockyards Access to Legal Road outside LAR limits	Nil	Lot 1 DP72059 CT 28B/1007	Andrew John LESLIE
1	ROW over Lot 1 DP72059 & Lots 1 & 4 DP141946 (Not in use) Allocated access	96	Lot 2 DP74321 CT 30B/737	Farivar & Lorraine Judith BASHIR-ELAHI
1	ROW over Lot 1 DP72059 & Lots 4 DP141946 (Not in use) Allocated access	96	Lot 1 DP141946 CT 84A/932	Robert George & John James WOOLLEY
1	ROW over Lot 1 DP72059 (Not in use) Allocated access	96	Lot 4 DP141946 CT 84A/935	Robert George & John James WOOLLEY
1	Farm gate	97	Lot 3 DP141946 CT 84A/934	Robert George & John James WOOLLEY
1	Vehicle access	98	Pt Allots 207 & 208 Okura Parish CT 1549/32	WAITEMATA ELECTRIC POWER BOARD
1	Residential access	99	Pt Allot 207 Okura Parish CT 43A/887	Thomas Haig & Marie Anne WHITEFORD
1	Taranaki gate	100	Lot 2 DP111595 CT 62D/590	James Ian & Lynnette Ellen BROWN
1	Residential access	101		
1	Residential access	102	Lot 3 DP111595 CT 62D/591	Owen Peter & Rachael Joan Baxter MacKAY
1	Residential access	103	Lot 2 DP139313 CT 82D/167	Claude Raymond Monire & Raewyn Glen MAIRE
1	Farm gate	104		
1	Residential access	105	Lot 1 DP66973 CT 26A/574	AUCKLAND HOME OPTIONS TRUST BOARD
1	Residential access	106		

* As shown on Plan No 11833 deposited in the office of Rodney District Council at Orewa.

RODNEY DISTRICT COUNCIL

SPECIAL ORDER - CONFIRMING RESOLUTION

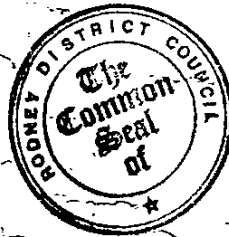
EAST COAST ROAD - LIMITED ACCESS PROVISIONS

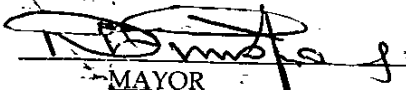
MOVED: Greenstreet


SECONDED: Clapham

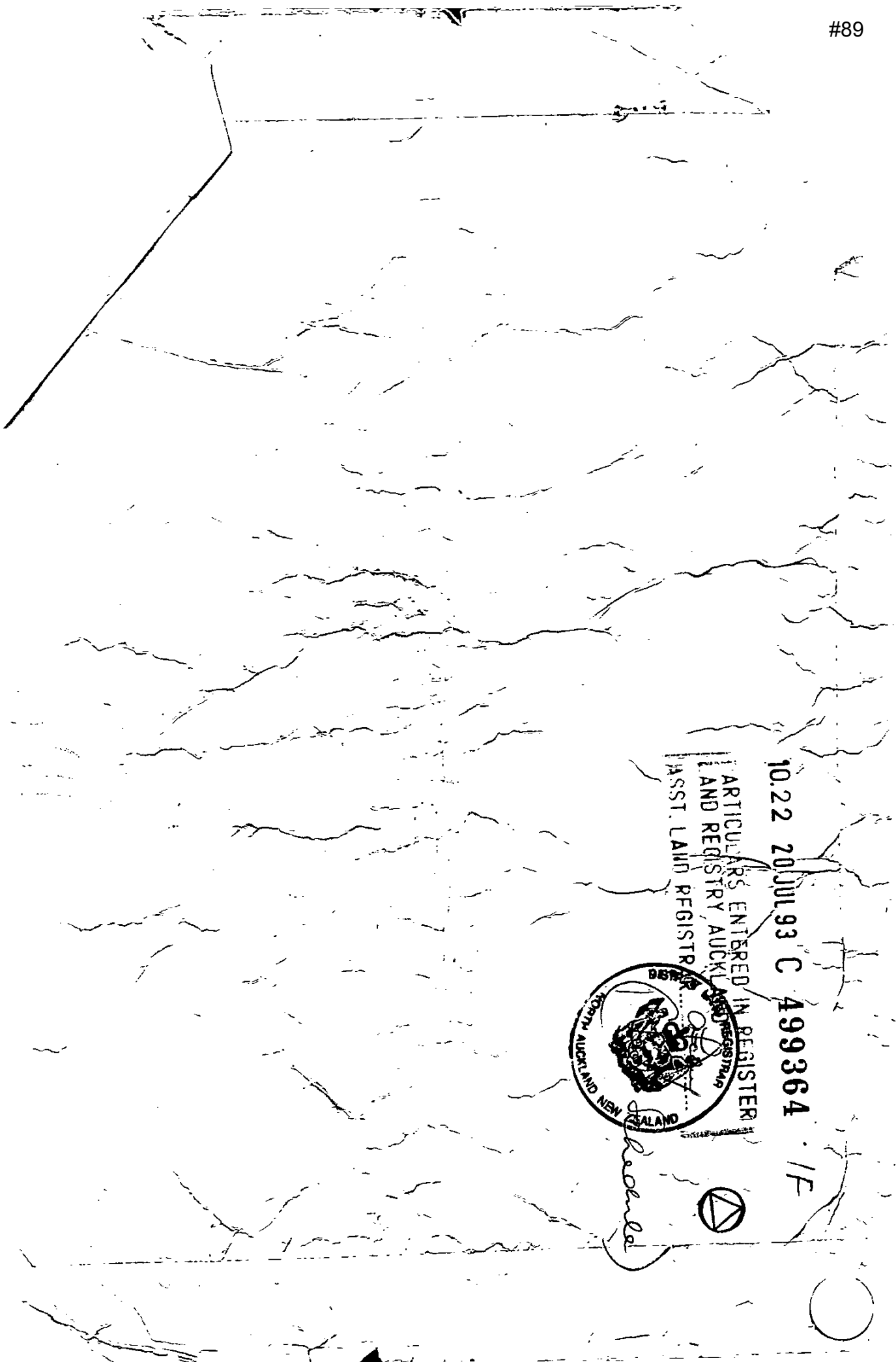
- "(a) THAT THE COUNCIL CONFIRMS AS A SPECIAL ORDER THE FOLLOWING RESOLUTION PASSED AT ITS ORDINARY MEETING HELD ON 27 MAY 1993.
- (b) THAT PURSUANT TO SECTIONS 346 AND 716B OF THE LOCAL GOVERNMENT ACT 1974 AND ALL OTHER RELEVANT POWERS, THE COUNCIL RESOLVES TO DECLARE THAT PART OF EAST COAST ROAD FROM ITS JUNCTION WITH STATE HIGHWAY NO. 1 AT SILVERDALE TO ITS JUNCTION WITH LONELY TRACK ROAD, AS MORE PARTICULARLY SHOWN ON PLAN 11833 SHEETS 1 TO 7 AND ACCOMPANYING SCHEDULE, HELD AT THE COUNCIL OFFICE AT OREWA AND THERE AVAILABLE FOR INSPECTION, TO BE LIMITED ACCESS ROAD.
- (c) THAT THE COUNCIL FURTHER RESOLVES THAT COPIES OF THIS RESOLUTION SHALL BE ISSUED AS REQUIRED UNDER SEAL, SIGNED BY THE MAYOR AND GENERAL MANAGER."

Issued under the Common Seal)
of Rodney District Council,)
pursuant to Resolution No: 364/6/93)
passed at an Ordinary Meeting)
of Rodney District Council held)
on 24 June 1993)



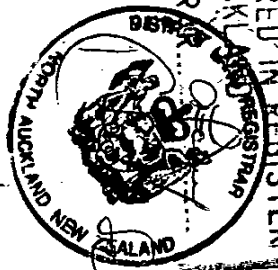

MAYOR
D.W. Armstrong


GENERAL MANAGER
B D Sharplin



10.22 20 JUL 93 C 499364 IF

ARTICULARS ENTERED IN REGISTER
 LAND REGISTRY AUCKLAND
 ASST. LAND REGISTRAR



Leah



Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

Address

2157 East Coast Road Stillwater 0993

Legal Description

Null

Appeals

Modifications

Plan Changes, Plan Change 60 - Open Space 2020, Zone, [View PDF](#), Proposed, 28/01/2021

Zones

Special Purpose - Cemetery Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Rural

Overlays

Designations



363

66 of 82

#89



Auckland Council
 Te Kaunhira o Tāmaki Makaurau

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Scale @ A4
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Date Printed:
 22/02/2021

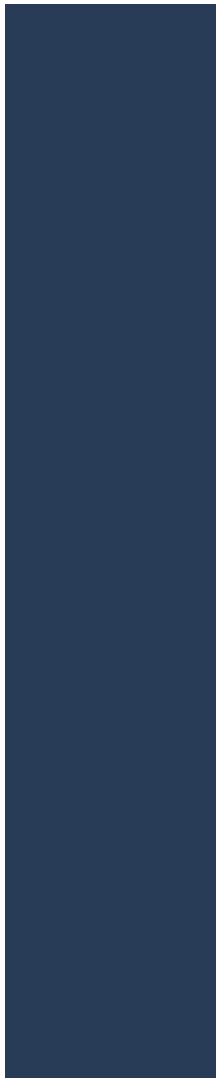
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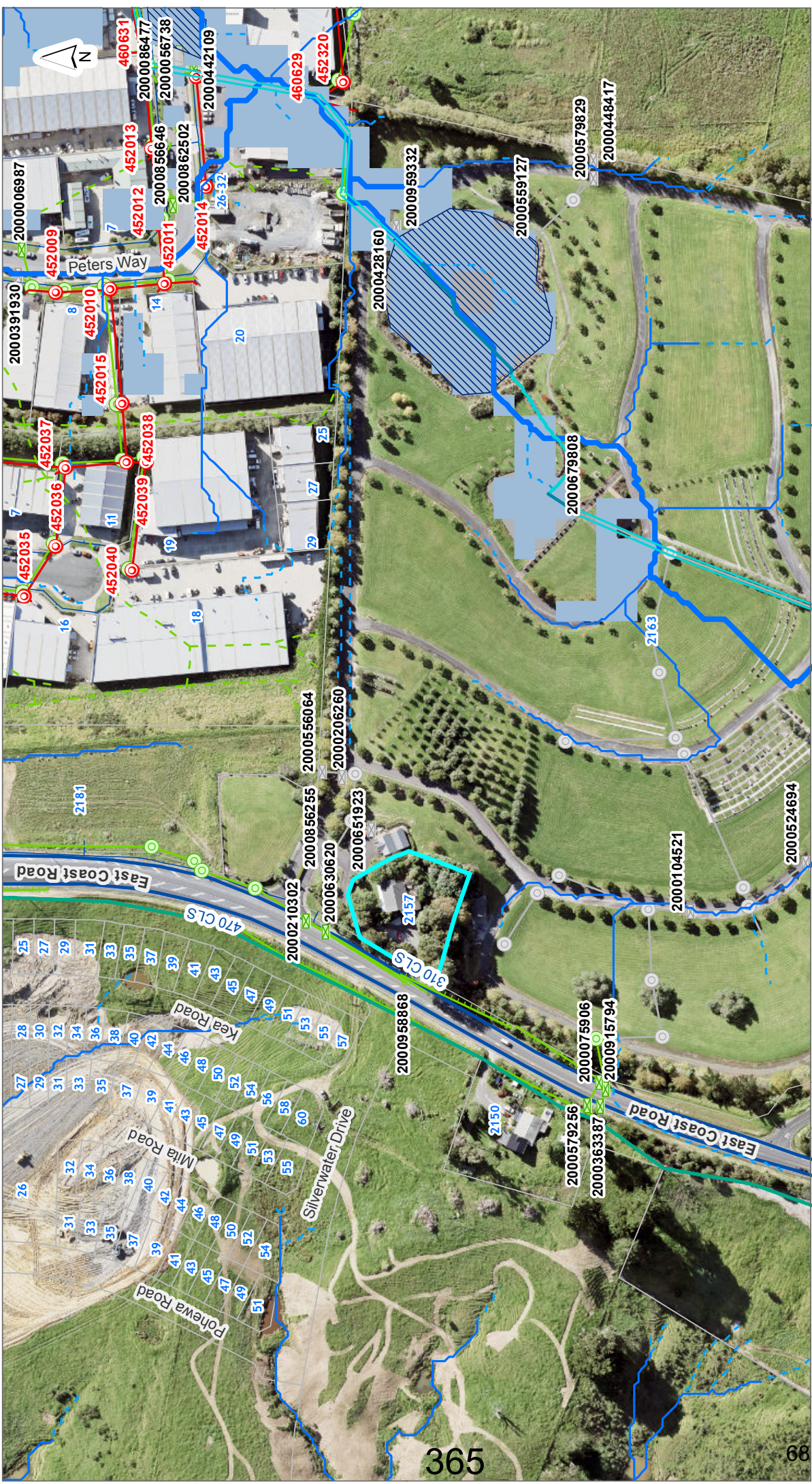
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NOTATIONS

Appeals

-  Properties affected by Appeals seeking change to zones or management layers
-  Properties affected by Appeals seeking reinstatement of management layers

Proposed Plan Modifications






-  Notice of Requirements
-  Plan Changes

Tagging of Provisions:

- [i] = Information only
- [rp] = Regional Plan
- [rcp] = Regional Coastal Plan
- [rps] = Regional Policy Statement
- [dp] = District Plan (only noted when dual provisions apply)

ZONING

Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone








Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone

Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [i]



Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone


Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

Infrastructure

-  Special Purpose Zone - Airports & Airfields
Cemetery
Quarry
Healthcare Facility & Hospital
Tertiary Education
Māori Purpose
Major Recreation Facility
School
-  Strategic Transport Corridor Zone

Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Natural Resources

- Terrestrial [rp/dp]
- Marine 1 [rcp]
- Marine 2 [rcp]
- Water Supply Management Areas Overlay [rp]
- Natural Stream Management Areas Overlay [rp]
- High-Use Stream Management Areas Overlay [rp]
- Natural } Lake Management Areas Overlay (Natural Lake and Urban Lake)
- Urban }
- High-Use Aquifer Management Areas Overlay [rp]
- Quality-Sensitive Aquifer Management Areas Overlay [rp]
- Wetland Management Areas Overlay [rp]

Infrastructure

- Airport Approach Surface Overlay
 - Aircraft Noise Overlay
 - City Centre Port Noise Overlay [rcp / dp]
 - Quarry Buffer Area Overlay
 - National Grid Subdivision Corridor
 - National Grid Substation Corridor
 - National Grid Yard Compromised
 - National Grid Yard Uncompromised
- } National Grid Corridor Overlay

Mana Whenua

- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

Built Environment

- Identified Growth Corridor Overlay

Natural Heritage

- Notable Trees Overlay
- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas
- Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- Regionally Significant Volcanic Viewshafts Overlay Contours [i]
- Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
- Locally Significant Volcanic Viewshafts Overlay Contours [i]
- Modified
- Natural
- Local Public Views Overlay [rcp/dp]
- Extent of Overlay
- Subdivision Schedule
- Waitakere Ranges Heritage Area Overlay

Historic Heritage & Special Character

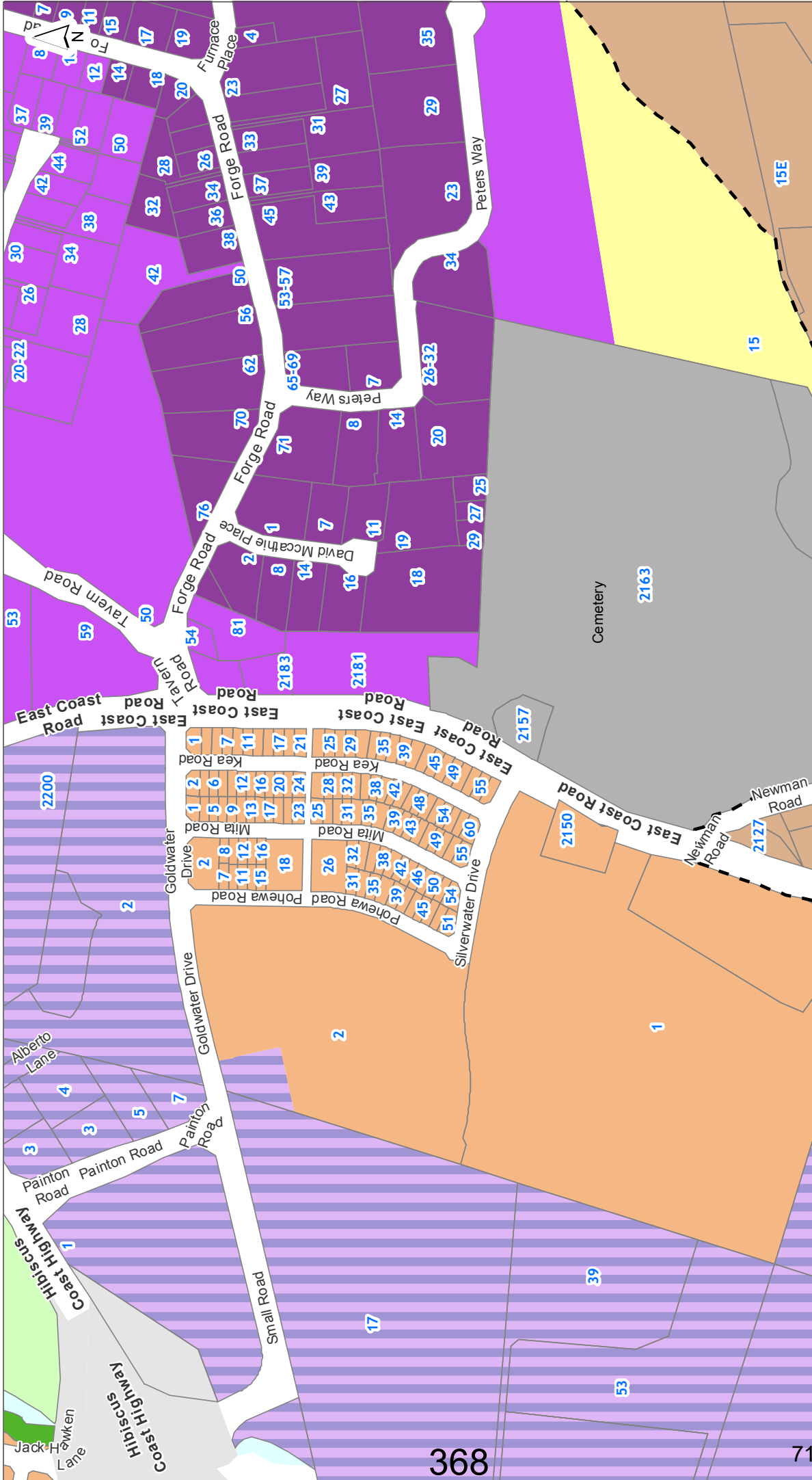
- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [i]
- Stockade Hill Viewshaft Overlay – 8m height area
- Stockade Hill Viewshaft [i]

Controls

- Key Retail Frontage
- General Commercial Frontage
- Adjacent to Level Crossings
- General
- Motorway Interchange Control
- Centre Fringe Office Control
- Height Variation Control
- Parking Variation Control
- Level Crossings With Sightlines Control
- Arterial Roads
- Building Frontage Control
- Hazardous Facilities
- Infrastructure
- Macroinvertebrate Community Index
- Flow 1 [rp]
- Flow 2 [rp]
- Subdivision Variation Control
- Surf Breaks [rcp]
- Cable Protection Areas Control [rcp]
- Coastal Inundation 1 per cent AEP Plus 1m Control
- Emergency Management Area Control
- Stormwater Management Area Control

Designations

- Designations



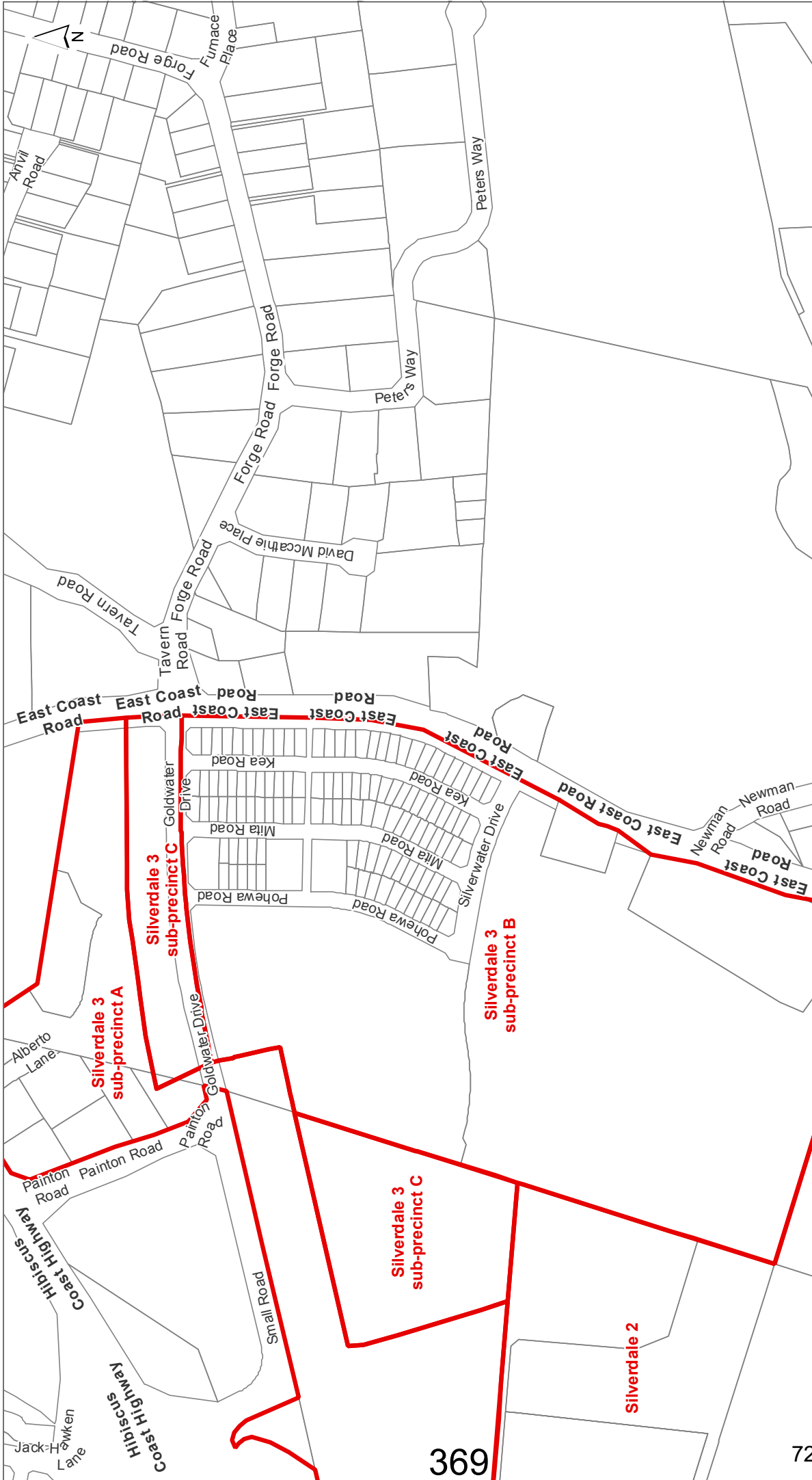
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Zones and Rural Urban Boundary

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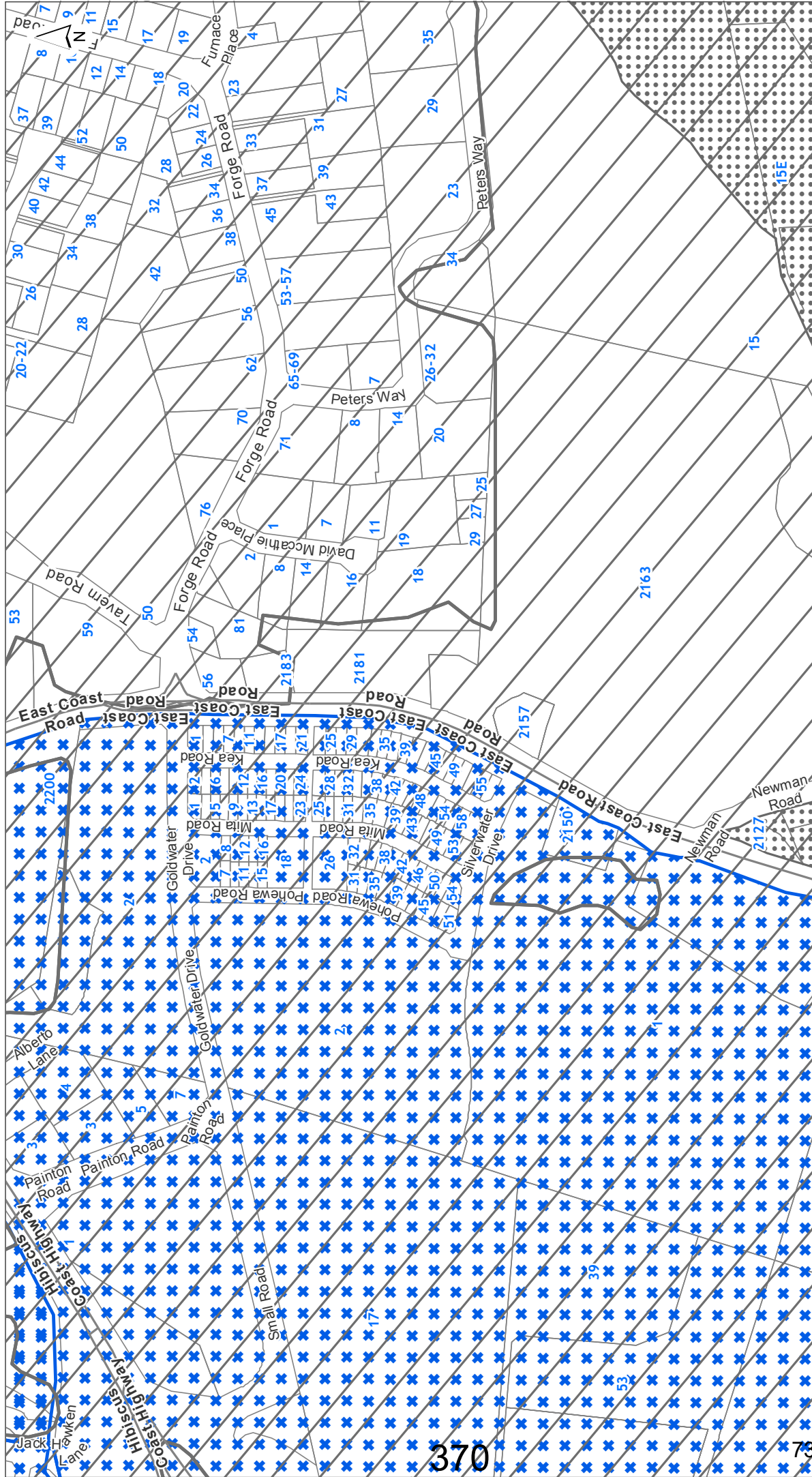
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Precincts

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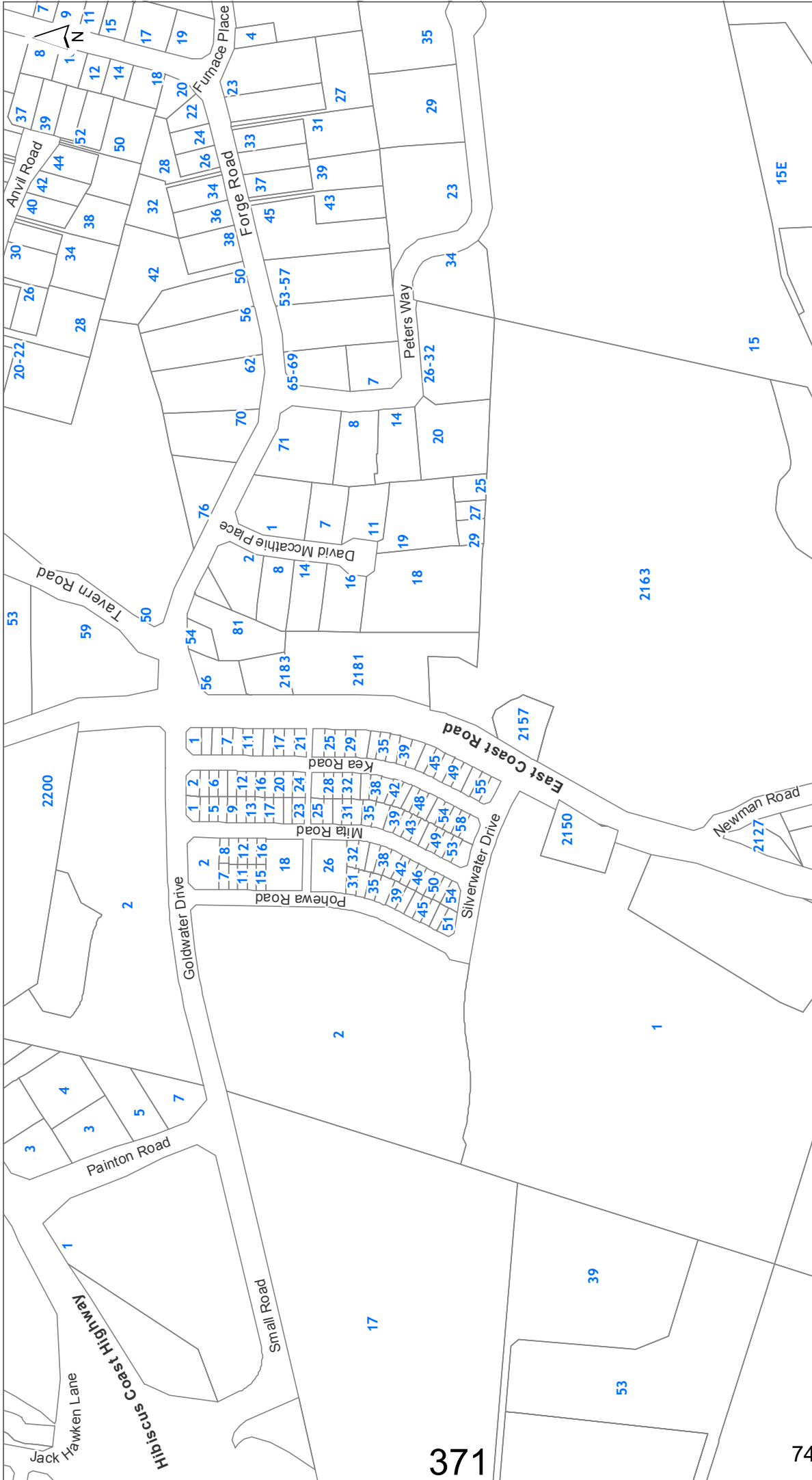
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Controls

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Built Environment

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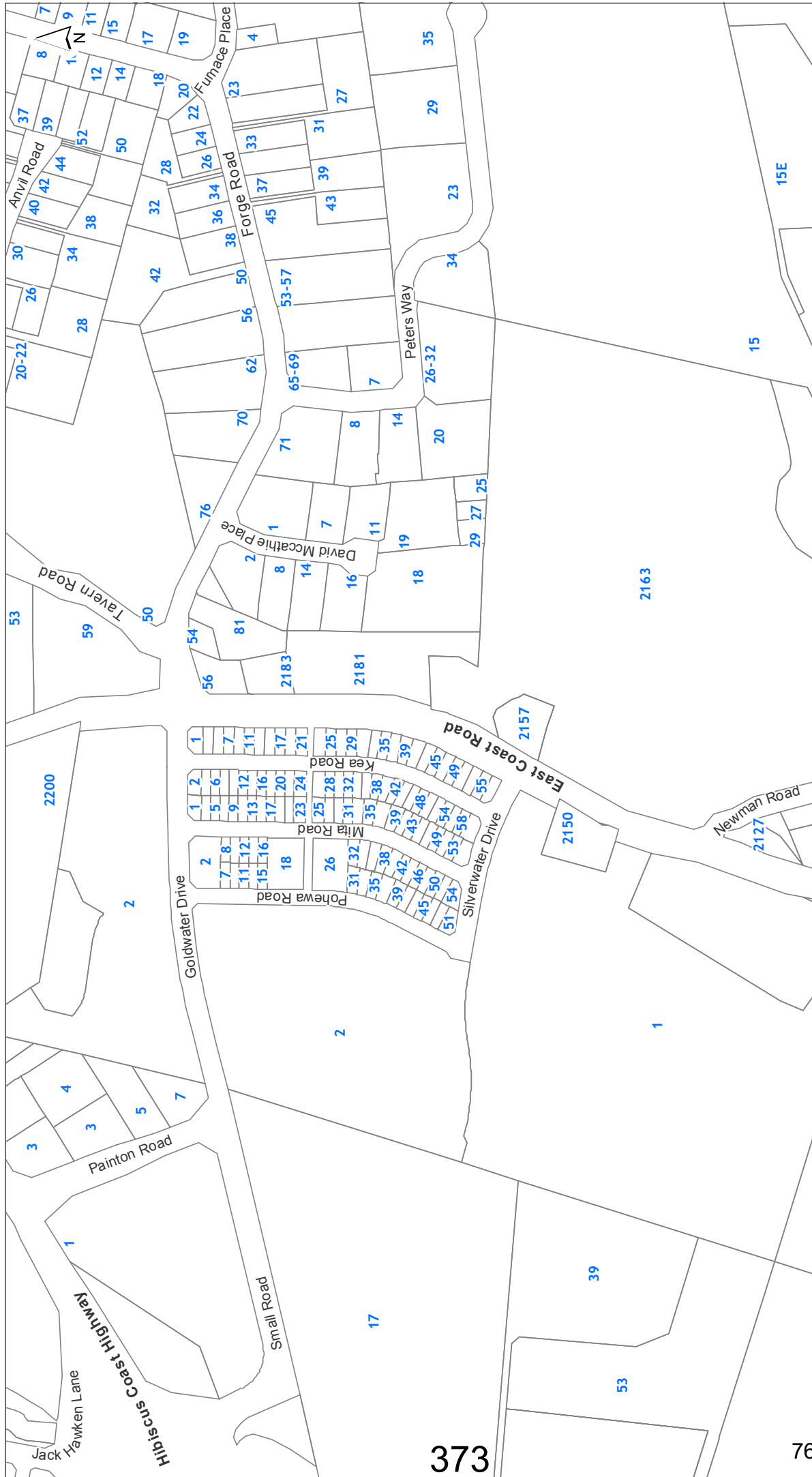
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Designations

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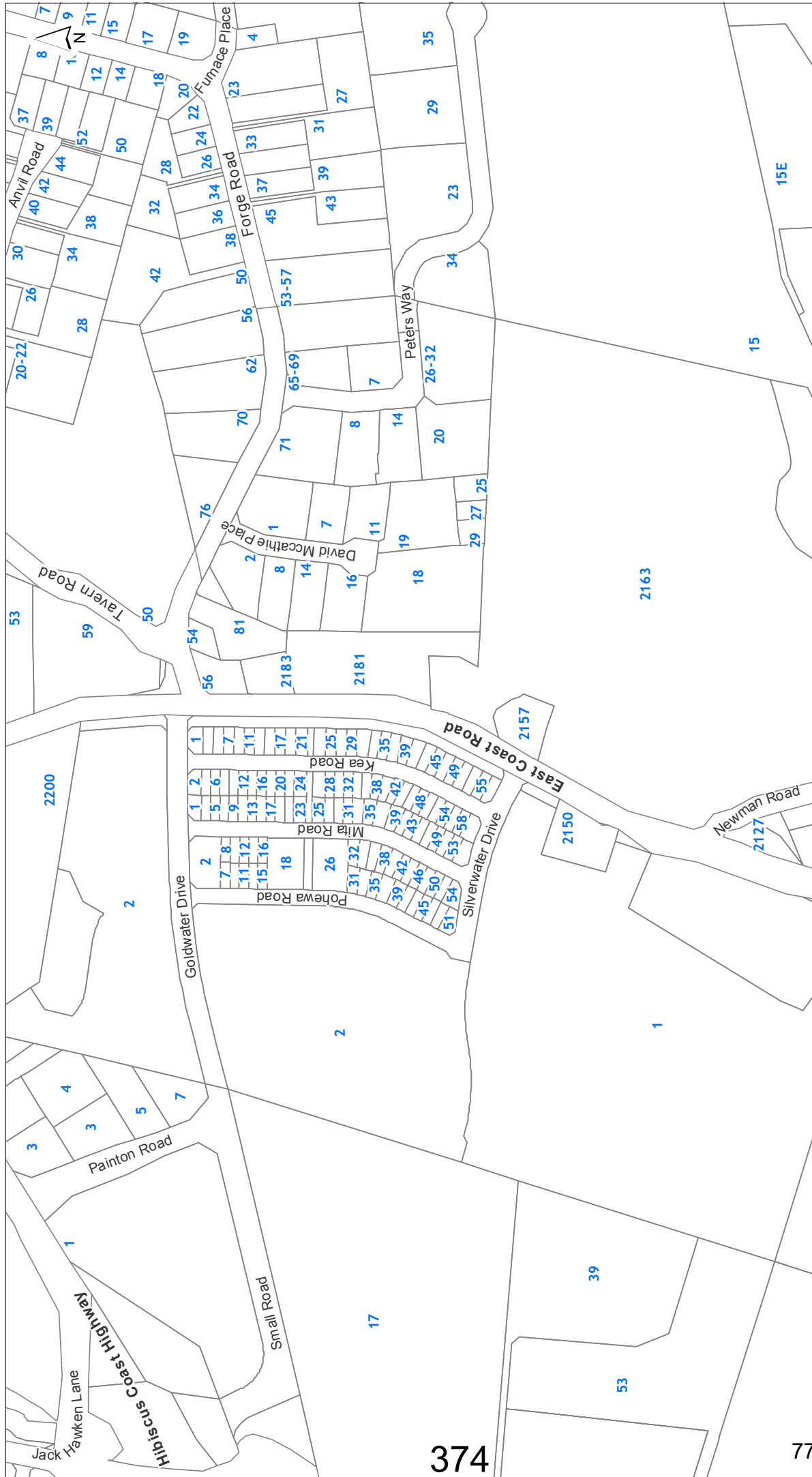
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Historic Heritage and Special Character

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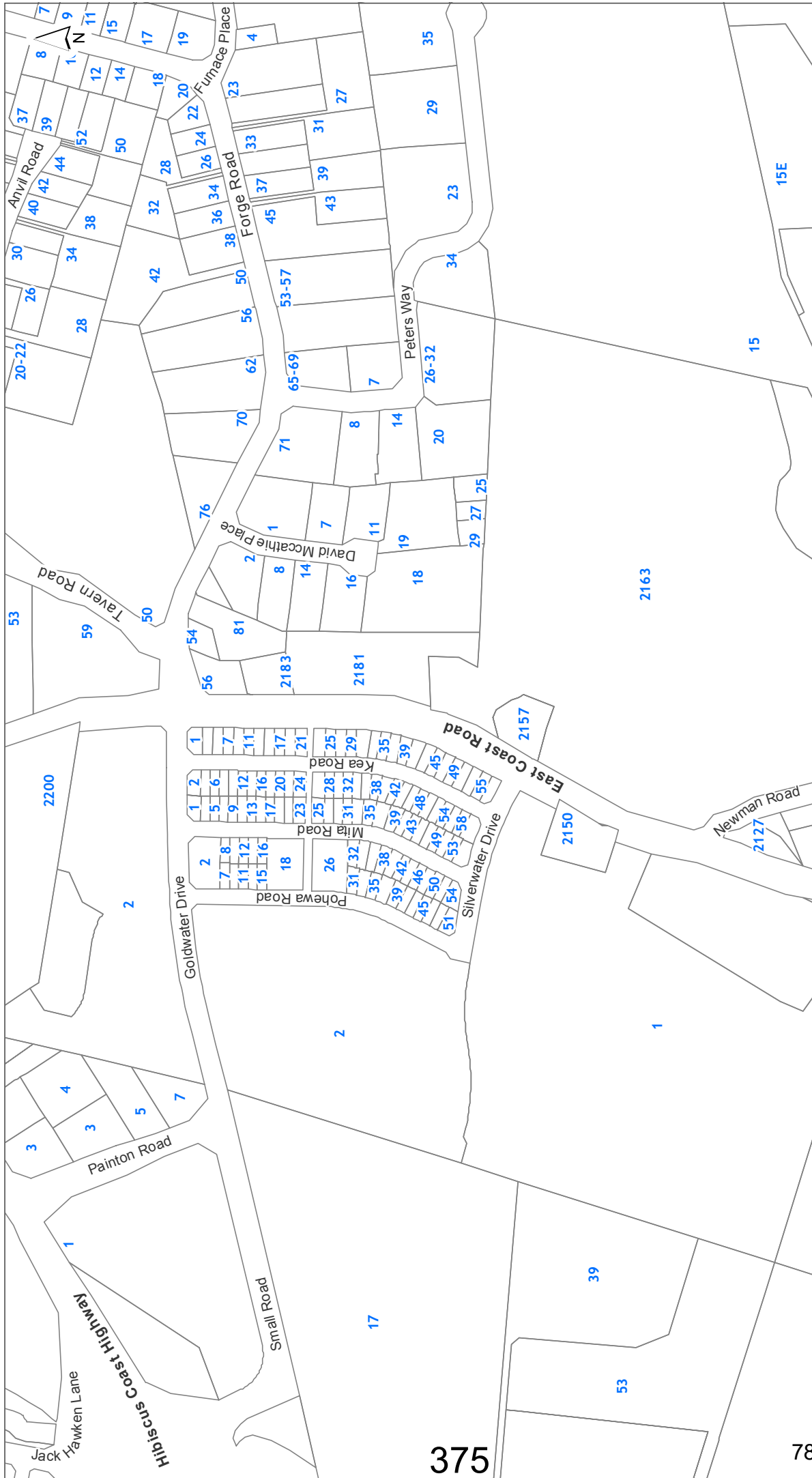
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Infrastructure

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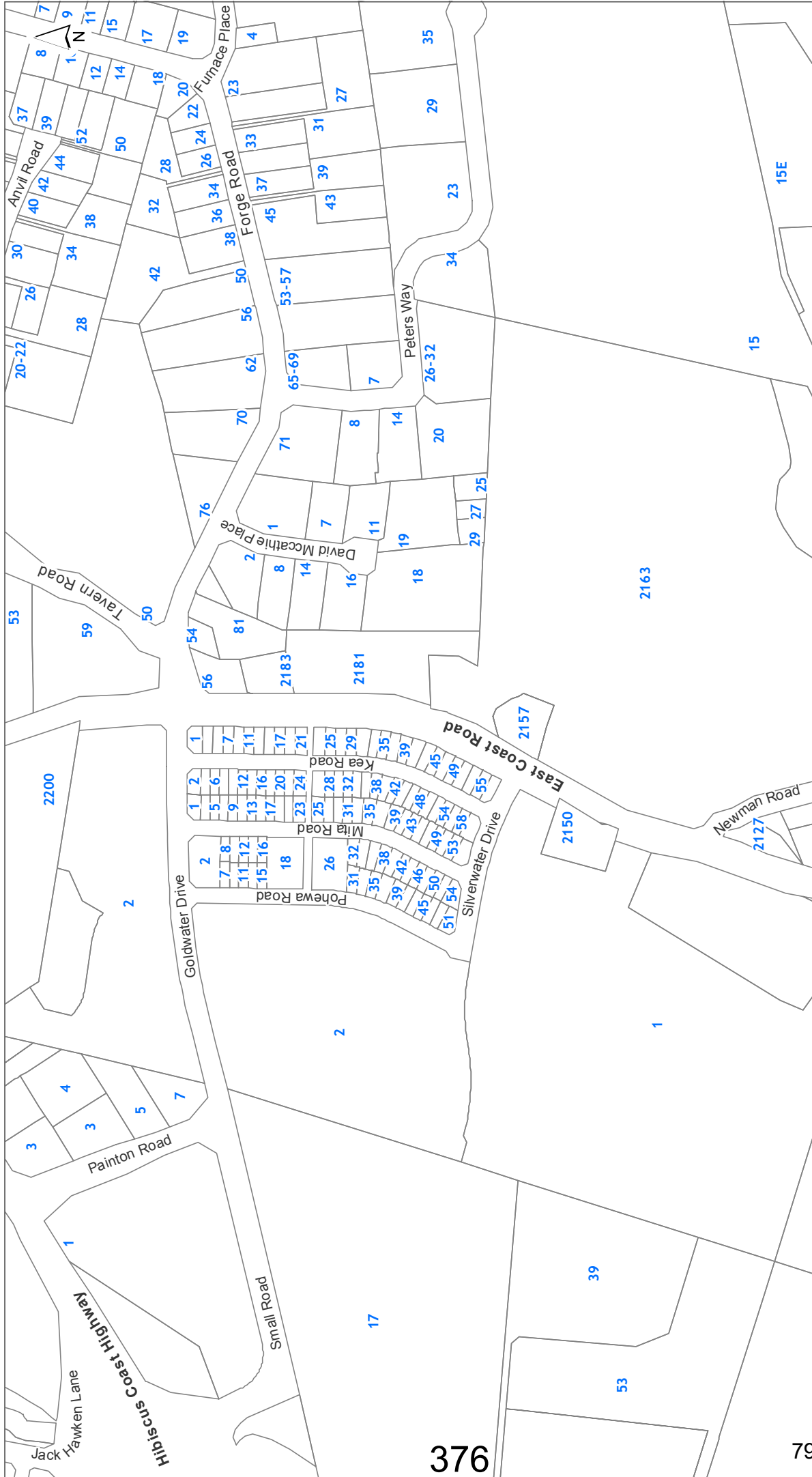
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Mana Whenua

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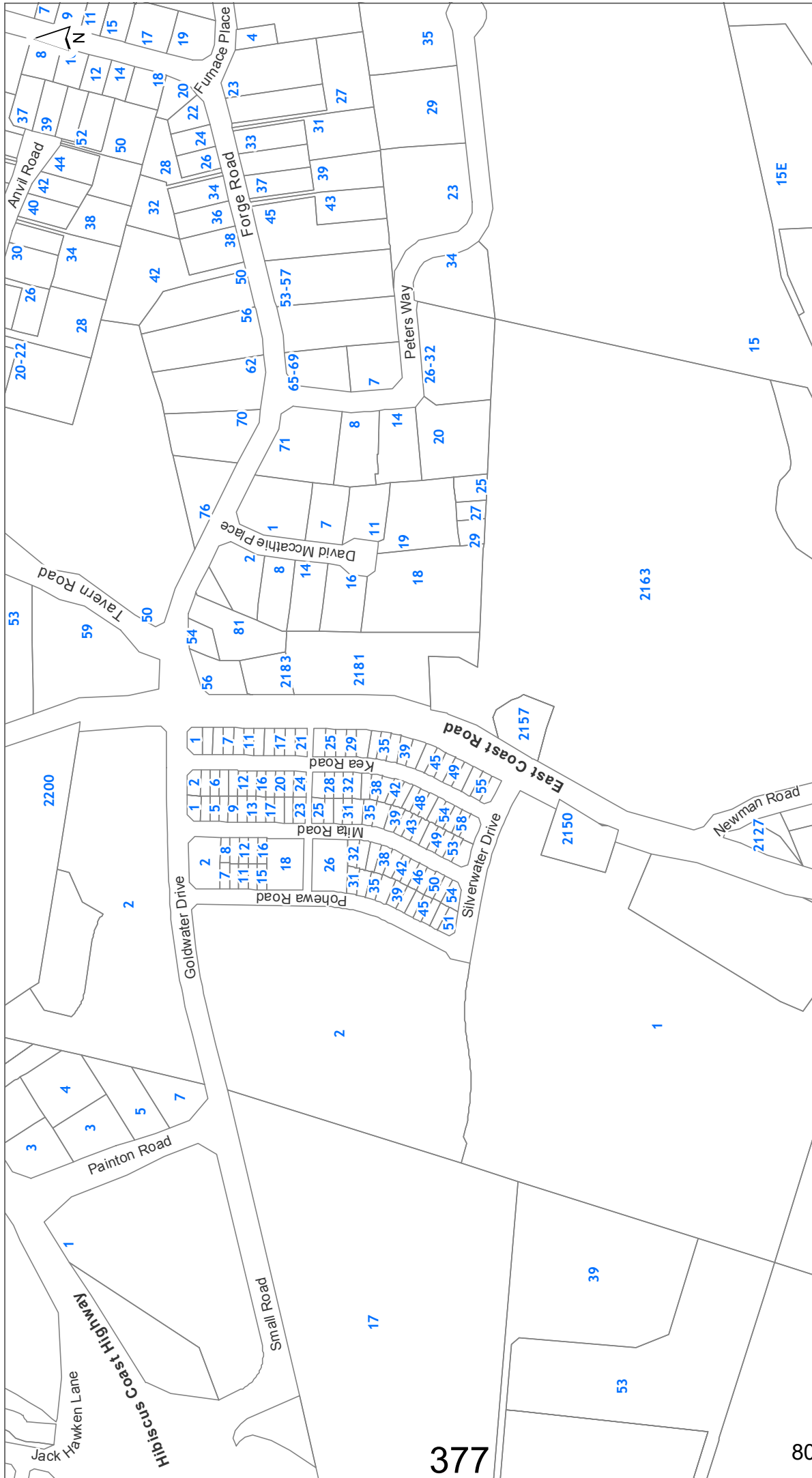
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Natural Heritage

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22/02/2021

Natural Resources

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AUCKLAND MEMORIAL PARK & CEMETERY

2163 East Coast Road, Silverdale Ph: 09 426 9383/0800 00 66 88

Email: admin@ampl.co.nz

www.aucklandmemorialpark.co.nz

Dr Lorene Dennis

Connection

2157 East Coast Road,

Silverdale

26/02/2021

Hi Lorene,

I understand that you are looking to have the present cemetery zoning for your property removed and replaced with a zone more appropriate for your use and location. Auckland Memorial Park has no objection to your proposal and would support a more appropriate zoning.

I hope that this assists with your application.

Regards

Nigel Powell

Director

In the Matter of the Resource Management Act 1991

Form 5

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

Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Name of submitter: Johannink Property Ltd – 1 Birmingham Road

This is a submission on the change proposed to the following plan (the proposal):

*Auckland Unitary Plan Operative in part Proposed Plan Change 60
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

The specific provisions of the proposal that my submission opposes relates to is:

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

11R Birmingham Road Otara Auckland 2013



*Subject area is outlined in blue above

My submission is:

- I oppose the specific provisions of Plan Change 60 as it relates to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and land uses in the area. The site is used frequently for its zoned purpose (Informal Recreation) and acts as a place to support amenity values of the light industrial/commercial activities in the locale. Staff of businesses in the locale use the reserve to eat their lunch and enjoy other informal activities on the reserve during breaks, before and after work. The site is also utilised by the parishioners of a local Pacifica church that meets on a property adjoining the site both before and after services and other church events.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that *National Policy Statement - Urban Development* policies that support the *efficient use of urban land* is not appropriate as an argument to say that recreation reserves are inefficient and therefore should be rezoned for a productive use.
- Recent rezoning of other Open Space Zone sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to open space in the local light industrial community and hence the necessity to retain this reserve as open space so that a space is available to serve the community. Hence there is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet the needs of the community.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area. The land is still legally vested for this purpose. The land still serves this purpose to the local community and is used for the purpose for which it is zoned.
- The site offers a good level of informal recreation amenity with open space and mature tree's – whilst noting that had Council chosen to invest in additional tree's, picnic tables and other infrastructure a higher amenity would be present. Historical under investment in the reserve as

open space is not a justification to change its use. Hence we assert that this reserve (11R Birmingham Road) is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.

- The site functions as an important overland flow path for the industrial area (with characteristic high impervious coverage) and is identified as flood plain in the 1% AEP event. Of the 2527m² of site area, the GIS identifies 1802m² is within the flood plain. Hence its value and development potential is naturally restricted which in turn would significantly lessen its value as Business Light Industry Zone land.
- The site has mature trees that are protected by rules of the Unitary Plan – E16 Trees in Open Space Zones. Protection of these trees would be removed if the zoning were changed.
- The inconsistency of a ‘spot zone’ scenario where an Open Space Zone is serving adjoining land uses – no matter the zoning of these land uses in the locale, is not a reason to justify a zoning change and uplifting gazettal of the land as Recreation Reserve. The spot zoning reflects the function and use of the site by the community, and is a common planning technique for open space areas serving the community that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan.
- The site has some significant constraints to development including and hazards that will reduce the suitability of the site for light industrial development and hence its value to Council as an asset for disposal. These constraints are highly relevant to the Council's decision in relation to specific provisions of Plan Change 60 as it relates to 11R Birmingham Road and support not changing the sites zoning. These constraints include:
 - Overland Flow Path – draining a catchment with high impervious coverage to a tributary of Otara Creek; and
 - Flood Plain – of Otara Creek tributary – a stressed catchment prone to flooding; and
 - Piped stormwater assets – large diameter main meaning significant bridge and pile foundation work for any building and a likely need to reposition manholes and pipes to accommodate site development; and
 - Waste water pipes that will further limit load bearing structures on the land; and
 - Given its low elevation to the tributary of Otara Creek with a flood plain/overland flow path, ground conditions are likely to be poor for building load bearing structures upon, increasing the structural cost of development.
- Whilst the Emergency Budget identifies a target for ‘asset recycling’ to raise funds, it also identifies a risk of unnecessary asset disposal. It is our opinion that rezoning this site would be wrong in principle and an unnecessary asset disposal, as the land is used for its purpose and should remain an open space reserve asset of Council to provide for the ‘well-being’ of the community.
- Informal car parking on the reserve is considered by Council staff to be a reason the amenity value of the site was degraded. The s32 report does not identify if the parking has resulted in any enforcement action, nor if any one neighbouring activity is identified as a primary cause. If un-

authorized parking was a concern then Council could have placed bollards to prevent it happening and protect the reserve’s amenity. The failure of Council to invest in the reserve is not justification to argue its disposal and re-zoning. This is therefore an irrelevant matter and should not be given any weight in the Council reaching its decision.

- Council is at risk of setting a dangerous precedent under the National Policy Statement - Urban Development with its removal of parking quantum rules for development. The argument that the disposal of Open Space land is justified, if that land suffers from parking pressure from neighbouring land use activities, is of concern. If accepted here, the same argument could be used to dispose of land at Auckland Domain, Cornwall Park and other landmark parks and reserves with city. The cumulative effect across Auckland would cause significant amenity degradation of the city through loss of public open space with consequential effect to community wellbeing. This is therefore another irrelevant matter and should not be given any weight in the Council reaching its decision.

Further Information Being Sought

Further information has been sort from Auckland Council and associated CCO’s involved as to how matters referred to in brief in the s32 report have been justified. The s32 report itself does not provide sufficient transparency as to these investigations and decisions of Council.

We anticipate being able to comment with more clarity on these matters in further submissions and in evidence at a hearing of submissions.

I seek the following decision from the local authority:

The local authority to decide 11R Birmingham Road to remain Open Space – Informal Recreation Zone and proceed with Option 1:

Do nothing – leave the land that has been approved for disposal with its current zone. Future landowners will choose how to progress with any development on the sites through the resource consent process.

90.1

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalistion						

77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business- Light Industry Zone <u>Open</u> <u>Space -</u> <u>Informal</u> <u>Recreation</u> <u>Zone</u>
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I wish to be heard in support of my submission.

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

Signature of submitter :

(or person authorised to sign on behalf of submitter)

Date:

25 February 2021

Electronic address for service of submitter:

darrinjo@jo-invest.co.nz;
hamish@clcgroup.co.nz

Telephone:

Darrin Johannink 021962651
Hamish Hey 021 433 531

Postal Address (or alternative method of service under [section 352](#) of the Act):

Darrin Johannink,
c/-CLC Group
PO Box 51547
Pakuranga
Auckland

Contact person:

Hamish Hey, Planning Manager

Appendix: s32 Assessment of issue proposed

Legal description	LOT 35 DP 57069
Area	2527m ²
Legal Status	Recreation Reserve
Auckland Unitary Plan zoning	Open Space - Informal Recreation Zone
Designations	Designations: Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd
Proposed Zoning	Business Light Industrial

Further Information

This is a vacant, relatively flat underutilised 2527m² vacant site in a Light Industrial zoned area. It is subject to a flood plain over three quarters of the site and an overland flow path runs close to the western site boundary. The site has been identified as not required to support the function of the open space network in the area. It is subject to Reserves Act 1977 and reserve revocation will be required.

11R Birmingham Road Otara Auckland 2013	Open Space – Informal recreation	Business Light Industry	This is a large vacant site of 2527m ² in a wider Light Industrial area that is not required for open space uses. Rezoning the site for light industrial activities will align with the wider area activities and uses and provide for light industrial uses while avoiding the creation of a 'spot' zone.
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In the Matter of the Resource Management Act 1991

Form 5

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

Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Name of submitter: Johannink Property Ltd

This is a submission on the change proposed to the following plan (the proposal):

*Auckland Unitary Plan Operative in part Proposed Plan Change 60
Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

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

The specific provisions of the proposal that my submission opposes relates to is:

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

11R Birmingham Road Otara Auckland 2013



*Subject area is outlined in blue above

My submission is:

- I oppose the specific provisions of Plan Change 60 as it relates to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and land uses in the area. The site is used frequently for its zoned purpose (Informal Recreation) and acts as a place to support amenity values of the light industrial/commercial activities in the locale. Staff of businesses in the locale use the reserve to eat their lunch and enjoy other informal activities on the reserve during breaks, before and after work. The site is also utilised by the parishioners of a local Pacifica church that meets on a property adjoining the site both before and after services and other church events.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that *National Policy Statement - Urban Development* policies that support the *efficient use of urban land* is not appropriate as an argument to say that recreation reserves are inefficient and therefore should be rezoned for a productive use.
- Recent rezoning of other Open Space Zone sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to open space in the local light industrial community and hence the necessity to retain this reserve as open space so that a space is available to serve the community. Hence there is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet the needs of the community.
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open space is not a justification to change its use. Hence we assert that this reserve (11R Birmingham Road) is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.

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- The inconsistency of a ‘spot zone’ scenario where an Open Space Zone is serving adjoining land uses – no matter the zoning of these land uses in the locale, is not a reason to justify a zoning change and uplifting gazettal of the land as Recreation Reserve. The spot zoning reflects the function and use of the site by the community, and is a common planning technique for open space areas serving the community that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan.
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 - Given its low elevation to the tributary of Otara Creek with a flood plain/overland flow path, ground conditions are likely to be poor for building load bearing structures upon, increasing the structural cost of development.
- Whilst the Emergency Budget identifies a target for ‘asset recycling’ to raise funds, it also identifies a risk of unnecessary asset disposal. It is our opinion that rezoning this site would be wrong in principle and an unnecessary asset disposal, as the land is used for its purpose and should remain an open space reserve asset of Council to provide for the ‘well-being’ of the community.
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authorized parking was a concern then Council could have placed bollards to prevent it happening and protect the reserve’s amenity. The failure of Council to invest in the reserve is not justification to argue its disposal and re-zoning. This is therefore an irrelevant matter and should not be given any weight in the Council reaching its decision.

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Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalisation						

77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business– Light Industry Zone <u>Open Space - Informal Recreation Zone</u>
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I wish to be heard in support of my submission.

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

Signature of submitter :

(or person authorised to sign on behalf of submitter)

Date:

25 February 2021

Electronic address for service of submitter:

darrinjo@jo-invest.co.nz;
hamish@clcgroup.co.nz

Telephone:

Darrin Johannink 021962651
Hamish Hey 021 433 531

Postal Address (or alternative method of service under [section 352](#) of the Act):

Darrin Johannink,
c/-CLC Group
PO Box 51547
Pakuranga
Auckland

Contact person:

Hamish Hey, Planning Manager

Appendix: s32 Assessment of issue proposed

Legal description	LOT 35 DP 57069
Area	2527m ²
Legal Status	Recreation Reserve
Auckland Unitary Plan zoning	Open Space - Informal Recreation Zone
Designations	Designations: Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd
Proposed Zoning	Business Light Industrial

Further Information

This is a vacant, relatively flat underutilised 2527m² vacant site in a Light Industrial zoned area. It is subject to a flood plain over three quarters of the site and an overland flow path runs close to the western site boundary. The site has been identified as not required to support the function of the open space network in the area. It is subject to Reserves Act 1977 and reserve revocation will be required.

11R Birmingham Road Otara Auckland 2013	Open Space – Informal recreation	Business Light Industry	This is a large vacant site of 2527m ² in a wider Light Industrial area that is not required for open space uses. Rezoning the site for light industrial activities will align with the wider area activities and uses and provide for light industrial uses while avoiding the creation of a 'spot' zone.
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In the Matter of the Resource Management Act 1991

Form 5

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Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

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11R Birmingham Road Otara Auckland 2013



*Subject area is outlined in blue above

My submission is:

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Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalistion						

77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business- Light Industry Zone <u>Open</u> <u>Space -</u> <u>Informal</u> <u>Recreation</u> <u>Zone</u>
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(or person authorised to sign on behalf of submitter)

Date:

25 February 2021

Electronic address for service of submitter:

darrinjo@jo-invest.co.nz;
hamish@clcgroup.co.nz

Telephone:

Darrin Johannink 021962651
Hamish Hey 021 433 531

Postal Address (or alternative method of service under [section 352](#) of the Act):

Darrin Johannink,
c/-CLC Group
PO Box 51547
Pakuranga
Auckland

Contact person:

Hamish Hey, Planning Manager

Appendix: s32 Assessment of issue proposed

Legal description	LOT 35 DP 57069
Area	2527m ²
Legal Status	Recreation Reserve
Auckland Unitary Plan zoning	Open Space - Informal Recreation Zone
Designations	Designations: Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd
Proposed Zoning	Business Light Industrial

Further Information

This is a vacant, relatively flat underutilised 2527m² vacant site in a Light Industrial zoned area. It is subject to a flood plain over three quarters of the site and an overland flow path runs close to the western site boundary. The site has been identified as not required to support the function of the open space network in the area. It is subject to Reserves Act 1977 and reserve revocation will be required.

11R Birmingham Road Otara Auckland 2013	Open Space – Informal recreation	Business Light Industry	This is a large vacant site of 2527m ² in a wider Light Industrial area that is not required for open space uses. Rezoning the site for light industrial activities will align with the wider area activities and uses and provide for light industrial uses while avoiding the creation of a 'spot' zone.
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In the Matter of the Resource Management Act 1991

Form 5

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

Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Name of submitter: T&T Childrenswear – 5 Birmingham Road

This is a submission on the change proposed to the following plan (the proposal):

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*Subject area is outlined in blue above

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- The site has mature trees that are protected by rules of the Unitary Plan – E16 Trees in Open Space Zones. Protection of these trees would be removed if the zoning were changed.
- The inconsistency of a ‘spot zone’ scenario where an Open Space Zone is serving adjoining land uses – no matter the zoning of these land uses in the locale, is not a reason to justify a zoning change and uplifting gazettal of the land as Recreation Reserve. The spot zoning reflects the function and use of the site by the community, and is a common planning technique for open space areas serving the community that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan.
- The site has some significant constraints to development including and hazards that will reduce the suitability of the site for light industrial development and hence its value to Council as an asset for disposal. These constraints are highly relevant to the Council's decision in relation to specific provisions of Plan Change 60 as it relates to 11R Birmingham Road and support not changing the sites zoning. These constraints include:
 - Overland Flow Path – draining a catchment with high impervious coverage to a tributary of Otara Creek; and
 - Flood Plain – of Otara Creek tributary – a stressed catchment prone to flooding; and
 - Piped stormwater assets – large diameter main meaning significant bridge and pile foundation work for any building and a likely need to reposition manholes and pipes to accommodate site development; and
 - Waste water pipes that will further limit load bearing structures on the land; and
 - Given its low elevation to the tributary of Otara Creek with a flood plain/overland flow path, ground conditions are likely to be poor for building load bearing structures upon, increasing the structural cost of development.
- Whilst the Emergency Budget identifies a target for ‘asset recycling’ to raise funds, it also identifies a risk of unnecessary asset disposal. It is our opinion that rezoning this site would be wrong in principle and an unnecessary asset disposal, as the land is used for its purpose and should remain an open space reserve asset of Council to provide for the ‘well-being’ of the community.
- Informal car parking on the reserve is considered by Council staff to be a reason the amenity value of the site was degraded. The s32 report does not identify if the parking has resulted in any enforcement action, nor if any one neighbouring activity is identified as a primary cause. If un-

authorized parking was a concern then Council could have placed bollards to prevent it happening and protect the reserve’s amenity. The failure of Council to invest in the reserve is not justification to argue its disposal and re-zoning. This is therefore an irrelevant matter and should not be given any weight in the Council reaching its decision.

- Council is at risk of setting a dangerous precedent under the National Policy Statement - Urban Development with its removal of parking quantum rules for development. The argument that the disposal of Open Space land is justified, if that land suffers from parking pressure from neighbouring land use activities, is of concern. If accepted here, the same argument could be used to dispose of land at Auckland Domain, Cornwall Park and other landmark parks and reserves with city. The cumulative effect across Auckland would cause significant amenity degradation of the city through loss of public open space with consequential effect to community wellbeing. This is therefore another irrelevant matter and should not be given any weight in the Council reaching its decision.

Further Information Being Sought

Further information has been sort from Auckland Council and associated CCO’s involved as to how matters referred to in brief in the s32 report have been justified. The s32 report itself does not provide sufficient transparency as to these investigations and decisions of Council.

We anticipate being able to comment with more clarity on these matters in further submissions and in evidence at a hearing of submissions.

I seek the following decision from the local authority:

The local authority to decide 11R Birmingham Road to remain Open Space – Informal Recreation Zone and proceed with Option 1:

Do nothing – leave the land that has been approved for disposal with its current zone. Future landowners will choose how to progress with any development on the sites through the resource consent process.

91.1

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalistion						

77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business- Light Industry Zone <u>Open</u> <u>Space -</u> <u>Informal</u> <u>Recreation</u> <u>Zone</u>
----	--------------------	---------------------	---	-------	--	---

I wish to be heard in support of my submission.

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

Signature of submitter :

(or person authorised to sign on behalf of submitter)

Date:

25 February 2021

Electronic address for service of submitter:

darrinjo@jo-invest.co.nz;
hamish@clcgroup.co.nz

Telephone:

Darrin Johannink 021962651
Hamish Hey 021 433 531

Postal Address (or alternative method of service under [section 352](#) of the Act):

Darrin Johannink,
c/-CLC Group
PO Box 51547
Pakuranga
Auckland

Contact person:

Hamish Hey, Planning Manager

Appendix: s32 Assessment of issue proposed

Legal description	LOT 35 DP 57069
Area	2527m ²
Legal Status	Recreation Reserve
Auckland Unitary Plan zoning	Open Space - Informal Recreation Zone
Designations	Designations: Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd
Proposed Zoning	Business Light Industrial

Further Information

This is a vacant, relatively flat underutilised 2527m² vacant site in a Light Industrial zoned area. It is subject to a flood plain over three quarters of the site and an overland flow path runs close to the western site boundary. The site has been identified as not required to support the function of the open space network in the area. It is subject to Reserves Act 1977 and reserve revocation will be required.

11R Birmingham Road Otara Auckland 2013	Open Space – Informal recreation	Business Light Industry	This is a large vacant site of 2527m ² in a wider Light Industrial area that is not required for open space uses. Rezoning the site for light industrial activities will align with the wider area activities and uses and provide for light industrial uses while avoiding the creation of a 'spot' zone.
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Submission on a notified proposal for policy statement or plan change or variation

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

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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms (Full Name)

Helen Joan HIGGOTT

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

Address for service of Submitter

34 CLEVEDON ROAD, PAPAURA 2110

Telephone:

(09) 298-1213

Fax/Email:

higgott@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

[Empty box]

Or

Property Address

Keeney Court Reserve 2R Keeney Court, Papakura

Or

Map

[Empty box]

Or

Other (specify)

Submission

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

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

① Plan change is contrary to the Auckland City Council's stated policy "Green spaces are a key contributor to people's wellbeing." Alec Tang, chief sustainability officer at Auckland Council. Papakura Courier 17 February 2021, page 4 (continue on a separate sheet if necessary) ✓

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

92.1

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

Melen J. Miggott
Signature of Submitter
(or person authorised to sign on behalf of submitter)

25.02.2021
Date

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

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

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

I could / could not gain an advantage in trade competition through this submission.
 If you could gain an advantage in trade competition through this submission please complete the following:

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

(a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

①

① ctd. This point was re-inforced by Mayor Phil Goffin's article in N.Z. Herald 23/2/2021 page 23 "Record Investment in Recovery Budget". To quote the Council is spending around \$55 billion in ... "maintaining and expanding green spaces."

② Green spaces must be retained in order for Auckland to move towards a low carbon region

③ A neighbour has informed me that in recent correspondence from the Auckland City Council a decision was made on 16/7/2020 when the Finance and Development Committee were approving the emergency budget it was decided that 2R Keeney Court would be sold. I am concerned that those in the immediate area were not advised of this decision with its far-reaching implications.

Additionally, having attended the Papakura Local Board Meeting on 24/02/2021 I heard that the Board, with its local knowledge, had opposed that decision

④ With the increasing construction of high density housing, green spaces are essential for recreational activities for both children and adults. Perhaps consideration could be given to erecting some playground equipment eg. Swings + slides. Until about 10 years ago there was a popular playground on the corner of Clevedon Road and Ron Keat Drive. This was lost when the carpark for Massey Park Swimming Pool was developed. The small playground in Massey Park is often unavailable due to the locked gate.

- ⑤ the traffic density on Clevedon Road is increasing rapidly and it is hazardous to cross - particularly for children. It is essential to retain an open green space on the northern side of Clevedon Road.
- ⑥ Keeney Court is a narrow suburban road. Frequently when cars are parked on both sides of the road room to pass is restricted to one car only. Already few parking spaces are available at the times when children are being dropped off and collected from Nina Busing Kindergarten in Clevedon Road. Rezoning and selling 2R Keeney Court for residential development will exacerbate this situation.
- ⑦ Should the proposed sale proceed, a compensatory green open space needs to be developed in the local area. Developing open green spaces in Auckland CBD is not adequate compensation for the people of Papakura

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Susan Andrews

Organisation name: Heritage New Zealand Pouhere Taonga

Agent's full name:

Email address: sandrews@heritage.org.nz

Contact phone number: 09 307 9920

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Please see submission attached.

Property address: Please see submission attached.

Map or maps: Please see submission attached.

Other provisions:

Please see submission attached.

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

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

The reason for my or our views are:

Please see submission attached.

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

Submission date: 1 March 2021

Supporting documents

HNZPT Submission PC60 - Open Space and Other Rezoning 01 03 21.pdf

Attend a hearing

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

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

Declaration

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

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

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

No

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



1st March 2020

Attention: Planning Technician
Auckland Council
Level 24
135 Albert Street
Private Bag 92300
Auckland 1143

Dear Sir or Madam

SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA

PC 60: OPEN SPACE AND OTHER REZONING MATTERS

To: Auckland Council

Name of submitter: Heritage New Zealand Pouhere Taonga

1. This is a submission on the following proposed change to the Auckland Unitary Plan (Operative in Part) (the proposal):

PC 60: To rezone land to either:

- Recognise land recently vested or acquired as open space;
- Correct zoning errors or anomalies;
- Facilitate Panuku's land rationalisation and disposal process; or
- Facilitate Kainga Ora's and Auckland Council redevelopment of certain neighbourhoods.

2. Heritage New Zealand could not gain an advantage in trade competition through this submission.

- Heritage New Zealand is an autonomous Crown Entity with statutory responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.

3. The specific provisions of the proposal that Heritage New Zealand's submission relates to are:

- The plan change with respect to historic heritage, specifically in relation to 1-5 Lippiatt Road Otahuhu Auckland 1062, and 36 Cooper Street Grey Lynn Auckland 1021.

4. Heritage New Zealand's submission is:

- Heritage New Zealand opposes the proposed plan change in respect of the proposed rezoning of 1-5 Lippiatt Road Otahuhu Auckland 1062, and 36 Cooper Street Grey Lynn Auckland 1021.

5 The reasons for Heritage New Zealand’s position are as follows:

- 5.1 No investigation or analysis of the potential historic heritage values (historic, archaeological, social, etc.) of these open space areas within the Lippiatt Road Pegler Brothers Housing Historic Heritage Area (Schedule 14.2 ID. 2564), and the Cooper Street Historic Heritage Area (Schedule 14.2 ID. 2518), has been provided to support the proposed plan change.
- 5.2 Heritage New Zealand considers it is important to demonstrate the significance or otherwise of these sites in terms of their values from a heritage and community perspective in order to justify the proposal to transfer the land from public to private use.
- 5.3 Other than referencing the status of these two reserves as ‘non-contributing sites’ as denoted in the Schedule 14.2 Historic Heritage Area Maps for the respective Historic Heritage Areas, no detail is provided as to the information and research this was drawn from in the first instance.
- 5.4 In the absence of any such analysis and information, Heritage New Zealand therefore seeks that the plan change be declined in respect of these two sites.

5. Heritage New Zealand seeks the following decision from the local authority:

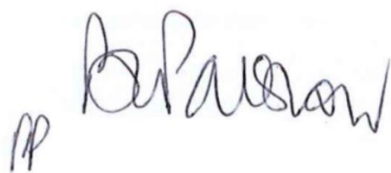
- That in the absence of any investigation or analysis of potential historic heritage values the proposed plan change is declined in respect of the proposed rezoning of 1-5 Lippiatt Road Otahuhu Auckland 1062, and 36 Cooper Street Grey Lynn Auckland 1021.

93.1

93.2

6. Heritage New Zealand does wish to be heard in support of our submission.

Yours sincerely



Sherry Reynolds
Director Northern Region

Address for Service:
Susan Andrews
PO Box 105 291, Auckland
09 307 9920
sandrews@heritage.org.nz

This submission has been made to follow the format of Form 5, as we are unable to physically take the completed hard copy of Form 5 into Council due to the level 3 lockdown, and our scanner is not functioning. Today I received telephone approval from Tony Reidy to make our submission in this manner, and email it today.

SUBMITTER DETAILS

This submission is made by Robert Ernest Tait, on behalf of Friends of the Earth NZ Ltd(FoENZ). I am a Co-director of FoENZ and our address for service is PO Box 5599, Victoria Street West, Auckland 1142, and our email is <foenz@kcbbs.gen.nz>, as above. I am the contact person and my phone/voicemail is (9) 3762503.

SCOPE OF SUBMISSIONS

This is a submission on PC 60 Open Space (2020) and Other Rezoning Matters.

Our submission in objection to PC 60 firstly relates to the totally inadequate and fatally flawed Public Notice that was notified on 28 January, 2021. We submit that this so-called Public Notice was not fit for purpose, as it failed to include vital information needed to fulfil even the most basic requirements of a notification to the public to serve as the basis of a public consultation period.

To be more specific, the Public Notice totally fails to identify any of the properties that are proposed to be subject to rezoning. Further, it totally fails to make it clear that one key intention of PC60 is to enable the selling off of many existing Council parks. Instead, the Public Notice uses the euphemism "Facilitate Panuku's land rationalisation process". We would ask - "How are the general public meant to know that the essentially meaningless phrase "rationalisation process" in the Public Notice actually means that Panuku wants to remove the existing zoning of Open Space - Informal Recreation Zone for so many of the targetted properties and replace this with a Residential Housing Zone - so that they, even existing parks, can be flogged off for development?" This key public concern is not included anywhere in the Public Notice, nor is the deliberately vague and misleading term "rationalisation process" explained for what it refers to - namely, in this case, putting parks on the block.

When I queried this with Council I was told that there were 105 properties involved under PC 60, and we responded to this feeble excuse that, in our view, that is even more reason to identify them, so that the public can consider just what impact PC 60 could have on their community and environment. The claim that the Public Notice would have been too long if the properties were identified does not have any merit, given that often other Public Notices are necessarily detailed and can take up very large spaces in the NZ Herald classifieds.

Disturbingly I was also told that the aim of the Public Notice was to direct the public to the web site for the details. We submit that all public notices - particularly for plan changes that are aimed at notifying and seeking submissions/consultation, must absolutely, within that Public Notice, properly inform the public of the true and clear intention of the plan change. This did not take place with PC 60, not even minimally!

Further to our concerns regarding the inadequacy of consultation, it is troubling that Council gave approval for disposal of these properties at the Extraordinary Finance and Performance Committee meeting of 16 July, 2020. This was before public submissions closed on the Emergency Budget. By a separate email I will submit a copy of my submission to Council on that very day, which I would ask to be considered as part of this submission, particularly as it focuses on consultation issues.

Additionally re consultation, the Panuku S32 Evaluation Report re PC 60 (23 Nov. 2020), in section "6.4 Consultation", makes claims that "As part of the rationalisation process consultation has been undertaken with the relevant local boards and mana whenua groups for each site included in this plan change prior to their approval for disposal from the Finance and Performance Committee." Thus it appears that the consultation with the local boards etc took place prior to the closing date for public submissions to the Emergency Budget - that is before the boards would have been able to see and evaluate public concerns expressed in these public submissions.

When I asked recently about the consultation referred to in the Panuku S32 report, I was told that it was "internal" and not public. In footnote 3 of the section 6.4 Consultation it was stated that letters were sent to adjoining owners. Last week I spoke to Bruce Nelson, who owns 3 adjoining properties in Ryle St, one of which adjoins the park at 45 Georgina St, Freemans Bay. He had not been notified by any means whatsoever, that the corner park was going to be sold and he was quite concerned about this. He will also be making a submission about PC 60.

Another Ryle St owner was upset to hear from me that their local park, which used to have playground equipment where her children played, and a seating bench with superb views of the city, was proposed to be stripped of its open space informal recreational zoning, so that it can be flogged off for development by Panuku.

I am a member of the Freemans Bay Residents Association and they too were unaware of the threat to this local park. FoENZ were only made aware of the impact of PC 60 by being recently tipped off by a Council staffer who was concerned that this was going through under the radar. In our view public consultation processes must be more open and transparent than this one has been to date.

Finally re consultation, I was able to contact a representative from the Tree Council on Friday and inform them of the likely impact of PC 60 on established trees in the affected properties. They knew nothing about this threat to the many trees posed by PC 60, and hopefully they too will be submitting. There will be more about trees later in our submission.

SUBMISSION

Our submission largely focuses upon inadequate notification and consultation as detailed above. As a NGO that supports retention of open space and habitats we oppose the threats to both that arise from PC 60.

We are well aware of the negative impact of the Unitary Plan on urban trees and wildlife habitats across the wider Auckland Region. Tree protection has really suffered and the Notable Trees Schedule under the Unitary Plan fails to provide anything near the protection that was earlier provided. With developers and home owners more easily able to remove existing trees, it is even more important to provide some protection to those that remain. Intensification so often leads to reduction in both habitats and wildlife corridors - especially for birds. It used to be that if a tree was situated in a park then it was considered to be safe and protected, but apparently not these days. The trees in many of the targetted parks will most likely be considered to be in the way of housing development, and consequently destroyed.

FoENZ opposes the specific provisions of PC 60.

We seek a decision by Council to decline the proposed plan change and variation.

94.1

We seek a decision that recognises that the consultation by way of the fatally flawed Public Notice does not meet legal and civil society democracy requirements, and consequently we seek that the decision requires Council to abort this farcical PC 60 and start again with a proper Public Notification and informed community consultation.

We submit further that if this poor excuse for consultation gets condoned then it will signal more than open slather on open space, and that Auckland - our community and our environment, deserves better than this.

We wish to be heard alone in support of our submission, and we would request that my earlier submission on the Emergency Budget, which I shall email shortly, be considered as part of this submission.

Finally we wish to add that FoENZ, a voluntary NGO research-based watchdog group, has been active since 1975, and myself since the mid 80's. We have engaged and contributed through the Town and Country Planning Act, the RMA, the Planning Tribunal, the Environment Court, Royal Commissions etc - and never before have I encountered such a sham of a so-called consultation that has taken place with this Plan Change 60.

As a retired pensioner, I can assure Council that I am not engaged in tree felling, bird taxidermy or real estate, and that I could not gain any advantage in trade competition through this submission.

Submitted on 1 March, 2021 by Bob Tait, Co-director FoE(NZ).

Please include this earlier submission on the Emergency Budget to FoENZ's submission to PC 60, which was emailed to Council a bit earlier tonight.

Regards,
Bob Tait

----- Forwarded Message -----

Subject: Feedback on Emergency Budget
Date: Fri, 19 Jun 2020 23:28:27 +1200
From: Friends of the Earth NZ <foenz@kcbbs.gen.nz>
Reply-To: foenz@kcbbs.gen.nz
Organization: Friends of the Earth [New Zealand]
To: akhaveyoursay@aucklandcouncil.govt.nz

My name is Bob Tait. My email contact is <foenz@kcbbs.gen.nz>. My local Board is Waitemata and I am sending this feedback on behalf of myself. I am male, age 72 and Pakeha/NZ European. I live at 22/1 Runnel St, Freemans Bay. Earlier I was the recipient of a Good Citizen Award from the Waitemata Local Board, and some decades ago I received a QE2 Commemorative medal for Community Service. From memory, I think that was in 1990. I gave it to my mum, who deserved it more than me.

I wish to give feedback on proposed matters in this budget which I believe will have major impact on residents and their community.

Since I live in a Kainga Ora unit I do not pay rates, and I do not wish to comment on that issue.

Firstly I wish to convey my great disappointment with the consultation docs. They are confusing, skimpy and deceptive. There is multiple and atrocious use of meaningless euphemisms that do not convey to citizens neither the meaning of the terms, their intentions, nor their impacts.

MEANINGLESS EUPHEMISMS.

These especially relate to the proposed sale of community/Council properties. Examples include "Rationalisation Pipeline", "Asset Recycling", "Optimisation Opportunities". It would seem that all these vague gobbledook terms are designed to disguise the fact that this current Council intends to put all of these properties "on the block" - that is, to flog them off to the private sector, and likely to developers.

PROPERTY SALES

It should be recognised that over many years, since the Amalgamation to the Super City, Council - especially through Panuku, has been flogging off as many common assets as they were able to do so. The vast list of properties listed on pages 51-54 are all ones that have survived due to either recognition of their value to the community, and/or due to opposition to their sale, including by the local Boards. They have already been through evaluation resulting in them being maintained, but in one foul swoop they now are all about to go on the block. Now they are all up for flogging off.
SHAME.

Apparently funding and input from Local Boards is also to be curtailed.

SHAME.

As far as I can gather, the occupants/tenants etc at those properties have not been notified that the buildings from which they play a part in the community, are about to be privatised. Nor have the citizens of Auckland been informed what functions or roles these premises play in civil society. How can citizens make informed feedback when they are deprived of such vital information?

The list of such commonly owned properties is essentially a list of "death notices" for the roles these have previously played in their communities.

It is revealing that it is conceded that "Panuku faces some constraints to effective property rationalisation. These include

a. consultation requirements - public. iwi b. Public Works Act requirements c. political and community opposition to the sale d. natural incentive to hold property for an identified future use."

One could interpret this as expressing an obsessive zealous drive to put much of OUR AUCKLAND, which it really is - and not theirs, into a massive fire sale - one that not only will amount to crapping on our present population, but also upon future generations. Once again - SHAME, SHAME. One can only wonder if some Council "Asset Brokers" who succeed in flogging off assets receive some sort of bonus or reward for their "Asset Recycling" into Council coffers.

PROPOSED SEVERE CUTS TO ESSENTIAL COMMUNITY FACILITIES

First I wish to address the impact of the proposed cuts that will clearly impact on our elderly population. Re transport, it is intended to cut back on senior and Supergold concessions, as well as reducing public transport, footpath maintenance and closing some public toilets - when there is already a chronic shortage of public toilets. It is conceded that the proposed public transport cuts would result in "Increasing private transport use, congestion and emissions". Great - just what we need! All of these measures are not only mad, but also cruel.

Further it is proposed to severely cut back on the funding/service levels for public libraries, which are vital facilities for our communities - especially for our elderly.

Council is already accountable for its questionable closure of the Leys Institute Library and Gym, without justification from the recent consultants reports on those buildings. I have obtained and analysed those reports and I would be happy to provide further information and justification for my assertions. I request that Council allocate a modest immediate budget to immediately commence the stabilising measures proposed by the consultants. Their recommendations are not overly expensive or onerous. They basically involve stabilisation of the parapets and cornices { the design work was done 3 years ago and has been ignored by council ever since), and to continue the recommended monitoring of the narrow cracks in one small corner of an annex to the main building.

There is an outrageous proposal to "Permanently close and vacate a proportion of our community facilities that are under-utilised, this would lead to operational cost savings". To put it crudely "What the F... does that mean?" What facilities, and where? What role have they/do they play? How can

citizens give any sort of considered feedback on this when we have not been given any idea of either the location, function, or the impact of their loss/alienation?

This feedback is an overview of my concerns on this Emergency Budget. I appreciate that there are tight constraints on the consultation. I would be pleased to provide any clarification or further information should this be of use to Council.

Thank you for the opportunity to give feedback on this very important consultation.

Regards,

Bob Tait

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2016.0.7924 / Virus Database: 4793/15886 - Release Date: 08/14/18 Internal Virus Database is out of date.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mark Lockhart

Organisation name:

Agent's full name:

Email address: mark@encompassdesign.co.nz

Contact phone number: 0272902811

Postal address:
47 Norfolk Street
Ponsonby
Auckland 1021

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: All of the sites, especially those with significant trees or that function as valued community spaces.

Map or maps:

Other provisions:

Auckland is rapidly intensifying and since 2012, tree loss has been unprecedented. With intensification which provides valuable housing, we need pocket parks and to protect our trees. The permitted intense site developments with limited space for trees and the "blank slate" approach, taken by most developers, results in not only further loss of trees but restricted space for re-planting. Covid aside, the loss of these spaces is incredibly short sighted and contradicts councils climate change commitment and urban ngahere strategy.

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

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

The reason for my or our views are:
As above.

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

| 95.1

Submission date: 1 March 2021

Attend a hearing

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

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

Declaration

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

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

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

No

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

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: silvia spieksma

Organisation name:

Agent's full name: silvia spieksma

Email address: sspieksma@yahoo.co.uk

Contact phone number:

Postal address:

116 Holly st
Avondale
Auckland
Auckland 1026

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 13 Davern Lane and Trojan crescent, New Lynn

Map or maps:

Other provisions:

Open space to be rezoned to residential

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

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

The reason for my or our views are:

We can not afford to lose more green space and it's flora and fauna taking into consideration the climate emergency, the ongoing intensification of neighbourhoods, the wellbeing factor open spaces provide. Open spaces need to stay open spaces. In some years we may need them as a result of intensification and for the wellbeing of our residents that live in apartments or dwellings that won't have green outdoor space.

There is no need to give up open spaces with almost every section/site being having the potential of intensification. Intensification can take place anywhere when houses and sections come onto the market. We can not afford to sell ratepayers owned land off and in the future realise that we may not have enough Open Space.

I especially oppose any Open Zone change if this involves cutting down trees. We need trees for our

wellbeing, to mitigate stormwater flow and heat island effect, to store carbon and to provide a home for our birds and other fauna.

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

96.1

Submission date: 1 March 2021

Attend a hearing

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

Declaration

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

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

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

Yes

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

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

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



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

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

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

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

Michelle Simpson

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

Address for service of Submitter

7A Church Street, Otahuhu, Auckland 1062

Telephone:

021 0332449

Fax/Email:

michelle.kathryn@hotmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

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

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

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

Plan provision(s)

[Empty box]

Or

Property Address

Corner of princes st + atkinson ave.

Or

Map

[Empty box]

Or

Other (specify)

Submission

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

I support the specific provisions identified above 422

I wish to have the provisions identified above amended Yes No

The reasons for my views are: this little walk through park is a refreshing place to stop + rest, and a good change from the hustle of the traffic + shops. The trees both provide scenery + clean the air since there is so much traffic going through. The site would be very small for a business, and there would (continue on a separate sheet if necessary) (see back of page for continuation)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

97.1

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

MS

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

8 Feb 2021

Date

Notes to person making submission:

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

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

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

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

If you could gain an advantage in trade competition through this submission please complete the following:

I am / am not directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

(continued reasoning from the previous page)

be absolutely no parking available. A business at this location would add to the current traffic burden. At the moment about 86 kaianga ora dwellings are being filled on Atkinson, being small and close to their neighbours I believe we need to safe-guard any green public spaces that we have close by for everyone's enjoyment. Studies have shown that a walk amongst nature decreases stress levels, and this is paramount in societies well being.

Please keep this green space as it is for public enjoyment and use.

Hi,

For the cut off bottom section I had ticked that I am opposed to the suggested provisions above.

This should clarify the document for you.

Michelle

Get [Outlook for Android](#)

From: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Sent: Tuesday, March 2, 2021 3:30:04 PM
To: Michelle Simpson <michelle.kathryn@hotmail.com>
Cc: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: RE: Objection Notification to plan PC60

Good afternoon Michelle

Further to our email of 18 February (below) and the closing of Proposed Plan Change 60 Open Space (2020) and Other Rezoning Matters Auckland Council asks you as a matter of urgency to confirm the specifics of your submission which is obscured.

This can be done by writing it in an email which we can attach to your submission to clearly confirm your submission.

Please email this to unitaryplan@aucklandcouncil.govt.nz by midday on Thursday 4 March 2021.

Regards

Bronnie

Bronnie Styles - Planning Technician
Auckland-wide | Plans and Places
Auckland Council
Ph 09 3010101 | DDI 09 890 2718 | 021 801 640
Level 24, 135 Albert Street, Auckland
Visit our website : www.aucklandcouncil.govt.nz

From: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Sent: Thursday, 18 February 2021 9:33 AM
To: Michelle Simpson <michelle.kathryn@hotmail.com>
Cc: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: RE: Objection Notification to plan PC60

Hi Michelle

Please see attached.

Regards

Bronnie

Bronnie Styles - Planning Technician
Auckland-wide | Plans and Places
Auckland Council
Ph 09 3010101 | DDI 09 890 2718 | 021 801 640
Level 24, 135 Albert Street, Auckland
Visit our website : www.aucklandcouncil.govt.nz

From: Michelle Simpson <michelle.kathryn@hotmail.com>
Sent: Thursday, 18 February 2021 9:04 AM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: Re: Objection Notification to plan PC60

Hi Bronnie,

Unfortunately once scanned I disposed of it!

What parts require clarification?

Thanks,
Michelle

Get [Outlook for Android](#)

From: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Sent: Thursday, February 18, 2021 8:04:42 AM
To: Michelle Simpson <michelle.kathryn@hotmail.com>
Cc: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Subject: RE: Objection Notification to plan PC60

Good morning Michelle

Thank you for your email.

Can you please rescan the submission form and resend as parts of it is obscured and Auckland Council cannot assume any information.

Thank you.

Regards

Bronnie

Bronnie Styles - Planning Technician
Auckland-wide | Plans and Places
Auckland Council
Ph 09 3010101 | DDI 09 890 2718 | 021 801 640
Level 24, 135 Albert Street, Auckland
Visit our website : www.aucklandcouncil.govt.nz

From: Michelle Simpson <michelle.kathryn@hotmail.com>
Sent: Wednesday, 17 February 2021 6:27 PM

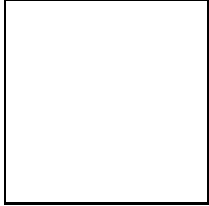
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>

Subject: Objection Notification to plan PC60

Hi,

Please see the attached and let me know if you have any questions. It would be incredibly disappointing for this green space to be turned into a business building or shops.

Regards,
Michelle Simpson



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.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Trevor Lund and Lynne Butler on behalf of Anamady Limited owner of oneA Ireland Street Freemans Bay

Organisation name:

Agent's full name:

Email address: trevorlund@xtra.co.nz

Contact phone number: 021932935

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:

Property address: 45 Georgina Street Freemans Bay

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We believe this pocket park is an ideal small parcel to leave in its current zoning and use, and improve by means of plantings and a bench and seat arrangement for all residents to enjoy. With greater density of housing being sort by Auckland Council, these small pocket parks will become the only outdoor amenities for residents in the future. We also object to the proposed plan change as no consultation has taken place with neighbouring property owners. It is a blatant lie for Auckland Council to say there has been consultation. There has been none. If Auckland Council has consulted locally please supply by return email letterbox drop, mail out material etc.

I or we seek the following decision by council: Decline the plan change

98.1

Submission date: 1 March 2021

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: MIKE BLACKBURN

Organisation name:

Agent's full name:

Email address: mike251@xtra.co.nz

Contact phone number: 021538778

Postal address:
251 ponsonby rd
freemans bay
auckland 1001

Submission details

This is a submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
plan change 60

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
it contradicts policy of council and rejects sustainability practices and climate change.
It ignores basic urban planning principles.

I or we seek the following decision by council: Decline the plan change

Submission date: 1 March 2021

Supporting documents
PLAN CHANGE 60.pdf

Attend a hearing

| 99.1

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

PLAN CHANGE 60 - OBJECTION

COUNCIL ARE SELLING TO COVER LOSSES CREATED BY INCOMPETENCE IN THE ADMINISTERING OF COUNCIL SERVICES.

I OBJECT TO THIS PROCESS OF REGARDING SMALL SPACES THAT CAN BE TURNED INTO SMALL URBAN SPACES WHICH COULD BE USED FOR CULTURAL, SOCIAL AND ECOLOGICAL CONNECTIONS.

COUNCILS POLICY , QUOTE” Investment in open space should reflect the way we expect Auckland to grow over the next 30 years. Greenfield areas and the existing urban area will require different approaches.

In greenfield areas, new open space will be needed to meet the recreational and social needs of new residents.

Expanding the open space network in existing urban areas is constrained by land supply and budget. Our investment strategy in the urban area is to prioritise improving the existing network.”

COUNCIL HAVE THE LAND WITH THESE SMALL PARCELS OF URBAN SPACE WHICH CAN BE MANAGED AS PART OF STREET MAINTENANCE.

IF COUNCIL A HAD A SPECK OF CREATIVITY THIS SO CALLED “ REQUIRE DIFFERENT APPROACHES” WOULD ENHANCE THE ALREADY INTENSE URBAN COVERAGE.

COUNCIL CANNOT STATE THEY HAVE A CLIMATE CHANGE EMERGENCY WHEN THEY ARE DESTROYING THE ENVIRONMENT BY REDUCING THESE GREEN AREAS.

THE ADDENDUM OUTLINES THE IMPORTANCE OF POCKET PARKS AROUND THE WORLD. I REALISE COUNCIL POLICY AND SERVICES REFLECTS THEIR POSITION CLOSE TO THE TOP OF A FIRST CLASS THIRD WORLD COUNTRY BUT MAYBE WE SHOULD SET OUR SIGHTS HIGHER AND LOOK TO BEING A GREEN HEALTHY COUNCIL. THESE SMALL AREAS COULD BE IN THE FUTURE WATER CLEANSING OR STORAGE TANKS FOR SW OVERFLOWS.

I HAVE PERSONALLY DONE WORK IN CALIFORNIA WHERE NEW SUBDIVISIONS HAVE CORNER SITES FOR LOCAL COMMUNITIES EVEN INSTALLING SMALL OPEN SWIMMING POOLS AND GREENERY . WE ARE FAR BEHIND EUROPE, ASIA AND THE AMERICAS WHEN IT COMES TO URBAN DEVELOPMENT. WHY DO YOU TRY AND REPLICATE IT AND DO IT BADLY AS IT IS DONE IN AUCKLAND. THE GENERIC OPEN SPACE MANUAL AND GENERIC URBAN MANUAL (unimaginative, boring, lacking in direction ,predisposes to future slums

ADDENDUM

Pocket parks are urban open spaces on a **small**-scale and provide a safe and inviting environment for surrounding community members. They also meet a variety of needs and functions, including: **small** event space, play areas for children, spaces for relaxing or meeting friends, taking lunch breaks,

In urban areas "The Pocket Parks can be an "oasis" for wildlife. They can be used as an area of support for birds, a reference point for their movements, at the same time people can have the chance to enjoy the view of birds and their sounds, to feel in close contact with nature with the others although this nature is limited by the built volumes (Harlem, New York, 1965) "2 . We can find 1 Lefebvre, H. (1974). La production de l'espace, Anthropos, Paris. Trad. It. Moizzi, G. (1976). La produzione dello spazio, Milano. 2 Whyte, W. H. (2001). The Social life of Small the Urban, Project for Public Spaces, New York.

The birth of Pocket Parks in Harlem wasn't included in the urban planning programs of New York city, but it was a product for the city people wanted to satisfy the necessity to have a space for everybody where people can meet during the day . Small spaces, designed and built by ordinary people with a very strong social vocation, have an outdoor space of aggregation to enjoy moments of daily life with the others in order to know each other to exchange ideas and things. A space where people could exchange the knowledge of the habits and customs of the others, not be afraid of being influenced by other cultures to the point of suffering the loss of their own identity (Taylor 1993).

Pocket Parks have been for many years, from 1964 to 2010, spaces scattered over the urban fabric without any relation with the context, came out as "mushrooms", certainly very important places for residents and for those who had the luck to have them close to home , especially in cities where you feel the lack of green outdoor spaces.

Europe: the First Transformations The first changes of the pocket gardens were seen in the early nineties, when the urban planner architect Jean Pierre Charbonneau⁶ was commissioned by the city of Lyon as a consultant for the design program called Grand Lyon. After a careful and accurate analysis of the urban structure of Lyon, Charbonneau drew up an inventory of open space: streets, squares, plazas ... which carried out very important functions, but other areas were part of another category, as less important and small size, they were defined as abandoned and "dormant spaces", for the latter an intervention philosophy was adopted and it was similar to that of Pocket Park. The "dormant" spaces, areas with a physical identity, but without any function, left to themselves, after a thorough urban microsurgery intervention, took the name of jardin de poche. The action plan included 25 jardin de poche and they were placed through a program that provided a different way of getting around the city, was made aware that you could think of the project of mobility of the city by entering another ingredient in urban design: man , a man who moves from one side to the other of the city, using his own body, on foot or by bicycle: learning to walk ... Pocket parks become happy islands where people, all the people can stop and take a break during the day or just a stopover, a place to catch your breath before shooting and continue their path. Pocket parks are small spaces, they transmit intimacy to share with the social, the social aspect is the basis of the project of the "living-room" (figure 2) in the open air. Jean Tricart⁷ highlights the importance of "social content", through social content we can understand and have a clear reading of the true meaning of urban evolution in a concrete way. Spaces that are caught between the buildings and in the interstices of the volumes that make up the city, make a buffer to the large urban structures. When they are left to their fate and nobody take care of them , they are emptied by the presence of those who use the space to carry out their social practices, they may seem insignificant.

5 Secchi, S. (2002). Prima lezione di urbanistica, Laterza, Bari 6 Charbonneau J. P., architect, urban planner, consultant to several European cities, Lyon, St. Etienne, Grenoble Copenhagen. 7 Tricart, J., Killian J. (1985). L'ecogeografia e la pianificazione dell'ambiente naturale, Franco Angeli, Milano.

Pocket park

From Wikipedia, the free encyclopedia



Dog playing in [Jardín Edith Sánchez Ramírez](#) pocket park in [Mexico City's Colonia Roma](#) neighborhood



Waterfall Garden Park, [Pioneer Square, Seattle, Washington](#)

A **pocket park** (also known as a **parkette**, **mini-park**, **vest-pocket park** or **vesty park**) is a small [park](#) accessible to the general public. Pocket parks are frequently created on a single vacant [building lot](#) or on small, irregular pieces of land and sometimes in parking spots. They also may be created as a component of the [public space requirement](#) of large building projects.

Pocket parks can be urban, suburban or rural, and can be on public or private land. Although they are too small for physical activities, pocket parks provide greenery, a place to sit outdoors, and sometimes a children's [playground](#). They may be created around a monument, historic marker or art project.

In highly urbanized areas, particularly [downtowns](#) where land is very expensive, pocket parks are the only option for creating new public spaces without large-scale redevelopment. In inner-city areas, pocket parks are often part of [urban regeneration](#) plans and provide areas where [wildlife](#) such as birds can establish a foothold. Unlike larger parks, pocket parks are sometimes designed to be fenced and locked when not in use.

Small parks can increase the value of nearby homes. One study conducted in [Greenville, South Carolina](#), found that "attractively maintained small and medium parks have a positive influence on neighboring property values."^[1]

FINALLY WHEN WE LEAVE HOME AND RETURN A POCKET PARK NOT FAR FROM OUR HOMES CAN ENABLE US TO MAYBE REFLECT AND CREATE WORDS OF WISDOM.

We shall not cease from exploration
And the end of all our exploring
Will be to arrive where we started
And know the place for the first time.

-T.S. Eliot

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

MR PATRICK JOHN REDDINGTON and LETITIA MAUDE REDDINGTON

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

58 RAWENE ROAD BIRKENHEAD AUCKLAND 0626

Telephone: 021-344600 Fax/Email: patandfish@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number PC 60

Plan Change/Variation Name Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:
(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s) Conservation Zone

Or

Property Address 60 Rawene Road Birkenhead Auckland 0626

Or

Map

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: The proposed 60 RAWENE ROAD was our privately owned waterfront land. It joins our current private property at 58 RAWENE ROAD. THE BIRKENHEAD COUNCIL NEEDED LEGAL ACCESS OVER OUR WATERFRONT LAND TO GET ACCESS (continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

100.1

We ^{our} 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

WE wish our Barristers to be heard in support of our submission
W.G.C. Templeton and Michael Foley
at Foley Hughes

Paul Redington
Signature of Submitter
(or person authorised to sign on behalf of submitter)

1st MARCH 2021
Date

Notes to person making submission:
If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am / am not directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

PJ and LM REDDINGTON

PC 60

1st March 21

- continued -

to Chelsea Sugar works.

Council purchased the Proposed 60 Rawene Rd

We expected it to remain a safe swimmable

Beach with the addition of a childrens playground

Our land use right must be protected

Our foreshore yard + rights must be protected

Additions to our dwelling in relation to side or

rear boundary, height of new + existing trees

must be honored by council

The proposed 60 Rawene Rd was

never for unleashed dogs it is

for pedestrians ONLY not bikes

or scooters and no dogs.

PJ Reddington
LM Reddington

02 MAR 2021

CBD - ALBERT ST

Submission on a notified proposal for policy statement or plan change or variationClause 6 of Schedule 1, Resource Management Act 1991
FORM 5Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Submission No:

Receipt Date:

Submitter details**Full Name or Name of Agent (if applicable)**Mr/Mrs/Miss/Ms(Full
Name)**Organisation Name (if submission is made on behalf of Organisation)****Address for service of Submitter**

Telephone:

027 2681606

Fax/Email:

N/A

Contact Person: (Name and designation, if applicable)

Scope of submission**This is a submission on the following proposed plan change / variation to an existing plan:**

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address

1/36 A Clevedon Rd Papakura 2110

Or

Map

Or

Other (specify)

Submission**My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)**I support the specific provisions identified above I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

Am not directly affected but am concerned with these block of flats, no parking, areas other than road Traffic bedlom already in area. and with other units around us. being affected.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

01.1

as above. Although this will not affect us still have to consider Neighbor Hood. Don't need 3 story blocks housing, not required. Ruins our environment.

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

P. J. Rowe
Signature of Submitter
(or person authorised to sign on behalf of submitter)

22/2/21
Date

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am / am not directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

PETER SIMPSON

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

7A Church St, Otahuhu

Telephone:

022 0434558

Fax/Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address

26 Princess St, Otahuhu

Or

Map

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: This corner already has traffic issues due to the fish & chip shop on the opposite corner. It is not fit for a business as it is not easily accessible to pedestrians. This is also a much needed green area in Otahuhu as the site is a nice spot to rest at when walking around the area. (continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation | 102.1
- If the proposed plan change / variation is not declined, then amend it as outlined below.

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

[Signature]
Signature of Submitter
(or person authorised to sign on behalf of submitter)

1/3/21
Date

Notes to person making submission:
 If you are making a submission to the Environmental Protection Authority, you should use Form 16B.
 Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.
 If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
 I could / could not gain an advantage in trade competition through this submission.
 If you could gain an advantage in trade competition through this submission please complete the following:
 I am / am not directly affected by an effect of the subject matter of the submission that:
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Elisabeth Jobbins

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

12 Princes Street Otahuhu

Telephone:

09 2767830

Fax/Email:

elisjobbins@extra.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address

1-5 Lippiatt Rd

Or

Map

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

This dear little green space is a pretty and natural interlude in a street full of houses and we need green areas to feel relaxed in ever increasing urban housing areas. Climate change is affected by removing spaces like this, greenhouse effect. Also (continue on a separate sheet if necessary) it is on a flood plain, was a stream running thru so should stay as it is.

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation 103.1
- If the proposed plan change / variation is not declined, then amend it as outlined below.

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing


Signature of Submitter
(or person authorised to sign on behalf of submitter)

26/2/21
Date

Notes to person making submission:
 If you are making a submission to the Environmental Protection Authority, you should use Form 16B.
 Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.
 If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
 I could / could not gain an advantage in trade competition through this submission.
 If you could gain an advantage in trade competition through this submission please complete the following:
 I am / am not directly affected by an effect of the subject matter of the submission that:
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

Full name of submitter: Janet Charman
 Organisation name: Mana Raakau
 Agent's full name:
 Email address: jan.charman54@gmail.com
 Contact phone number: 098286008
 Postal address:
 !7 WINGATE ST
 Avondale
 Avondale
 Auckland 0600

Submission details

This is a submission to:

Plan change number: Plan Change 60
 Plan change name: PC 60 - Open Space and Other Rezoning Matters

My submission relates to

Rule or rules:
 Panuku Land Disposal/Rationalisation
 Property address: Lot 13 DP 160552. 13 Davern Lane, New Lynn, Auckland 0600
 Map or maps:
 Other provisions:

The rezoning of greenspace to accommodate development that will result in the loss of mature trees. Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The loss of healthy mature trees is inconsistent with Auckland Council's Declaration of a Climate Emergency, Auckland Council's Urban Ngahere Strategy and The Auckland Plan outcome for Environment and Cultural Heritage. Given the lack of opportunity for Central and Local Government to protect mature trees, Mana Raakau oppose the rezoning of any public greenspace that will result in the further loss of mature trees.

I or we seek the following decision by council: Decline the plan change

Submission date: 1 March 2021

104.1

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

In the Matter of
 The Resource Management Act 1991
 Form 5: Submission on notified proposal for policy statement or plan, change or variation
 Clause 6 of Schedule 1, Resource Management Act 1991

To: Auckland Council

Name of submitter: CNC Design Ltd.

This is a submission on the change proposed to the following plan (the proposal):

*Auckland Unitary Plan Operative in part Proposed Plan Change 60
 Plan Change 60 – Open Space (2020) and Other Rezoning Matters*

I confirm that I could not gain an advantage in trade competition through this submission.

The specific provisions of the proposal that my submission opposes and relates to is:

Map Number	Appellation	Owner	Address	Locality	Current Zone	New Zone
Panukua Land Disposal/ Rationalistion						
77	Lot 35 DP 57069	Auckland Council	11R Birmingham Road Otara Auckland 2013	Otara	Open Space - Informal Recreation Zone	Business - Light Industry Zone

My submission is:

- I oppose the specific provisions of Plan Change 60 as relate to 11R Birmingham Road as the site is required and used for open space informal recreation uses.
- Rezoning the site will not support the wider activities and uses in the area. The site is used frequently for its zoned purpose (Informal Recreation). Staff of businesses in the locale use the reserve to eat their lunch, enjoy some open space in their breaks and enjoy other informal activities on the reserve before and after work.
- The current zoning as Open Space aligns with the Objectives and Policies of the Auckland Unitary Plan. We see the argument that National Policy Statement - Urban Development policies that

105.1

support the efficient use of urban land is not appropriate as an argument to say that recreation reserves are inefficient use of land and should therefore should be rezoned.

- Recent rezoning of open space sites in the area (30R Birmingham Road, Decision Plan Change 36) has reduced accessibility to close open space in our light industrial community and supports our belief to retain this reserve as open space.
- The reserve was vested to Auckland Council to support the wider development of the light industrial area and this continue to be its purpose and relationship to the other activities in the wider locale.
- The site offers an informal recreation amenity with open space and mature tree's that is not otherwise available in the locale. There is no alternative access to equivalent open space sites within the Birmingham Road light industrial area to meet these needs of the community. We assert that this reserve is consistent with Policies H7.3.1(e) and H7.5.3.2 of the Auckland Unitary Plan.
- The site has mature trees that are protected by rules of the Unitary Plan when the land is identified as an Open Space Zone. Protection of these trees would be removed if the zoning where changed.
- A 'spot zone' of an Open Space Zone serving its neighborhood reflects the function and use of the site by the community, and is a common planning technique for open space areas that enables the amenity of the reserve site to be protected through zone boundary interface provisions in the Plan. Being an irregularity to a pattern of land zoning is not a reason for its removal.

I seek the following decision from the local authority:

Decline the proposal to change the zoning of 11R Birmingham Road and retain the Open Space – Informal Recreation Zone. The land has value as and is used in the purpose of its current zoning - Open Space - Informal Recreation.

105.1

I 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.

Euan Brouwers (Euan Brouwers, General manager, CNC Design Ltd)
 Signature of submitter
 (or person authorised to sign on behalf of submitter)

Date: *28/2/2021*

Electronic address for service of submitter: evan.brouwers@cncdesign.co.nz.

Telephone: 0274 797 190 or 09 274 1280

Postal address (or alternative method of service under [section 352](#) of the Act):

CNC Design Ltd.
PO Box 58469
Botany 2163
Auckland

Contact person: Euan Brouwers.

Note to person making submission

If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#). 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.

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.

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



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Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Malia Faimanifo Sopoga

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

5 Ferguson Street, Mangere East, Auckland 2024

Telephone:

(09) 2764 964

Fax/Email:

ssopoaga01@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 60

Plan Change/Variation Name

Open Space (2020) and Other Rezoning Matters

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address

5R Ferguson Street, Mangere East, Auckland 2024

Or

Map

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are: I object to the proposed plan change as I fear the high density property development which will happen on that land will 1) change the visual amenity and character of the stree I have lived on with my family for the past 42 years, and 2) will not maintain or care for this land the way my family and I have for the last 4 decades. You will also see on GIS that the property boundary of 5R that adjoins us runs through our driveway and a significant tree that has been on our land since...(continued on separate sheet). (continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below. | 106.1

In the event Council approves a plan change, I request the zoning be changed to Residential - Single House Zone.

I understand the significant financial restrains that the Council currently faces. However, as I've stated, changing 5R to Residential - Mixed Housing Suburban poses a huge threat to the visual amenity of the street, but additionally to the privacy of my own home given how close (which in actuality overlaps)...(continued on spearate sheet).

- 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

Malia Faimanifo Sopoaga

05/03/2021

Signature of Submitter
(or person authorised to sign on behalf of submitter)

Date

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

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I could /could not gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am / am not directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
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Submission continued:

... since my late husband and I purchased the property. The proposed plan change will mean uprooting parts of our home that have been in place for 4 decades. The financial and emotional implications of this proposal on myself and my family are huge.

This is a piece of forgettable land which Council has never taken an interest in until now. I am under no illusions that the only reason Council seeks to dispose of this land at this point is to meet the financial restraints and objectives of the Emergency budget. But for me and my family, this represents a huge part of our history, our story in New Zealand. To borrow section 7 of the Resource Management Act 1991, I implore the Council to have particular regard to the kaitiakitanga and stewardship myself and my family have afforded 5R and revoke the proposed plan change and leave the property as open space.

Amendment continued:

... the property boundary is to my house. Having 5R zoned as Mixed Housing suburban will undoubtedly mean the construction of multi-unit developments which completely alter the special quality of Ferguson Street.

Changing the zoning to Residential – Single House Zone will allow a level of development recommended by Panuku's section 32 evaluation report but will ensure that 5R will be protected from subdivision and construction of multiple units which affect the character and amenity of Mangere East, once a community with front gardens and greenspaces like on my own property, but now being overrun with cold, lifeless multi-units that take all character out of what was once a vibrant community. Also considering the housing crisis we're facing, residential single housing zoning would allow those from this community the opportunity to purchase & construct their family home with less competition from property developers who only seek to make a profit. I also implore Council to consider the incredible financial and emotional cost it will be on my family and I to uproot integral parts of our home (like the driveway, and the tree, and probably some part of the garage) in the event high density residential development takes place.

For these reasons, I recommend that 5R be zoned as Residential – Single Housing in the event Council chooses to approve a change from the existing Open Space – Informal Recreation zoning.

Proposed Plan Change 60

Date: 10 April 2021

To: Auckland Council, Unitary Plan Private Bag 92300, Auckland 1142, Attention: Planning Technician e-mail unitaryplan@aucklandcouncil.govt.nz

From: Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird), PO Box 631, Wellington 6011 Attention: Lissy Fehnker-Heather, Regional Conservation Manager – Auckland/Coromandel

E-mail: l.fehnker-heather@forestandbird.org.nz, Telephone: 022 460 8478

1. Introduction

The Royal Forest & Bird Protection Society of New Zealand Inc (Forest & Bird) is New Zealand's longest running independent conservation organisation. Its constitutional purpose is to take all reasonable steps within its power for the preservation and protection of the indigenous flora and fauna and the natural features of New Zealand.

Forest & Bird has for many years had a strong interest and involvement in the greater Auckland area and has a long-standing interest in improving biodiversity and protecting and enhancing landscapes in the region. We have 47 branches throughout the country, seven of which, are in the Auckland region. All branches are involved in a wide range of conservation and advocacy activities. One of Forest & Bird's visions for Auckland is to bring back nature.

2. Submission

- 2.1. Our submission relates to land that has been declared 'surplus' to council requirements as part of the Panuku land disposal and rationalisation process as a result of the Emergency Budget.
- 2.2. Specifically this submission is focussed on the areas of land which are currently classed as open space informal recreation, open space conservation, or open space sport and active recreation and are proposed to be re-zoned to mixed housing suburban, single house, business mixed use, terrace housing and apartment or business light industry as outlined on page 21 of the [Section 32 Evaluation Report – Proposed Plan Change 60 to the Auckland Unitary Plan \(Operative in Part\) – Open Space \(2020\) and Other Rezoning Matters](#).
- 2.3. Overall, Forest & Bird is disappointed to see the proposed re-zoning of these land titles, which collectively total approx. 19,300m² with some areas containing native trees and/or being important to the local community as a space of recreation or leisure (e.g., Davern Reserve).
- 2.4. Specifically Forest & Bird urges Auckland Council to consider and acknowledge plans and strategies that have been developed by Council staff, such as the Urban Ngahere (Forest) Strategy and Te Tāruke-ā-Tāwhiri (Auckland's Climate Plan) which highlight the importance of retaining green spaces which allow for native flora to thrive for climate change mitigation, providing habitats for fauna, air purification, and more.

- 2.5. Secondly Forest & Bird also urges Auckland Council to consider and acknowledge extensive, global published literature which shows that access to greenspace is beneficial for health and wellbeing (e.g., Nutsford, Pearson & Kingham, 2013; Beyer, et al., 2014; Cohen-Cline, Turkheimer & Duncan, 2016 to name a few), as outlined by Department of Conservation's *Health and wellbeing benefits of conservation in New Zealand* report (2013), and most recently as highlighted by Auckland Council (2019) in the news article "The health benefits of green spaces" which specifically states "... *but as Auckland grows, our precious green spaces and trees are increasingly under threat.*".
- 2.6. Forest & Bird advocates that Auckland Council takes a more innovative, forward-thinking and sustainable approach to addressing 'surplus' land to generate revenue that does not need to result in re-zoning and selling land for more housing development. This could include development of community gardens which feasibly generate revenue for Auckland Council through urban food markets, koha donations, etc.,. Furthermore initiatives such as these support skill development, community connection, decrease in greenhouse gas emissions through a range of direct and indirect ways, food security for low socio-economic communities, being a source of fresh produce having benefit to health and wellbeing, and much more. This is one example of many where 'surplus' land could be utilized resulting in benefit to local communities, and long-term revenue generation for Auckland Council.
- 2.7. Lastly Forest & Bird highlights that the analysis performed by the planning department at Panuku development is disappointing as a rationale for re-zoning of each land title. For example, no reference is made to types of trees present (e.g., species, age, native or exotic), whether any vegetation on the sites are current habitats for native animal or insect species, and there seems to be no proper analysis and consultation outcomes outlining community values or connections to the spaces.
- 2.8. If the Unitary Plan team have any further questions about the contents of this submission, please contact me.

Nāku noa iti, nā,



Lissy Fehnker-Heather

Regional Manager – Auckland/Coromandel

Forest & Bird

l.fehnker-heather@forestandbird.org.nz
ph: 022 460 8478

References

- Auckland Council (2019). The health benefits of green spaces. Retrieved from <https://ourauckland.aucklandcouncil.govt.nz/articles/news/2019/05/human-nature-part-1/>
- Beyer, K.M.M., Kaltenbach, A., Szabo, A., Bogar, A., Nieto, F.J., Malecki, K.M. (2014). Exposure to neighbourhood green space and mental health: Evidence from the survey of the health of Wisconsin. *International Journal of Environmental Research and Public Health*. 11.
- Cohen-Cline, H., Turkheimer, E., & Duncan, G.E. (2016). Access to green space, physical activity and mental health: a twin study. *Journal of Epidemiology Community Health*. 69(6).
- Department of Conservation (2013). Health and wellbeing benefits of conservation in New Zealand. Wellington, New Zealand.
- Nutsford, D., Pearson, A.L., & Kingham, S. (2013). An ecological study investigating the association between access to urban green space and mental health. *Public Health*. 127(11).

FURTHER SUBMISSIONS

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Rupinder kaur

Organisation name:

Full name of your agent:

Email address: rimpi.bindu@yahoo.com

Contact phone number: 02108533522

Postal address:
1/8 keeney court
Papakura
Auckland 2110

Submission details

This is a further submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

Original submission details

Original submitters name and address:
Rupinder kaur
1/8keeney court
Papakura
2110

Submission number: 21

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 21

The reasons for my or our support or opposition are:
We want to use this space for children as playground not for big or high buildings.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 25 March 2021

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:
Keeney court ground

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.

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Jianwen Li

Organisation name:

Full name of your agent: Jianwen Li

Email address: jwlgjinmen@gmail.com

Contact phone number: 0211074951

Postal address:
12 Keeney Court
Papakura
Auckland 2110

Submission details

This is a further submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

Original submission details

Original submitters name and address:
Lynette Raye BLACKBOURN
4A Keeney Court
Papakura
Auckland 2110

Submission number: 54

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 54.1

The reasons for my or our support or opposition are:

1. We need green place in local street and don't want lost it;
2. We don't want terrace homes, low-rise apartments to be built in that area against the local single house style;
3. We don't want more cars occupy the road for parking and inconvenient people who living or passing the street.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 31 March 2021

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? 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:

We oppose the plan change for rezoning 2R Keeney Court, Papakura

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.

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Mels Barton

Organisation name: Titirangi Residents & Ratepayers Association

Full name of your agent:

Email address: melsbarton@gmail.com

Contact phone number: 0212137779

Postal address:

PO Box 60203

Titirangi

Auckland 0642

Submission details

This is a further submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

Original submission details

Original submitters name and address:

Sunghwan Choi

4 Davern Lane New Lynn Auckland 0600

Submission number: #02

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 of it

The reasons for my or our support or opposition are:

See attached letter

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 31 March 2021

Supporting documents

SubPC60TRRAmar21.pdf

TTCllettertoWhauLocalBoardSaundersReserve.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:

The Titirangi Residents & Ratepayers Association has an interest in the management of public open space, public assets and trees in the Auckland Region, especially in west 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.



**Submission - Plan Change 60
by Titirangi Residents & Ratepayers Association**

30 March 2021

From: Titirangi Residents & Ratepayers Association

Contact: Dr Mels Barton, Chair

PO Box 60-203, Titirangi, Auckland 0642

09 816 8337 / 021 213 7779

melsbarton@gmail.com

Thank you for the opportunity to present the Titirangi Residents & Ratepayers Association (TRRA)'s submission on **Plan Change 60**.

This submission is made by The Titirangi Residents and Ratepayers Association, a non-profit incorporated society formed in 1987 to promote and represent the interests of ratepayers and residents in the Titirangi area. The Association can be traced back to the 1920s when an unincorporated society is recorded as lobbying Council regarding roads.

We wish to speak to our submission if that opportunity is provided.

Key Points:

Plan Change 60 proposes to rezone land in 105 locations to either;

1. Recognise land recently vested or acquired as open space
2. Correct zoning errors and anomalies
3. Facilitate Panuku's land rationalisation process or
4. Facilitate Kainga Ora's redevelopment

1. Includes 49 items/locations all represent designation changes to new Open Space zoning
2. Includes 22 items/locations 19 of which represent new designations of Open Space zoning, 3 of which are proposed changes from Open Space zoning to Residential zoning of some type.
3. Includes 26 items/locations all of which represent changes of designation from Open Space zoning to Residential or Business zoning of some type
4. Includes 8 items/locations 3 represent changes from Open Space zoning to Residential zoning of some type, 5 represent changes from Residential zoning to Open Space zoning of some type.

The Titirangi R&R Association OPPOSES all of the changes that remove Open Space zoning.

We do not accept the claims in the planning report that Panuku has an accurate understanding of how these existing Open Space locations are used and valued by the community. In their words *'This plan change seeks to enable the development of land parcels deemed to be surplus to open space requirements through rezoning'* (Section 32 Evaluation Report by Panuku).

This concept of the Open Spaces being *'deemed surplus to council requirements'* is crucial to our opposition because we have been provided evidence by the local community that in a number of cases these reserves are highly valued and used frequently and regularly by the local community. Therefore we can state that in these cases Panuku's assumptions are incorrect and we can therefore assume that this is probably the case for all of these reserves. Panuku has simply not done their homework to establish evidence to prove a lack of use of these reserves or that they are no longer suitable for the purpose for which they were classified.

Not only has Panuku failed to provide any evidence that these reserves are not used by the community, but they have also totally failed to recognise the existing values and benefits of the current green spaces, many of which contain mature trees. These include passive stormwater treatment, air pollution treatment, mental and physical health benefits, reduction of temperatures, crime reduction and increases in adjacent house prices. These are all well established benefits and values of mature trees in cities.

Auckland Council recently declared a Climate Emergency and also has developed an Urban Ngahere Strategy. Realisation of the objectives of both these policies requires the retention of trees on public land. Removing the Open Space zoning from the reserves so that they can be sold will also remove the general tree protection that they currently enjoy. Once that happens the trees can be removed without consent and if the land is developed, as it will be once sold, this is what will happen. Therefore the removal of this zoning is a deliberate contravention of both these policies by Auckland Council.

The Tree Council has previously received legal advice regarding the revocation of Reserve Act status which they provided to Auckland Council in relation to the proposed revocation of Saunders Reserve (letter attached). This advice led to the reversal of a decision by the Whau Local Board to revoke the Reserve Act status and we believe that the advice also applies to the proposals in Plan Change 60.

The decision on whether reserve classification should be revoked can only be made by applying the test in s24 of the Reserves Act. **The legal test in s 24(3) provides that there should be "no change of classification... unless it is no longer suitable for the purposes of its classification"**. In that regard,

the intrinsic values provided for in section 3 of the Reserves Act (purpose section) should be considered in the case of every single one of the reserves in plan change 60 individually. In most cases, that is likely to be primarily focused on the recreational (active or passive) values of the reserve, although other values such as values associated with indigenous vegetation and wildlife may also be relevant for those classified for conservation. This will especially be the case for any of the reserves that have trees.

As stated above we do not see any evidence presented by Panuku of any analysis of the suitability of each of these reserves for the purpose of their classifications. All we see is a broad statement of opinion which is identical in every case from Parks and Recreation Policy *“have advised it is not required for open space network”*. This statement of *“not being required”* does not in our view satisfy the legal test in s24 of the Reserves Act.

As an example in the case of Davern Reserve in New Lynn the local community have provided the Whau Local Board at their recent meeting considerable evidence that this reserve is being actively used by them for recreation. We include below a photo of an event held in the reserve. This reserve was set aside as a development contribution when the subdivision was done. Its purpose was to provide open space for the immediate residents within the subdivision. The residents themselves have provided the Whau Local Board with evidence to show that they do use this reserve. This directly contradicts Panuku’s opinion / assertion that it is *“surplus to requirements”* and does not fulfill the test under s24 of the Reserves Act that it is no longer used for the purpose for which it was set aside. In fact it is being well used for exactly that informal recreation purpose. Therefore we do not believe it meets the test for revocation under s24



Another example is the reserve at 8 Magnolia Drive which has a large scheduled notable magnolia tree. It is undoubtedly the reason why this reserve was set aside in order to retain the magnolia tree and give it space to continue to thrive amongst the development that surrounds it. It is no doubt the reason why the street is called Magnolia Drive. The tree remains on the site and therefore the reserve is most definitely still suitable for the purpose for which it was classified, ie the protection and retention of the magnolia tree. Therefore we do not believe it meets the test for revocation under s24.

Another example is 105 Stott Avenue, Birkenhead where the reserve is full of mature trees and the reserve is covered by a Significant Ecological Area overlay and zoned Open Space - Conservation. The suitability of this piece of land for the purpose of conserving the trees within the SEA clearly still applies. Therefore we do not believe it meets the test for revocation under s24.

Another example is 1-5 Lippiatt Road, Otahuhu which has "*numerous mature trees on the site, including over ten palms and a large Morton Bay fig at the north of the site*" as well as an open grass area and is zoned Open Space - Informal Recreation. It also has a Historic Heritage overlay and is likely part of the original garden of an adjacent historic house which will have been why it was set aside as reserve to retain the trees, especially the Morton Bay Fig. Therefore we do not believe it meets the test for revocation under s24.

We could go on, there are so many more examples.

Relief Sought:

The Titirangi R&R Association submits that all the proposals to remove Open Space zoning from these pieces of land are withdrawn until such time as clear evidence is provided that they each individually meet the test for revocation under s24 of the Reserves Act.

We submit that the revocation of Reserve Act status from these reserves is not justified under s24 as these reserves are still suitable for the purpose of their classification.

The Tree Council
Taikina Rākau • est 1986



29th Oct 2018

Dear Whau Local Board,

RE: REVOCATION OF THE RESERVES ACT 1977 OVER SAUNDERS RESERVE LOTS 26 AND 27

The Tree Council is an independent, voluntary organisation, a non-profit incorporated charitable society which has been serving the Auckland community since 1986 in the protection of trees and as advocates for the significant benefits and services that our trees and green spaces provide.

The Tree Council was recently notified by a number of concerned Avondale residents of the current proposal to revoke the Reserves Act 1977 on Saunders Reserve Lots 26 and 27. Unfortunately we were not made aware of this proposal until well after the deadline for public submissions had passed. Nevertheless, we are writing to the Whau Local Board to express our support for those submissions opposing revocation of the Reserves Act over Saunders Reserve.

Like many of the submitters opposing the proposal we are concerned about the potential threat to the current open access, passive recreational use and enjoyment of the reserve by the general public. The amendments made to the proposal by the Local Board at the October 31st meeting do not in our opinion provide sufficient relief for those very real concerns.

We have carefully read all of the available documentation detailing the matters for consideration before the Whau Local Board, and having sought and received expert legal advice regarding the current proposal we make the following observations;

- The Local Board's role will be to consider whether the reserve classification should be revoked, by applying the test in s24 of the Reserves Act.
- The legal test in s 24(3) provides that there should be "no change of classification... **unless** it is no longer suitable for the purposes of its classification". In that regard, the intrinsic values provided for in section 3 of the Reserves Act (purpose section) should be considered in Saunders Reserve. In this case, that is likely to be primarily focused on

the recreational (active or passive) values of the reserve, although other values such as values associated with indigenous vegetation and wildlife may also be relevant.

Based on the detail contained in the advice given to the Whau Local Board (documented in the Hearing Agenda dated Oct 31st 2018) one of the major justifications for this proposal is to remedy historic and ongoing breaches of the Reserves Act¹.

Our expert legal advice has been that the fact that Council has entered into an unlawful lease with the rowing club is an irrelevant consideration, and should form **no part** of the decision-making process under the Reserves Act. What should be at the center of this decision-making process is the test in s24 of the Reserves Act, and establishing whether or not that test has been met or not.

It would appear self-evident to any impartial observer that the area of land over which the reserve status is proposed to be revoked has remained entirely suitable for the purposes of its original classification (i.e. as a recreation reserve). In fact, this actually forms a substantive part of the Local Board's own proposal when it is clearly stated that one of the intended outcomes of revoking the status of the land on which the building and carpark were built is in order to facilitate **continued recreational uses** by the Rowing Club.

Public greenspace is under immense pressure across our city as Auckland struggles to find sufficient room to accommodate the projected increases in residential population. Avondale is a prime example of just how acute that pressure is becoming. In this environment of urban intensification retention and protection of every parcel of public greenspace is hugely important. As a regulatory tool the purpose of the Reserves Act with respect to ensuring that protection and retention of public green spaces within our planning scheme is very clear.

The Tree Council recognizes the concerns of the Local Board regarding historic and on-going breaches of the Reserves Act however, as we have pointed out these are not relevant considerations and should form no part of the decision-making process under the Reserves Act.

We consider that retaining the Reserves Act over the entire site represents the only effective means to guarantee long term retention and protection of the recreational values of Saunders Reserve into the future.

Ngā mihi maioha

Sean Freeman
Chair, The Tree Council

¹ Agenda of the Whau Local Board 31st Oct 2018 Item 5 para 23/24/25

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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) Malia Faimanifo Sopoaga

Organisation Name (if further submission is made on behalf of Organisation)

Address for service of Further Submitter

5 Ferguson Street, Mangere East, Auckland 2024

Telephone: (09) 276 4964 Fax/Email: ssopoaga01@gmail.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	60
Plan Change/Variation Name	Open Space (2020) and Other Rezoning Matters

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
106	

Malia Faimanifo Sopoaga
5 Ferguson Street, Mangere East, Auckland 2024

The reasons for my support / opposition are:

I want to clarify that while re-zoning 5R to Residential - Mixed Housing Suburban aligns with the zoning of the surrounding areas, I reiterate that the property boundary runs directly adjacent to my home i.e. my property's accessway (which I note was in place even prior to me purchasing my property in 1979) garden bed, large tree and part of my consented garage lies on the open space. There is a significant risk that if 5R is sold, this will materially affect the composition and privacy (continue on a separate sheet if necessary) of my own property, especially if 5R is subdivided and multiple dwellings are constructed (of which 3 are explicitly provided for and allowed under the proposed re-zoning).

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)

07/04/2021

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 registered proprietor of 5 Ferguson Street, Mangere East, directly adjacent to the site in question. My family and I have maintained 5R (e.g. regular mowing, rubbish & debris clearance) free of charge to Council's benefit since 1979.

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 SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE 60 OPEN SPACE (2020) AND OTHER REZONING MATTERS

Attn: Planning Technician
Auckland Council
Private Bag 92300
Auckland 1142

unitaryplan@aucklandcouncil.govt.nz

Name of Person making Further Submission

Davern Residents Incorporated (50058647)(the 'Association')

Further Submission

This is a further submission in support of (or in opposition to) a submission on Proposed Plan Change 60 Open Space (2020) and Other Rezoning Matters to the Auckland Unitary Plan (Operative in Part) ('Proposed Plan Change 60') that seeks to rezone land to either: • Recognise land recently vested or acquired as open space; • Correct zoning errors and anomalies; • Facilitate Panuku's land rationalisation process; or • Facilitate Kainga Ora's redevelopment.¹

The Association is a person who has an interest in the proposal that is greater than the interest the general public has because it made a submission on the Proposed Plan Change 60.

The Association supports the submissions of the submitters in Appendix A and supports all parts of their submission. The reasons for support are that the proposed rezoning does not:

- (a) achieve the purpose and principles of the Resource Management Act 1991 (RMA) and consistency with the relevant provisions in sections 7-8 of the RMA;
- (b) Achieve consistency with the AUP(OP);
- (c) Assist the Council to carry out its functions of achieving the integrated management of the effect of use, development, or protection of land;
- (d) Meet the requirements of the statutory tests of section 32 of the RMA; and
- (e) Avoid, remedy or mitigate any relevant and/or identified environmental effects including the effects on the amenity values of residents in the vicinity of the reserve and on trees within the reserve.

The Association also notes the Resolution of the Whau Local Board, dated 24 March 2021, setting out reasons in support of retaining open space zoning for 13 Davern Lane (Appendix B)(Res WH/2021/16).

The Association seeks that the whole of the submissions be allowed.

The Association supports the following decision by Council sought by the Submitters: Decline this specific part of the proposed plan change and instead retain the open space zoning on 13 Davern Lane.

The Association wishes to be heard in support of the submissions. If others make a similar submission, the Association will consider presenting a joint case with them at a hearing

Address for Service for the Davern Residents Incorporated (50058647).

Name: Dr Grant Hewison
Address: 300 Richmond Road, Grey Lynn 1021
Telephone: 021 577869
Email: grant@granthewison.co.nz

¹ <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=96>

APPENDIX A

Sub#	Submitter Name	Address for Service
2	Sunghwan Choi	choind@gmail.com
8	Andrew and Dahlia Forlong	4longz@gmail.com
9	Tania Makani	taniamakani@gmail.com
10	John Michael Cartwright	johncartwright39@gmail.com
12	Redentor Bueno	denbueno@hotmail.com
13	Carlota Bueno	carlota_bueno@hotmail.com
15	Sailesh K Singh	saileshksingh@live.com
16	Lisa Varghese Kachappilly	kvlisha@yahoo.com
17	Bhavisha Patel	bhavisha.parmar@outlook.com
18	Hardikkumar Parmar c/- Bhavisha Parmar	hardikkumar_parmar@outlook.co.nz
19	Seok Bong and Chan Ju Lee	wvinezak@yahoo.com
22	David Ronald Jones	drjones@xtra.co.nz
37	Joan Mulligan	dhld2021@gmail.com
43	Warren and Anne-Marie Spice	w.spice@xtra.co.nz
51	A J Bradshaw	aventure@xtra.co.nz
60	Nevin Chirackal	nevinchirackal@yahoo.com
64	Ken Thomas	ppvcheck@gmail.com
81	Lissa Knight (Mana Raakau)	lissajk@hotmail.com
96	Silvia Spieksma	sspieksma@yahoo.co.uk
104	Janet Charman (Mana Rakau)	jan.charman54@gmail.com
94	Friends of the Earth NZ Ltd (FoENZ) c/- Robert Ernest Tait	foenz@kcbbs.gen.nz
95	Mark Lockhart	mark@encompassdesign.co.nz

APPENDIX B

12 Notice of Motion - Sale of 13 Davern Lane, New Lynn

A copy of the Arborist Report and of the Notice of Motion has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment. Resolution number WH/2021/16

MOVED by Chairperson K Thomas, seconded by Member J Rose:

That the Whau Local Board:

- a) **object to the proposed revocation of reserve status and subsequent sale of 13 Davern Lane, New Lynn.**
- b) **note the existence of a mature Pohutukawa tree and younger trees at 13 Davern Lane, New Lynn which would most likely be felled should the site be sold, and note the sensitivity around the removal of native trees in the Whau area.**
- c) **note that as well as providing for passive and active recreation, the reserve 13 Davern Lane, New Lynn fosters social cohesion and wellbeing within the community.**
- d) **note that the Whau is undergoing a significant increase in density and that intensification in the surrounding streets means that existing green spaces need to be retained.**
- e) **note that Tamāki Makaurau Auckland has declared a climate emergency, and that mature trees, reserves and green space are havens for biodiversity, sequester carbon, and mitigate the heat island effect within built up areas.**
- f) **request that the original consenting documents for the Davern Lane development be reviewed, with attention to the green space development contribution requirement from the council at the time.**
- g) **request detail and modelling on how current green space provision will service the anticipated population increase and associated community need.**
- h) **note that the process for asset recycling did not include feedback or agreement from Local Boards.**
- i) **note the size and scale of tree(s) in the attached image of Davern Lane.**

CARRIED

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Tania Makani

Organisation name:

Full name of your agent:

Email address: taniamakani@gmail.com

Contact phone number: 0212138720

Postal address:
113 Hutchinson Avenue
New Lynn
Auckland 0600

Submission details

This is a further submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

Original submission details

Original submitters name and address:
Tania Makani, 113 Hutchinson Avenue, New Lynn, Auckland 0600

Submission number: 9

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 parts

The reasons for my or our support or opposition are:
See the attached supporting document adding to the original submission.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 8 April 2021

Supporting documents
Tania Makani Further Submission - PC60.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:
I am an original submitter to the proposed PC60 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.

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE 60 OPEN SPACE (2020) AND OTHER REZONING MATTERS

Attn: Planning Technician
Auckland Council
Private Bag 92300
Auckland 1142

unitaryplan@aucklandcouncil.govt.nz

Name of Person making Further Submission

Tania Makani

Further Submission

This is a further submission in support of (or in opposition to) a submission on Proposed Plan Change 60 Open Space (2020) and Other Rezoning Matters to the Auckland Unitary Plan (Operative in Part) ('Proposed Plan Change 60') that seeks to rezone land to either: • Recognise land recently vested or acquired as open space; • Correct zoning errors and anomalies; • Facilitate Panuku's land rationalisation process; or • Facilitate Kainga Ora's redevelopment.¹

I have an interest in the proposal that is greater than the interest the general public has because I made a submission on the Proposed Plan Change 60.

I support the submissions of the submitters in Appendix A and support all parts of their submission. The reasons for support are that the proposed rezoning does not:

- (a) achieve the purpose and principles of the Resource Management Act 1991 (RMA) and consistency with the relevant provisions in sections 7-8 of the RMA;
- (b) Achieve consistency with the AUP(OP);
- (c) Assist the Council to carry out its functions of achieving the integrated management of the effect of use, development, or protection of land;
- (d) Meet the requirements of the statutory tests of section 32 of the RMA; and
- (e) Avoid, remedy or mitigate any relevant and/or identified environmental effects including the effects on the amenity values of residents in the vicinity of the reserve and on trees within the reserve.

I also note the Resolution of the Whau Local Board, dated 24 March 2021, setting out reasons in support of retaining open space zoning for 13 Davern Lane (Appendix B)(Res WH/2021/16).

I seek that the whole of the submissions be allowed.

I support the following decision by Council sought by the Submitters: Decline this specific part of the proposed plan change and instead retain the open space zoning on 13 Davern Lane.

I wish to be heard in support of the submissions. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Address for Service:

Name: Tania Makani
Address: 113 Hutchinson Ave, New Lynn 0600
Telephone: 021 2138720
Email: taniamakani@gmail.com

¹ <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=96>

APPENDIX A

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12	Redentor Bueno	denbueno@hotmail.com
13	Carlota Bueno	carlota_bueno@hotmail.com
15	Sailesh K Singh	saileshksingh@live.com
16	Lisa Varghese Kachappilly	kvlisha@yahoo.com
17	Bhavisha Patel	bhavisha.parmar@outlook.com
18	Hardikkumar Parmar c/- Bhavisha Parmar	hardikkumar_parmar@outlook.co.nz
19	Seok Bong and Chan Ju Lee	wvinezak@yahoo.com
22	David Ronald Jones	drjones@xtra.co.nz
37	Joan Mulligan	dhld2021@gmail.com
43	Warren and Anne-Marie Spice	w.spice@xtra.co.nz
51	A J Bradshaw	aventure@xtra.co.nz
60	Nevin Chirackal	nevinchirackal@yahoo.com
64	Ken Thomas	ppvcheck@gmail.com
75	Davern Residents Incorporated	grant@granthewison.co.nz
81	Lissa Knight (Mana Raakau)	lissajk@hotmail.com
96	Silvia Spieksma	sspieksma@yahoo.co.uk
104	Janet Charman (Mana Rakau)	jan.charman54@gmail.com
94	Friends of the Earth NZ Ltd (FoENZ) c/- Robert Ernest Tait	foenz@kcbbs.gen.nz
95	Mark Lockhart	mark@encompassdesign.co.nz

APPENDIX B

12 Notice of Motion - Sale of 13 Davern Lane, New Lynn

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MOVED by Chairperson K Thomas, seconded by Member J Rose:

That the Whau Local Board:

- a) **object to the proposed revocation of reserve status and subsequent sale of 13 Davern Lane, New Lynn.**
- b) **note the existence of a mature Pohutukawa tree and younger trees at 13 Davern Lane, New Lynn which would most likely be felled should the site be sold, and note the sensitivity around the removal of native trees in the Whau area.**
- c) **note that as well as providing for passive and active recreation, the reserve 13 Davern Lane, New Lynn fosters social cohesion and wellbeing within the community.**
- d) **note that the Whau is undergoing a significant increase in density and that intensification in the surrounding streets means that existing green spaces need to be retained.**
- e) **note that Tamāki Makaurau Auckland has declared a climate emergency, and that mature trees, reserves and green space are havens for biodiversity, sequester carbon, and mitigate the heat island effect within built up areas.**
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- h) **note that the process for asset recycling did not include feedback or agreement from Local Boards.**
- i) **note the size and scale of tree(s) in the attached image of Davern Lane.**

CARRIED

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Sunghwan Choi

Organisation name:

Full name of your agent:

Email address: choind@gmail.com

Contact phone number: 021956090

Postal address:

4 Davern Lane
New Lynn
Auckland 0600

Submission details

This is a further submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

Original submission details

Original submitters name and address:

Sunghwan Choi
4 Davern Lane, New Lynn, Auckland 0600

Submission number: 02

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 Proposed Plan Change 60

The reasons for my or our support or opposition are:

As a father of a 5 month old baby girl, the Davern lane reserve is crucial part of the neighbourhood for my child and children around Davern lane to experience and enjoy safe playground.

The reserve encourages a sense of community and we have had occasion to meet socially with our neighbours at the reserve, socialise and build a network.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 9 April 2021

Supporting documents

Sunghwan Choi Further Submission to amend - PC60.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:
I am a resident of Davern Lane

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.

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO
SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE 60
OPEN SPACE (2020) AND OTHER REZONING MATTERS**

Attn: Planning Technician
Auckland Council
Private Bag 92300
Auckland 1142

unitaryplan@aucklandcouncil.govt.nz

Name of Person making Further Submission

Sunghwan Choi

Further Submission

This is a further submission in support of (or in opposition to) a submission on Proposed Plan Change 60 Open Space (2020) and Other Rezoning Matters to the Auckland Unitary Plan (Operative in Part) ('Proposed Plan Change 60') that seeks to rezone land to either: • Recognise land recently vested or acquired as open space; • Correct zoning errors and anomalies; • Facilitate Panuku's land rationalisation process; or • Facilitate Kainga Ora's redevelopment.¹

I have an interest in the proposal that is greater than the interest the general public has because I made a submission on the Proposed Plan Change 60.

I support the submissions of the submitters in Appendix A and support all parts of their submission. The reasons for support are that the proposed rezoning does not:

- (a) achieve the purpose and principles of the Resource Management Act 1991 (RMA) and consistency with the relevant provisions in sections 7-8 of the RMA;
- (b) Achieve consistency with the AUP(OP);
- (c) Assist the Council to carry out its functions of achieving the integrated management of the effect of use, development, or protection of land;
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- (e) Avoid, remedy or mitigate any relevant and/or identified environmental effects including the effects on the amenity values of residents in the vicinity of the reserve and on trees within the reserve.

I also note the Resolution of the Whau Local Board, dated 24 March 2021, setting out reasons in support of retaining open space zoning for 13 Davern Lane (Appendix B)(Res WH/2021/16).

I seek that the whole of the submissions be allowed.

I support the following decision by Council sought by the Submitters: Decline this specific part of the proposed plan change and instead retain the open space zoning on 13 Davern Lane.

I wish to be heard in support of the submissions. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Address for Service:

Name: Sunghwan Choi
Address: 4 Davern Lane, New Lynn 0600
Telephone: 021 956090

¹

<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=96>

Email: choind@gmail.com

APPENDIX A

Sub#	Submitter Name	Address for Service
2	Sunghwan Choi	choind@gmail.com
8	Andrew and Dahlia Forlong	4longz@gmail.com
9	Tania Makani	taniamakani@gmail.com
10	John Michael Cartwright	johncartwright39@gmail.com
12	Redentor Bueno	denbueno@hotmail.com
13	Carlota Bueno	carlota_bueno@hotmail.com
15	Sailesh K Singh	saileshksingh@live.com
16	Lisa Varghese Kachappilly	kvlisha@yahoo.com
17	Bhavisha Patel	bhavisha.parmar@outlook.com
18	Hardikkumar Parmar c/- Bhavisha Parmar	hardikkumar_parmar@outlook.co.nz
19	Seok Bong and Chan Ju Lee	wvinzak@yahoo.com
22	David Ronald Jones	drjones@xtra.co.nz
37	Joan Mulligan	dhld2021@gmail.com
43	Warren and Anne-Marie Spice	w.spice@xtra.co.nz
51	A J Bradshaw	aventure@xtra.co.nz
60	Nevin Chirackal	nevinchirackal@yahoo.com
64	Ken Thomas	ppvcheck@gmail.com
75	Davern Residents Incorporated	grant@granthewison.co.nz
81	Lissa Knight (Mana Raakau)	lissajk@hotmail.com
96	Silvia Spieksma	sspieksma@yahoo.co.uk
104	Janet Charman (Mana Rakau)	jan.charman54@gmail.com
94	Friends of the Earth NZ Ltd (FoENZ) c/- Robert Ernest Tait	foenz@kcbbs.gen.nz
95	Mark Lockhart	mark@encompassdesign.co.nz

APPENDIX B

12 Notice of Motion - Sale of 13 Davern Lane, New Lynn

A copy of the Arborist Report and of the Notice of Motion has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment.
Resolution number WH/2021/16

MOVED by Chairperson K Thomas, seconded by Member J Rose:

That the Whau Local Board:

- a) **object to the proposed revocation of reserve status and subsequent sale of 13 Davern Lane, New Lynn.**
- b) **note the existence of a mature Pohutukawa tree and younger trees at 13 Davern Lane, New Lynn which would most likely be felled should the site be sold, and note the sensitivity around the removal of native trees in the Whau area.**
- c) **note that as well as providing for passive and active recreation, the reserve 13 Davern Lane, New Lynn fosters social cohesion and wellbeing within the community.**
- d) **note that the Whau is undergoing a significant increase in density and that intensification in the surrounding streets means that existing green spaces need to be retained.**
- e) **note that Tamāki Makaurau Auckland has declared a climate emergency, and that mature trees, reserves and green space are havens for biodiversity, sequester carbon, and mitigate the heat island effect within built up areas.**
- f) **request that the original consenting documents for the Davern Lane development be reviewed, with attention to the green space development contribution requirement from the council at the time.**
- g) **request detail and modelling on how current green space provision will service the anticipated population increase and associated community need.**
- h) **note that the process for asset recycling did not include feedback or agreement from Local Boards.**
- i) **note the size and scale of tree(s) in the attached image of Davern Lane.**

CARRIED

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO
SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE 60
OPEN SPACE (2020) AND OTHER REZONING MATTERS**

Attn: Planning Technician

Auckland Council

Private Bag 92300

Auckland 1142

unitaryplan@aucklandcouncil.govt.nz

Name of Person making Further Submission

John Cartwright

Further Submission

This is a further submission in support of (or in opposition to) a submission on Proposed Plan Change 60 Open Space (2020) and Other Rezoning Matters to the Auckland Unitary Plan (Operative in Part) ('Proposed Plan Change 60') that seeks to rezone land to either: • Recognise land recently vested or acquired as open space; • Correct zoning errors and anomalies; • Facilitate Panuku's land rationalisation process; or • Facilitate Kainga Ora's redevelopment.¹

I have an interest in the proposal that is greater than the interest the general public has because I made a submission on the Proposed Plan Change 60.

I support the submissions of the submitters in Appendix A and support all parts of their submission. The reasons for support are that the proposed rezoning does not:

- (a) achieve the purpose and principles of the Resource Management Act 1991 (RMA) and consistency with the relevant provisions in sections 7-8 of the RMA;
- (b) Achieve consistency with the AUP(OP);
- (c) Assist the Council to carry out its functions of achieving the integrated management of the effect of use, development, or protection of land;
- (d) Meet the requirements of the statutory tests of section 32 of the RMA; and

¹ <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=96>

- (e) Avoid, remedy or mitigate any relevant and/or identified environmental effects including the effects on the amenity values of residents in the vicinity of the reserve and on trees within the reserve.

I also note the Resolution of the Whau Local Board, dated 24 March 2021, setting out reasons in support of retaining open space zoning for 13 Davern Lane (Appendix B)(Res WH/2021/16).

I seek that the whole of the submissions be allowed.

I support the following decision by Council sought by the Submitters: Decline this specific part of the proposed plan change and instead retain the open space zoning on 13 Davern Lane.

I wish to be heard in support of the submissions. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Address for Service:

Name: John Cartwright

Address: 10 Davern Lane, New Lynn 0600

Telephone: 0211232000

Email: johncartwright39@gmail.com

APPENDIX A

Sub#	Submitter Name	Address for Service
2	Sunghwan Choi	choind@gmail.com
8	Andrew and Dahlia Forlong	4longz@gmail.com
9	Tania Makani	taniamakani@gmail.com
10	John Michael Cartwright	johncartwright39@gmail.com
12	Redentor Bueno	denbueno@hotmail.com
13	Carlota Bueno	carlota_bueno@hotmail.com
15	Sailesh K Singh	saileshksingh@live.com
16	Lisa Varghese Kachappilly	kvlisha@yahoo.com
17	Bhavisha Patel	bhavisha.parmar@outlook.com
18	Hardikkumar Parmar c/- Bhavisha Parmar	hardikkumar_parmar@outlook.co.nz

19	Seok Bong and Chan Ju Lee	wvinezak@yahoo.com
22	David Ronald Jones	drjones@xtra.co.nz
37	Joan Mulligan	dhld2021@gmail.com
43	Warren and Anne-Marie Spice	w.spice@xtra.co.nz
51	A J Bradshaw	aventure@xtra.co.nz
60	Nevin Chirackal	nevinchirackal@yahoo.com
64	Ken Thomas	ppvcheck@gmail.com
75	Davern Residents Incorporated	grant@granthewison.co.nz
81	Lissa Knight (Mana Raakau)	lissajk@hotmail.com
96	Silvia Spieksma	sspieksma@yahoo.co.uk
104	Janet Charman (Mana Rakau)	jan.charman54@gmail.com
94	Friends of the Earth NZ Ltd (FoENZ) c/- Robert Ernest Tait	foenz@kcbbs.gen.nz
95	Mark Lockhart	mark@encompassdesign.co.nz

APPENDIX B

12 Notice of Motion - Sale of 13 Davern Lane, New Lynn

A copy of the Arborist Report and of the Notice of Motion has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment.
Resolution number WH/2021/16

MOVED by Chairperson K Thomas, seconded by Member J Rose:

That the Whau Local Board:

- a) **object to the proposed revocation of reserve status and subsequent sale of 13 Davern Lane, New Lynn.**
- b) **note the existence of a mature Pohutukawa tree and younger trees at 13 Davern Lane, New Lynn which would most likely be felled should the site be sold, and note the sensitivity around the removal of native trees in the Whau area.**
- c) **note that as well as providing for passive and active recreation, the reserve 13 Davern Lane, New Lynn fosters social cohesion and wellbeing within the community.**
- d) **note that the Whau is undergoing a significant increase in density and that intensification in the surrounding streets means that existing green spaces need to be retained.**
- e) **note that Tamāki Makaurau Auckland has declared a climate emergency, and that mature trees, reserves and green space are havens for biodiversity, sequester carbon, and mitigate the heat island effect within built up areas.**
- f) **request that the original consenting documents for the Davern Lane development be reviewed, with attention to the green space development contribution requirement from the council at the time.**
- g) **request detail and modelling on how current green space provision will service the anticipated population increase and associated community need.**
- h) **note that the process for asset recycling did not include feedback or agreement from Local Boards.**
- i) **note the size and scale of tree(s) in the attached image of Davern Lane.**

CARRIED

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO
SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE 60
OPEN SPACE (2020) AND OTHER REZONING MATTERS**

Attn: Planning Technician

Auckland Council

Private Bag 92300

Auckland 1142

unitaryplan@aucklandcouncil.govt.nz

Name of Person making Further Submission

Carlota Bueno

Further Submission

This is a further submission in support of our objection on Proposed Plan Change 60 Open Space (2020) for 13 Davern Lane, New Lynn Park and Other Rezoning Matters to the Auckland Unitary Plan (Operative in Part) ('Proposed Plan Change 60') that seeks to rezone land to either: • Recognise land recently vested or acquired as open space; • Correct zoning errors and anomalies; • Facilitate Panuku's land rationalisation process; or • Facilitate Kainga Ora's redevelopment.¹

I have an interest in the proposal that is greater than the interest the general public has because I made a submission on the Proposed Plan Change 60, for our 13 Davern Lane Reserve.

I support the submissions of the submitters in Appendix A and support all parts of their submission. The reasons for support are that the proposed rezoning does not:

- (a) achieve the purpose and principles of the Resource Management Act 1991 (RMA) and consistency with the relevant provisions in sections 7-8 of the RMA;
- (b) Achieve consistency with the AUP(OP);
- (c) Assist the Council to carry out its functions of achieving the integrated management of the effect of use, development, or protection of land;
- (d) Meet the requirements of the statutory tests of section 32 of the RMA; and

¹ <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=96>

- (e) Avoid, remedy or mitigate any relevant and/or identified environmental effects including the effects on the amenity values of residents in the vicinity of the reserve and on trees within the reserve.

I also note the Resolution of the Whau Local Board, dated 24 March 2021, setting out reasons in support of retaining open space zoning for 13 Davern Lane (Appendix B)(Res WH/2021/16).

I seek that the whole of the submissions be allowed.

I support the following decision by Council sought by the Submitters: Decline this specific part of the proposed plan change and instead retain the open space zoning on 13 Davern Lane.

I wish to be heard in support of the submissions. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Address for Service:

Name: Carlota Bueno

Address: 12 Davern Lane, New Lynn 0600

Telephone: 0211536829

Email: carlota_bueno@hotmail.com

APPENDIX A

Sub#	Submitter Name	Address for Service
2	Sunghwan Choi	choind@gmail.com
8	Andrew and Dahlia Forlong	4longz@gmail.com
9	Tania Makani	taniamakani@gmail.com
10	John Michael Cartwright	johncartwright39@gmail.com
12	Redentor Bueno	denbueno@hotmail.com
13	Carlota Bueno	carlota_bueno@hotmail.com
15	Sailesh K Singh	saileshksingh@live.com
16	Lisa Varghese Kachappilly	kvlisha@yahoo.com
17	Bhavisha Patel	bhavisha.parmar@outlook.com
18	Hardikkumar Parmar c/- Bhavisha Parmar	hardikkumar_parmar@outlook.co.nz

19	Seok Bong and Chan Ju Lee	wvinezak@yahoo.com
22	David Ronald Jones	drjones@xtra.co.nz
37	Joan Mulligan	dhld2021@gmail.com
43	Warren and Anne-Marie Spice	w.spice@xtra.co.nz
51	A J Bradshaw	aventure@xtra.co.nz
60	Nevin Chirackal	nevinchirackal@yahoo.com
64	Ken Thomas	ppvcheck@gmail.com
75	Davern Residents Incorporated	grant@granthewison.co.nz
81	Lissa Knight (Mana Raakau)	lissajk@hotmail.com
96	Silvia Spieksma	sspieksma@yahoo.co.uk
104	Janet Charman (Mana Rakau)	jan.charman54@gmail.com
94	Friends of the Earth NZ Ltd (FoENZ) c/- Robert Ernest Tait	foenz@kcbbs.gen.nz
95	Mark Lockhart	mark@encompassdesign.co.nz

APPENDIX B

12 Notice of Motion - Sale of 13 Davern Lane, New Lynn

A copy of the Arborist Report and of the Notice of Motion has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment.
Resolution number WH/2021/16

MOVED by Chairperson K Thomas, seconded by Member J Rose:

That the Whau Local Board:

- a) **object to the proposed revocation of reserve status and subsequent sale of 13 Davern Lane, New Lynn.**
- b) **note the existence of a mature Pohutukawa tree and younger trees at 13 Davern Lane, New Lynn which would most likely be felled should the site be sold, and note the sensitivity around the removal of native trees in the Whau area.**
- c) **note that as well as providing for passive and active recreation, the reserve 13 Davern Lane, New Lynn fosters social cohesion and wellbeing within the community.**
- d) **note that the Whau is undergoing a significant increase in density and that intensification in the surrounding streets means that existing green spaces need to be retained.**
- e) **note that Tamāki Makaurau Auckland has declared a climate emergency, and that mature trees, reserves and green space are havens for biodiversity, sequester carbon, and mitigate the heat island effect within built up areas.**
- f) **request that the original consenting documents for the Davern Lane development be reviewed, with attention to the green space development contribution requirement from the council at the time.**
- g) **request detail and modelling on how current green space provision will service the anticipated population increase and associated community need.**
- h) **note that the process for asset recycling did not include feedback or agreement from Local Boards.**
- i) **note the size and scale of tree(s) in the attached image of Davern Lane.**

CARRIED

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Annie Bradshaw

Organisation name:

Full name of your agent:

Email address: aventure@xtra.co.nz

Contact phone number: 0274376637

Postal address:
11 Davern Lane
New Lynn
Auckland 0600

Submission details

This is a further submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

Original submission details

Original submitters name and address:
Annie Bradshaw
11 Davern Lane
New Lynn 0600

Submission number: 51

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 all of them

The reasons for my or our support or opposition are:

- (a) achieve the purpose and principles of the Resource Management Act 1991 (RMA) and consistency with the relevant provisions in sections 7-8 of the RMA;
- (b) Achieve consistency with the AUP(OP);
- (c) Assist the Council to carry out its functions of achieving the integrated management of the effect of use, development, or protection of land;
- (d) Meet the requirements of the statutory tests of section 32 of the RMA; and
- (e) Avoid, remedy or mitigate any relevant and/or identified environmental effects including the effects on the amenity values of residents in the vicinity of the reserve and on trees within the reserve.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 11 April 2021

Supporting documents
Annie Bradshaw Further Submission to amend - PC60.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:
My property borders the park and my view and access for emergency vehicles will be seriously affected if this proposal goes ahead.

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.

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO
SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE 60
OPEN SPACE (2020) AND OTHER REZONING MATTERS**

Attn: Planning Technician
Auckland Council
Private Bag 92300
Auckland 1142

unitaryplan@aucklandcouncil.govt.nz

Name of Person making Further Submission

Annie Bradshaw

Further Submission

This is a further submission in support of (or in opposition to) a submission on Proposed Plan Change 60 Open Space (2020) and Other Rezoning Matters to the Auckland Unitary Plan (Operative in Part) ('Proposed Plan Change 60') that seeks to rezone land to either: • Recognise land recently vested or acquired as open space; • Correct zoning errors and anomalies; • Facilitate Panuku's land rationalisation process; or • Facilitate Kainga Ora's redevelopment.¹

I have an interest in the proposal that is greater than the interest the general public has because I made a submission on the Proposed Plan Change 60.

I support the submissions of the submitters in Appendix A and support all parts of their submission. The reasons for support are that the proposed rezoning does not:

- (a) achieve the purpose and principles of the Resource Management Act 1991 (RMA) and consistency with the relevant provisions in sections 7-8 of the RMA;
- (b) Achieve consistency with the AUP(OP);
- (c) Assist the Council to carry out its functions of achieving the integrated management of the effect of use, development, or protection of land;
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- (e) Avoid, remedy or mitigate any relevant and/or identified environmental effects including the effects on the amenity values of residents in the vicinity of the reserve and on trees within the reserve.

I also note the Resolution of the Whau Local Board, dated 24 March 2021, setting out reasons in support of retaining open space zoning for 13 Davern Lane (Appendix B)(Res WH/2021/16).

I seek that the whole of the submissions be allowed.

I support the following decision by Council sought by the Submitters: Decline this specific part of the proposed plan change and instead retain the open space zoning on 13 Davern Lane.

I wish to be heard in support of the submissions. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Address for Service:

Name: Annie Bradshaw
Address: 11 Davern Lane, New Lynn 0600
Telephone: 0274376637
Email: aventure@xtra.co.nz

¹ <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=96>

APPENDIX A

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13	Carlota Bueno	carlota_bueno@hotmail.com
15	Sailesh K Singh	saileshksingh@live.com
16	Lisa Varghese Kachappilly	kvlisha@yahoo.com
17	Bhavisha Patel	bhavisha.parmar@outlook.com
18	Hardikkumar Parmar c/- Bhavisha Parmar	hardikkumar_parmar@outlook.co.nz
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60	Nevin Chirackal	nevinchirackal@yahoo.com
64	Ken Thomas	ppvcheck@gmail.com
75	Davern Residents Incorporated	grant@granthewison.co.nz
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96	Silvia Spieksma	sspieksma@yahoo.co.uk
104	Janet Charman (Mana Rakau)	jan.charman54@gmail.com
94	Friends of the Earth NZ Ltd (FoENZ) c/- Robert Ernest Tait	foenz@kcbbs.gen.nz
95	Mark Lockhart	mark@encompassdesign.co.nz

APPENDIX B

12 Notice of Motion - Sale of 13 Davern Lane, New Lynn

A copy of the Arborist Report and of the Notice of Motion has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment. Resolution number WH/2021/16

MOVED by Chairperson K Thomas, seconded by Member J Rose:

That the Whau Local Board:

- a) **object to the proposed revocation of reserve status and subsequent sale of 13 Davern Lane, New Lynn.**
- b) **note the existence of a mature Pohutukawa tree and younger trees at 13 Davern Lane, New Lynn which would most likely be felled should the site be sold, and note the sensitivity around the removal of native trees in the Whau area.**
- c) **note that as well as providing for passive and active recreation, the reserve 13 Davern Lane, New Lynn fosters social cohesion and wellbeing within the community.**
- d) **note that the Whau is undergoing a significant increase in density and that intensification in the surrounding streets means that existing green spaces need to be retained.**
- e) **note that Tamāki Makaurau Auckland has declared a climate emergency, and that mature trees, reserves and green space are havens for biodiversity, sequester carbon, and mitigate the heat island effect within built up areas.**
- f) **request that the original consenting documents for the Davern Lane development be reviewed, with attention to the green space development contribution requirement from the council at the time.**
- g) **request detail and modelling on how current green space provision will service the anticipated population increase and associated community need.**
- h) **note that the process for asset recycling did not include feedback or agreement from Local Boards.**
- i) **note the size and scale of tree(s) in the attached image of Davern Lane.**

CARRIED

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) David King

Organisation Name (if further submission is made on behalf of Organisation)

Address for service of Further Submitter

95 Portland Road, Remuera
Auckland 1050

Telephone:	<u>021 1127335</u>	Fax/Email:	<u>daking@pl.net</u>
------------	--------------------	------------	----------------------

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	<u>60</u>
Plan Change/Variation Name	<u>Open Space (2020) and Other Rezoning Matters</u>

I support : **Oppose** (tick one) **the submission of:**

(Original Submitters Name and Address)

(Please identify the specific parts of the original submission)

Submission Number's **Point-Number**

All submitter as listed in PC60-sdr who oppose the rezoning, from Open Space /Informal Recreation Zone

<u>1-3, 8-60,62,64-71,73-76,80-83,85-87, 90-99,102-106</u>	<u>All points</u>
--	-------------------

In particular the Submission of Submitter No 59 Mr Justin Schidler who opposes the change in its entirety ie all land being considered under the "Panuku Land Disposal/Rationalisation.

The reasons for my support / ~~opposition~~ are: Reserve Land exists for a purpose, to provide open space and planting areas for the recreation and enjoyment of all residents within the city. They provide areas to enable residents to exercise both physically and mentally. In many case such areas of land have been gifted by previous residents and therefore have historical meaning. Others are named after well known Aucklanders, eg Murray Halberg park, to even think of considering disposal of this tract of land in his name is a sacrilege.

I do not believe Panuku has any mandate to so act in this manner and to consider it "rationalisation" is indeed an insult. If they are doing so under the instruction of the Mayor and Councillors, it makes the situation even **496** than it is. Once lost never regained. (continue on a separate sheet if necessary)

I seek that:

the whole : All opposing Submitters

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



6/04/2021

Signature of Further Submitter
(or person authorised to sign on behalf of further submitter)

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)

Auckland Council Ratepayer

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)

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 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) David King

Organisation Name (if further submission is made on behalf of Organisation)

Address for service of Further Submitter

95 Portland Road, Remuera
Auckland 1050

Telephone:	<u>021 1127335</u>	Fax/Email:	<u>daking@pl.net</u>
------------	--------------------	------------	----------------------

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	<u>60</u>
Plan Change/Variation Name	<u>Open Space (2020) and Other Rezoning Matters</u>

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
<u>63</u>	<u>63.4</u>

Kainga Ora-Homes & Communities

The reasons for my support / opposition are: Reserve Land exists for a purpose, to provide open space and

planting areas for recreation and enjoyment of all residents, within the city. They provide areas to enable residents to exercise both physically and mentally. In many cases have been gifted by previous residents and therefore have historical meaning. Others are named after well known Aucklanders, eg Murray Halberg Park.

to even think of considering disposal of this tract of land in his name is a sacrilege. The more denser the

housing the more the need for such areas of open space. The whole (continue on a separate sheet if necessary)

disposal proposal needs to be abandoned. To state that it is to "Facilitate Development and/or better Reflect

the Use of Land " is an insult to Aucklanders' intelligence. In the lyrics of Cat Stevens' well known song

"where do the children play"

I seek that:

the whole : Submission No 63.4

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



9/4/21

Signature of Further Submitter
(or person authorised to sign on behalf of further submitter)

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)

Auckland Council Ratepayer

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)

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.

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Shirley Waru

Organisation name:

Full name of your agent:

Email address: shirleywaru@gmail.com

Contact phone number:

Postal address:
P.O.Box 22-656
Ōtāhuhu
Auckland 1640

Submission details

This is a further submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

Original submission details

Original submitters name and address:
Alison Mary Faulkner, Nikau Street Ōtāhuhu

Submission number: 86. 86.1

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 Last point regarding due diligence

The reasons for my or our support or opposition are:
A stream runs beneath Lippiatt Park, which probably means the Park area cannot be built on. Many commercial properties which sit above the same stream as it runs through to Station Road, are restricted to build. The properties cannot build over the stream.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 11 April 2021

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 the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

I am co leading with Reinard Poelman, a community group Respect Mount Richmond Ōtāhuhu, which is very concerned about the loss of Park and Reserve space in Ōtāhuhu.

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.

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Shirley Waru

Organisation name:

Full name of your agent:

Email address: shirleywaru@gmail.com

Contact phone number:

Postal address:
P.O.Box 22-656
Ōtāhuhu
Auckland 1640

Submission details

This is a further submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

Original submission details

Original submitters name and address:
Stephen Robert Faulkner, Nikau Street Otahuhu

Submission number: 85. 85.1

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 1.Decline the plan change

The reasons for my or our support or opposition are:
South Auckland has lost more green space and tree canopy than any other area in Auckland. South Auckland now has only 9% tree canopy left. A report which used LIDAR data, showed canopy loss between 2013 to 2018 in Mangere-Ōtāhuhu had lost 6%. This LIDAR data reflected the socio-economic division between the South and North parts of Auckland, as the North areas had increased canopy. Please see RNZ News, published 1.29 pm on 22 July 2020.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 11 April 2021

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 the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

I am also leading a Community Group Respect Mount Richmond Ōtāhuhu, which is concerned about the loss of Park and Reserve space in Ōtāhuhu.

Mount Richmond Ōtāhuhu is due to have 443 trees felled. Considering the loss already, I feel it's very important to conserve what is left.

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.

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Reinard Abe Poelman

Organisation name:

Full name of your agent:

Email address: reinard.poelman@icloud.com

Contact phone number: 0274936302

Postal address:

P O box 22656

Otahuhu

Auckland 1640

Submission details

This is a further submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

Original submission details

Original submitters name and address:

Stephen Robert Faulkner

35 Nikau Road Otahuhu Auckland 1062

Submission number: 85

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 Opposing the re-zoning

The reasons for my or our support or opposition are:

Due to the increased density of housing allowed in the suburb of Otahuhu these street parks and open spaces will become vital for the mental well being of the residents.

They act as a area of respite from the unrelenting harshness of the urban environment of buildings,roads etc.Furthermore they enhance what little is left of our natural biodiversity in Otahuhu which has the unfortunate distinction of having less than nine percent tree cover.They can also have a role to play in allowing pathways for urban bird life to flourish between parks and coastal areas. So yes the case for their long term benefits far out weigh the short term case as you can always buy back buildings but it is very difficult to buy open green spaces and parks once they have been developed they are priceless in that regard.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 11 April 2021

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 am co-leading a community group Respect Mt Richmond of whom are concerned about the loss of our parks and reserves.

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.

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Reinard Abe Poelman

Organisation name:

Full name of your agent:

Email address: reinard.poelman@icloud.com

Contact phone number: 0274936302

Postal address:

P O box 22656

Otahuhu

Auckland 1640

Submission details

This is a further submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

Original submission details

Original submitters name and address:

Alison Mary Faulkner

35 Nikau Road Otahuhu Auckland 1062

Submission number: 86

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 Decline proposed plan change

The reasons for my or our support or opposition are:

The need for future generations of residents to have open spaces and biodiversity corridors for the native bird life is of the utmost importance especially with the increase of housing density putting more and more strain on our natural resources. These spaces are already priceless in the regard that they will never be able to obtain again because of the exorbitant price of land in these suburbs. The Auckland Council has swathes of their own documentation regarding the importance of parks and natural areas to the mental well being of humans. Therefore it lies upon all of us to ensure that future residents get to enjoy these precious green areas forever more. You can always buy back buildings but very rarely if ever does a green space be brought back once it has been developed. They are right now priceless to the communities health and well being and rightly so.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 11 April 2021

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 am co-leader of Respect Mt Richmond a community group of whom are concerned about our parks and reserves.

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.

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) Ni Ora Legat

Organisation Name (if further submission is made on behalf of Organisation) Grey Lynn Residents Association

Address for service of Further Submitter 49 Dymally Street Grey Lynn Auckland 1021

Telephone: 021 958-887 Fax/Email: nmlegat@gmail.com

Contact Person: (Name and designation, if applicable) Ni Ora Legat - committee member

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	60
Plan Change/Variation Name	Open Space (2020) and Other Rezoning Matters

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
<u>28</u>	

Peter Cooper
2 Seddon Street
Ash Hill
Auckland

The reasons for my support opposition are:

The Grey Lynn Residents Association supports and endorses Mr Cooper's points about the Cooper Street Historic Heritage Area and the inappropriateness of a new build on this site. Development will also lead to traffic and parking issues. This reserve should be kept and used to meet Council's Climate Emergency Mitigation goals.

(continue on a separate sheet if necessary)

I seek that:

the whole :

or part

(describe precisely which part) Reserve at 36 Cooper St
Arden Hill Auckland


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)

27 March 2021

Date

Grey Reef Residents Association

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)

The interest of local residents in protected heritage and addressing the climate emergency

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)

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 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



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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) NICOLA LEGAT

Organisation Name (if further submission is made on behalf of Organisation)

Gree Ryan Residents Association

Address for service of Further Submitter

49 Bryden Street Gree Ryan Auckland 1021

Telephone: 021 958-887 Fax/Email: nmlegat@gmail.com

Contact Person: (Name and designation, if applicable)

NICOLA LEGAT - committee member

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	60
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Plan Change/Variation Name	Open Space (2020) and Other Rezoning Matters
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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
<u>9362</u>	

Powell Community Committee
no address given

The reasons for my support / opposition are:

The GURA fully supports the views expressed about the amenity value of small pocket parks and open spaces and agrees that there was no evident consultation on this change. We agree - that the proposal is at odds with the open space Network Plan 2014-2029.510

(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

Neil Lopez

11/04/2021

Signature of Further Submitter
(or person authorised to sign on behalf of further submitter)

Date

Stacy Ryan Residents Association

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)

The interests of local residents in protecting heritage and addressing the climate change emergency

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)

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 Submission in support of, or opposition to, a notified proposed plan change or variation

Clause 8 of Schedule 1, Resource Management Act 1991
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Auckland Council
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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) NICOLA LEGAT

Organisation Name (if further submission is made on behalf of Organisation)
GREY LYNN RESIDENTS ASSOCIATION

Address for service of Further Submitter
49 Dryden Street Grey Lynn Auckland 1021

Telephone: 021 958 887 Fax/Email: nilegat@gmail.com

Contact Person: (Name and designation, if applicable)
Nicola Legat Comm.tee member

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	60
Plan Change/Variation Name	Open Space (2020) and Other Rezoning Matters

I support : Oppose (tick one) the submission of:

(Please identify the specific parts of the original submission)

(Original Submitters Name and Address)	Submission Number	Point-Number
<u>Heritage New Zealand</u>	<u>93</u>	<u>5.1 - 5.4</u>
<u>Poukero Taonga</u>		<u>93.1 - 93.2</u>
<u>cf - sandrewse@heritage.org.nz</u>		
<u>PO Box 105 - 291 Auckland</u>		

The reasons for my support / opposition are:

The GRPA fully supports the view of Heritage New Zealand that the development of this site will have an impact on the Cooper Street Historic Heritage Area (Schedule 14.210-2518) which has not taken into consideration the impact on the important collection of heritage buildings.

(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

Nelda Lopez

11 / 04 / 2021

Signature of Further Submitter
(or person authorised to sign on behalf of further submitter)

Date

Jeep Ryan Residents Association

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)

Notes to person making submission:

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Further Submission in support of, or opposition to, a notified proposed plan change or variation

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Auckland 1142

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Further Submission No:
Receipt Date

Further Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Anthony David Carson

Organisation Name (if further submission is made on behalf of Organisation)

Address for service of Further Submitter

7 Golf Ave Otahuhu 1062 Auckland South

Telephone: 09 2762460 Fax/Email:

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	60
Plan Change/Variation Name	Open Space (2020) and Other Rezoning Matters

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
<u>73</u>	<u>73.1</u>

Bryce Rayner
Bryce.Rayner@gmail.com

The reasons for my support / opposition are:

Decline the plan change for 26
princes street otahuhu. loss of an open space vista
besides a major intersection.
The amenity value of the open space.
loss of the green assets, mature tree and 11 Palm
trees.

(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

ad. Carson
Signature of Further Submitter
(or person authorised to sign on behalf of further submitter)

11-4-21
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)

long time resident of otahuhu

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)

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

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Further Submission in support of, or opposition to, a notified proposed plan change or variation

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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)

Anthony David Carson

Organisation Name (if further submission is made on behalf of Organisation)

Address for service of Further Submitter

7 Golf Avenue Otahuhu 1062

Telephone:

0927624460

Fax/Email:

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	60
Plan Change/Variation Name	Open Space (2020) and Other Rezoning Matters

I support: Oppose

(name) the submission of:

(Original Submitters Name and Address)

(Please identify the specific parts of the original submission)

Submission Number	Point-Number
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<u>85</u>	<u>85.1</u>
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Stephen Robert Faulkner
five.faulkner@gmail.com

The reasons for my support / opposition are:

decline the plan for 1-5 Lippiat rd, due to a swampy valley that will need excessive digging, retaining, vibration of surrounding properties, Land subject to flooding, not suitable for development.

(continue on a separate sheet if necessary)

I seek that:

the whole :

or part (describe precisely which part) 1

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

90 carson
Signature of Further Submitter
(or person authorised to sign on behalf of further submitter)

11-4-21
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)

a long time resident of otahuhu

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)

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.

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

[Handwritten Signature]

Signature of Further Submitter
(or person authorised to sign on behalf of further submitter)

11/4/21

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 have lived in Otstakhu for 70 years

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)

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 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



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Auckland Council
Level 24, 135 Albert Street
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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)

Raymond Scott Goodger

Organisation Name (if further submission is made on behalf of Organisation)

Address for service of Further Submitter

7 Chatfield Ave. Otahuhu

Telephone:

09 2768225

Fax/Email:

[Redacted]

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	60
Plan Change/Variation Name	Open Space (2020) and Other Rezoning Matters

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

<i>Heritage NZ, Pouchere Taonga</i>	<i>93</i>	<i>93.1</i>
<i>C/o of Susan Andrew</i>		
<i>sandrew@heritage.org.nz</i>		

The reasons for my support / opposition are:

The land has potential historic artefacts

(continue on a separate sheet if necessary)

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



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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)

Kathryn Le Grove

Organisation Name (if further submission is made on behalf of Organisation)

Otago Historical Society

Address for service of Further Submitter

otahuhuhistorical@gmail.com
Secretary, 168a Portage Rd Papatoetoe 2025

Telephone:

09 2594944

Fax/Email:

otahuhuhistorical@gmail.com

Contact Person: (Name and designation, if applicable)

as above

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	60
Plan Change/Variation Name	Open Space (2020) and Other Rezoning Matters

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

Heritage New Zealand Pouhere Taonga
at Susan Andrew
sandrew@heritage.org.nz

<u>93</u>	<u>93.1</u>
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The reasons for my support / opposition are:

Lippiatt road has been occupied by Europeans for over 100 years and by Maori many hundreds of years. The site, indeed the whole of Otahuhu under the ground has potential historical heritage value and this should be taken into account in every plan change or resource consent for development in Otahuhu.

(continue on a separate sheet if necessary)

all

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



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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)

Kathryn Le Grove

Organisation Name (if further submission is made on behalf of Organisation)

Address for service of Further Submitter

92A Hutton St Otahuhu 1062

Telephone:

09 2594944

Fax/Email:

legrovek@hotmail.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	60
Plan Change/Variation Name	Open Space (2020) and Other Rezoning Matters

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

Friends of the Earth NZ Ltd
(FoENZ) c/o Robert Ernest Tait
foenz@kcbbs.govt.nz

<u>94</u>	<u>94.1</u>
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The reasons for my support / opposition are:

Many trees are threatened if all of these sites are developed. Trees provide essential environmental services: Oxygen, Shade, stormwater control habitat for wildlife, amenity value, noise buffering, carbon dioxide absorption. There is no manmade object that can provide the services that a single tree can provide.

(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

XW

Signature of Further Submitter
(or person authorised to sign on behalf of further submitter)

12/4/21
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 wish to protect the trees that provide environmental services for everyone

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)

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

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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)

Kathryn LeGrove

Organisation Name (if further submission is made on behalf of Organisation)

Address for service of Further Submitter

92A Hutton St Otahuhu 1062

Telephone:

09 2594944

Fax/Email:

legrovek@hotmail.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	60
Plan Change/Variation Name	Open Space (2020) and Other Rezoning Matters

I support : Oppose (tick one) the submission of:

(Original Submitters Name and Address)

Michelle Simpson
michelle.kathryn@hotmail.com

(Please identify the specific parts of the original submission)

Submission Number	Point-Number
<u>97</u>	<u>97.1</u>

The reasons for my support / opposition are:

The proximity of this park to the busy Atkinson Ave and Princes St ~~means~~ makes it an important buffer zone from the traffic noise and fumes. The large trees on this site are important to keep as there are very few large trees left in the CBD

(continue on a separate sheet if necessary)



12 April 2021

Attention: **Auckland Council**
unitaryplan@aucklandcouncil.govt.nz
Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

CLC Job Number: 21149

Site Address: 11R Birmingham Road, Otara

Re: *Further Submission in support of, or opposition to, a notified proposed plan change or variation;*

Proposed Plan Change 60

Clause 8 of Schedule 1, Resource Management Act 1991: FORM 6

Further Submitters details

Full Name: Darrin Johannink

Name of Agent: CLC Consulting Group Ltd

Organisation Name: T&T Fashions Ltd

Address for service of Further Submitter:

 Darrin Johannink
 c/ - CLC Group
 PO Box 51547
 Pakuranga
 Auckland

Telephone: Darrin Johannink +64 21 96262651

 Hamish Hey +64 21 433531

Email: darrinjo@jo-invest.co.nz
 hamish@clcgroup.co.nz

Contact Person: Hamish Hey, Planning Manager

Scope for Further Submission

This is a further submission in support of a submissions on the following proposed plan change:

Plan Change: 60

Plan Change Name: Open Space (2020) and Other Rezoning Matters

I **support** the submissions of:

Submitters name	Submitters address	Submitter Number	Point Number
Wireworks New Zealand Ltd c/- Sandra Lynette Hadley	lyn@wireworksnz.co.nz	30	30.1
Rahul Manocha (The Karma Estate Ltd)	thequickdollar@gmail.com	35	35.1
Anthony Katterns	autod@xtra.co.nz	38	38.1
Total Engineering East Tamaki Ltd	dave@totalengineering.kiwi	39	39.1
Tania Brown-Bayliss	tania@amediate.co.nz	40	40.1
Tetiana Rabshtyna	repservices@xtra.co.nz	41	41.1
Hammed Torkaneh	hammed@masterequipment.co.nz	42	42.1
Turin Panel & Pain Ltd c/- Annop Kumar	annop@turin.co.nz	49	49.1
Peter Jones	pandrjones9@gmail.com	50	50.1
Alexander Cameron-Brown	alexc@peacocks.co.nz	55	55.1
Ross David Ireland	rossireland@xtra.co.nz	56	56.1
Chelsea Fowler	chelsealrfowler@gmail.com	58	58.1
Cook Island Seventh Day Adventist Church c/- Pastor Paora Teaukura	paorateaukura@gmail.com purekau@hotmail.com	82	82.1
Johannink Property Ltd c/- Darrin Johannink	dariinjo@jo-invest.co.nz hamish@clcgroup.co.nz	90	90.1
Justin Peter Schiler	Justin.schilder@xtra.co.nz	59	59.1
Friends of the Earth Ltd (FoENZ) c/- Robert Ernest Tait	foenz@kcbbs.gen.nz	94	94.1
Mark Lockhart	mark@encompassdesign.co.nz	95	95.1

The reasons for my support are:

1. I oppose the specific proposed revocation that relates to 11R Birmingham Road as the site is required and used for open space informal recreation uses. Through this support of submission we highlight a lack of rigor in council's assessment that the reserve is not used and has low recreational value to the community. We assert that the reserve is used and is of sufficient value to warrant Council to retain as Open Space – Informal Recreation Zone.

Submission Number	Support in	Reasons
35, 38, 39, 40, 41, 42, 49, 55, 56, 82	Whole	<p>For reasons stated in the submission.</p> <p>We support the submitters in opposing the rezoning of Open Space – Informal Recreation Zone at 11R Birmingham Road.</p>
90	Whole	<p>For reasons stated in the submission.</p> <p>We support the submitter in opposing the rezoning of Open Space – Informal Recreation Zone at 11R Birmingham Road.</p>
30	Part	<p>We support the submission There will be no further green spaces left in the area.</p> <p>The Parks Policy 2016 identifies the need for network rationalisation for parks in residential areas, not for industrial or rural zonings. This creates a gap in the policy as the submitter also highlights <i>“green spaces need to be close to local people and workers to enjoy, and for their health and wellbeing”</i>. We agree, since the Covid-19 pandemic it is more important to retain these spaces for the wellbeing of the community in both residential and business areas.</p> <p>We support the submitter in opposing the rezoning of Open Space – Informal Recreation Zone at 11R Birmingham Road.</p>
50	Whole	<p>We support the submission.</p> <p>It acknowledges the role 11R Birmingham Road has on the wider Otaru catchment and adjacent sites.</p> <p>The submission identifies the contaminant loading of the catchment and the importance of reducing the input of such contaminants into the Otaru waterway. The reserve is covered by a flood plain and a piped stormwater network into the tributary. The direct connection to the waterway is sensitive. The zoning of Business Light Industrial permits the use of more intense activities that may have greater impact on the surrounding environment. Whilst Light Industrial land should technically not have any discharges beyond the property boundary or into streams, the re-zoning would increase the risk of such events occurring, in particular for hydrocarbons from parking areas and zinc from exposed roofing materials. The zoning of open space around the waterways and on identified flood plains can be an effective way to mitigate</p>

		<p>these adverse effects. This potential for contaminant discharge also puts a highlight on what methods council will use to achieve NPS-FM water quality targets associated with land use. Allowing mitigation through the use of open space in areas where contamination risks are elevated is an effective way to increase the value score of the waterway.</p> <p>The submission discusses the role of consultation and notification of Plan Change 60's proposal at 11R Birmingham Road. Our investigation through LGOIMA requests as to who was notified (Annexure 1) identifies that the trust was not an identified party.</p> <p>We acknowledge that though the <i>Placemaking: Otara Waterways and Lake Strategy</i> is not a statutory document or a Council non-statutory document, it has been transparent as to who has been engaged/consulted as part of the formation of the Placemaking Strategy. It illustrates the type of integrated community approach to environmental management that should be considered in the interest of planning decisions at 11R Birmingham Road.</p> <p>The <i>Placemaking: Otara Waterways and Lake Strategy V3</i> strategy themes align with Part 2 of the RMA in particular safeguarding the life-supporting capacity of the water, kaitiakitanga, maintenance and enhancement of the quality of the environment.</p> <p>We support the submitter in opposing the rezoning of Open Space – Informal Recreation Zone at 11R Birmingham Road.</p>
58	Whole	<p>Support the reasons of the submitter.</p> <p>“The reserve acts as a place for breaks and dog to run around” highlighting the purpose of the reserve as an open space for the community to use. The actions described by the submitter align with the AUP H7 Open Space zones H7.5 Open Space – Informal Recreation Zone H7.5.1 Zone description:</p> <p><i>“These areas are used for a variety of outdoor informal recreation activities and community uses, such as walking, running, cycling, relaxing and socialising, picnics, playing and enjoying the environment.”</i></p> <p>The submitter also highlights that the community does use the reserve and therefore contradicts the original rationalization assessments that the Reserve is not used in the Council Parks and Recreation and Panuku Assessments.</p> <p>The submission identifies that their personal experience of use of the reserve aligns with the Objectives and Policies of the Open Space – Informal Recreation Zone and the Open Space Provision Policy (OSPP)2016. Being aligned to these statutory (AUP) and non-statutory documents (OSPP), the Plan Change cannot be justified on the basis of a lack of community use or achieving informal open space use intended by the Planning documents.</p> <p>We support the submitter in opposing the rezoning of Open Space – Informal Recreation Zone at 11R Birmingham Road.</p>

59	Part	<p>We support the general submission as described in Part 1 of the submission as relates to 11R Birmingham Road, Otara.</p> <ul style="list-style-type: none"> • Community wellbeing and in particular the benefit of green spaces for mental wellbeing; and • Loss of tree canopy cover; and • Selling of the reserve results in the loss of open space amenity; and • Ecosystem benefits and the need to maintain integration with the urban environment; and • Notification does not replace a need for community consultation and engagement; and • Maintaining a network of landscaped open spaces throughout Auckland. <p>We support the submitter in opposing the rezoning of Open Space – Informal Recreation Zone at 11R Birmingham Road.</p>
94	Part	<p>We support the submission in part relating to 11R Birmingham Road.</p> <p>The submission identifies that the notifications documents for the Plan Change lacked transparency as to the process undertaken to identify what land would be re-zoned under the land rationalization process – what land and why. We agree. Through the LGOIMA process we have sourced/obtained the background reporting. This reporting reviews the Parks and Recreation Policy and amenity/asset values of the reserve. These reports have been relied upon by the Proposed Plan Change and the Emergency Budget but have not been made readily available. Our observation is that are gaps to the assessments, and therefore the planning assessment that relies upon these reports will lead to unintended consequences.</p> <p>The submitter identifies deficiencies in process. Our research identifies the following:</p> <p>Sept 2019 – an unpublished Desk Top Assessment of reserve use was undertaken by Council staff</p> <p>2020 The local Board were asked to approve disposal in an agenda item headed Emergency Budget rather than ‘Disposal of Reserves’ which would have provoked some community engagement. Through our LGOIMA research there is no evidence of community engagement at this stage of the process. Hence the decision of the Local Board to accept the disposal of #11R was made in a vacuum of information as we cannot even be sure that the Sept 2019 assessment was made available to the Local Board and Councillor’s.</p> <p>In detail, it is Para 26 of the Emergency Budget 2020/2021, Asset Recycling of Properties, that contains the criteria for properties to be disposed These criteria were:</p> <ul style="list-style-type: none"> • <i>no current or future funded service use</i> [based on a desktop exercise that did not involve any community input] • <i>no alternative use identified</i>

	<ul style="list-style-type: none"> • <i>low community interest</i> [evidently assumed based on the absence of community consultation and any significant investment/assets on the reserve] • <i>supported by local board</i> [who were not supplied robust reporting that properly identified the level of community use] <p>Further for the community to identify 11R as a site for disposal they would have had to be interested enough in the Emergency Budget process to review the lengthy schedule (Schedule A) of land to be disposed. Surely this was the point in time was the time to be transparent and properly consult with the community. Hence process is now in play that based on poorly informed and rushed decision making.</p> <p>Subsequently Mr Johannink has approached the Local Board and a number of Board members have visited the reserve and witnessed first-hand the community groups utilizing the reserve space for their activities. At the Community Board member’s suggestion we are have organised a petition to request the Board re-visit its decision on the grounds of an inadequate briefing, assessment and misrepresentation of community use being provided by Panuku staff to the Board. Hence in light of this evidence, the board are willing to revisit their approval of the disposal of the Reserve and the proposed rezoning of the land.</p> <p>We are of the view that given lack of consultation and rigour in the preparation and hence gaps in the reporting and assessments on which decisions have been based re-zoning would not be consistent with Part II of the Resource Management Act and in particular s5(2)(a), s7(aa), s7(c), and s7(g).</p> <p>Public consultation can be difficult to identify who uses the site when unknown, and it has been proven the reserve’s use was unknown to the staff who reported on the level and of use. A list obtained in Annexure 1 identifies who was specifically identified as parties of interest to the re-Zoning 11R Birmingham Road. Notification is not display any effort in consultation and we note that there is a long history of precedent to this in Planning case law. This “lack of consultation” identified by the submitter highlights the lack of understanding of the value of the reserve to the community for #11R.</p> <p>The submitter’s reason for tree protection and consequential impact to wildlife and ecosystems is supported. The Open Space Zone protects tree assets unlike the planning provisions in the Business Light Industry Zone. These adverse effects to the tree asset (i.e. their potential loss to the environment) were identified by the Council Arborist in his assessment in October 2019 that is tabled in the Rationalisation Report of September 2020. Hence his advice that the tree’s on the reserve did have ecological value to the open space network has been disregarded.</p> <p>We support the submitter in opposing the rezoning of Open Space – Informal Recreation Zone at 11R Birmingham Road.</p>
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95	Whole	<p>We support the submission in regard to 11R Birmingham Road.</p> <p>The submitter discusses the loss of tree protection that is afforded by the current zoning of the land. We agree. The Reserve at 11R Birmingham Road has mature trees that are protected by rules of the Unitary Plan – E16 Trees in Open Space Zones. Protection of these trees would be removed if the zoning were changed. In the rationalization assessment we obtained under a LGOIMA, there was a desktop assessment of the Reserve completed by the council staff. The report tables an assessment made by a Council Arboriculture and Eco Specialist who did visit the reserve. His reporting identified that the site does have ecological values and has native and non-native trees with some asset value.</p> <p>One particular flaw in using the Open Space Network Strategy 2016 as the core assessment tool, is that there is no recognition in this document of reserves that serve industrial or commercial locations. The primary focus is on reserves that serve residential areas. Hence a reserve serving a light industrial locale will always score poorly because of this focus and lack of recognition of the value/use of reserves in other zones/localities in the Policy framework. Neither the Parks and Recreation Policy Team or Panuku assessed the revocation of the reserve or change in zoning of the park against the Council’s Climate Change commitment and Urban Ngahere (Forest) Strategy, as mentioned by the submitter. These strategy documents are important in the assessment required for the proposed Plan Change and add weight to our recommendation that the re-zoning should not occur.</p> <p>In particular the Urban Ngahere Strategy identified the lack of canopy in Otara, being the second lowest percentage canopy cover in Tamaki Makaurau. The current Open Space Zoning supports this data, by having medium to large trees that are protected. The trees within the Open Space have a carbon sequestration role for our/Council’s climate commitments. In particular the native trees have an important role in improving ecological diversity in the urban environment. The rationalization report by the arborist identifies this important assets.</p> <p>We support the submitter in opposing the rezoning of Open Space – Informal Recreation Zone at 11R Birmingham Road.</p>
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I/We seek that:

- a) The **whole** of the submissions 35, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 55, 56, 58, 82, 90, 91, 95;
- b) And **part** of the submissions 30, 59, and 94 regarding 11R Birmingham Road, Otara
- c) Of the original submissions be **allowed**.

I/We wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a join case with them at a hearing.

The attached documents include:

1. Annexure 1: Unitary Plan Email [25/02/2021; Sophia Coulter, Plans and Places Department, Auckland Council]

For Johannink Property Ltd and on behalf of CLC Consulting Group Limited.

Prepared By:



Hamish Hey
Planning Manager

Authorised By:



Stu Jones
Director – Survey and Planning

I/We am a person who has an interest in the proposal that is greater than the interest that the general public has.

T&T Fashions Ltd is the tenant of the adjoining land 5 Birmingham Road.

Sorcha Peren

From: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Sent: Thursday, February 25, 2021 10:49 AM
To: Sorcha Peren
Cc: Hamish Hey; Stuart Jones; Unitary Plan
Subject: RE: Proposed Plan Change 60 [CLC ref 21149] [Filed 25 Feb 2021 10:55]

Kia ora Sorcha

Details of 11R Birmingham Road:

Map Number: 77

Title: **Proposed Plan Change 60 - Open Space (2020) and Other Rezoning Matters**

Geographic Area: **Otara**

Subject Property: **11R Birmingham Road Otara Auckland 2013**

Legal Description: **Lot 35 DP 57069**

Current Zone/s: **Open Space - Informal Recreation Zone**

Proposed Zone: **Business - Light Industry Zone**

- *What was the process of notification for this Plan Change?*
 - A public notice was in the NZ herald on 28 January 2021.
 - In addition, directly affected persons were sent a letter advising of the plan change as outlined below.
- *Were notification letters sent to the affected properties owners?*
 - Yes – the following properties were contacted with regards to this open-space area:

▪ 10 Birmingham Road	The Owner
▪ 10 Birmingham Road	The Occupier
▪ 14 Birmingham Road	The Owner
▪ 14 Birmingham Road	The Occupier
▪ 15 Birmingham Road	The Owner
▪ 15 Birmingham Road	The Occupier
▪ 19 Birmingham Road	The Owner
▪ 19 Birmingham Road	The Occupier
▪ 5 Birmingham Road	The Owner
▪ 5 Birmingham Road	The Occupier
▪ 2 Newark Place	The Owner
▪ 2 Newark Place	The Occupier
- *Were tenants and occupiers sent notification letters?*
 - Yes – see above
- *How many of these letters were returned?*
 - No letters have been returned for any letters sent to the affected properties of this area.
- *Were there any specific notification of properties or stakeholders identified for 11R Birmingham Road?*
 - The properties outlined above were notified.
 - Statutory bodies and all Auckland iwi were also publicly notified.

Warm regards,
Sophia

Kia pai tō rā

Sophia Coulter | Planning Technician | Plans and Places Department

Auckland Council, Level 24, 135 Albert Street, Auckland 1011

Visit our website: www.aucklandcouncil.govt.nz



From: Sorcha Peren <sorcha@clcgroup.co.nz>
Sent: Wednesday, 24 February 2021 1:28 PM
To: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Cc: Hamish Hey <hamish@clcgroup.co.nz>; Stuart Jones <stu@clcgroup.co.nz>
Subject: Proposed Plan Change 60 [CLC ref 21149]

Kia ora Tony and the Unitary Plan Team,

We have an enquiry on the notification of Proposed Plan Change 60 – Open Space (2020), in regard to the proposal to rezone 11R Birmingham Road (Map 77).

What was the process of notification for this Plan Change?

- Were notification letters sent to the affected properties owners?
- Were tenants and occupiers sent notification letters?
- How many of these letters were returned?

Were there any specific notification of properties or stakeholders identified for 11R Birmingham Road?

If you have any queries please do not hesitate to contact me or my manager Hamish (+6495761978).

Kind Regards | Ngā mihi

Sorcha Peren | BSc (Hons) Assoc.NZPI

Resource Management Planner Independent

DDI: 09 576 1981 | E: sorcha@clcgroup.co.nz



PO Box 51547, Pakuranga, Auckland, 2140 | P:09-576 3276

4 Johns Lane, Pakuranga, Auckland, 2010 | www.clcgroup.co.nz

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12 April 2021

Attention: **Auckland Council**
unitaryplan@aucklandcouncil.govt.nz
Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

CLC Job Number: 21149

Site Address: 11R Birmingham Road, Otara

Re: *Further Submission in support of, or opposition to, a notified proposed plan change or variation;*

Proposed Plan Change 60

Clause 8 of Schedule 1, Resource Management Act 1991: FORM 6

Further Submitters details

Full Name: Darrin Johannink
Name of Agent: CLC Consulting Group Ltd
Organisation Name: Johannink Property Ltd

Address for service of Further Submitter:

Darrin Johannink
c/ - CLC Group
PO Box 51547
Pakuranga
Auckland

Telephone: Darrin Johannink +64 21 96262651
 Hamish Hey +64 21 433531

Email: darrinjo@jo-invest.co.nz
 hamish@clcgroup.co.nz

Contact Person: Hamish Hey, Planning Manager

Scope for Further Submission

This is a further submission in support of a submissions on the following proposed plan change:

Plan Change: 60

Plan Change Name: Open Space (2020) and Other Rezoning Matters

I **support** the submissions of:

Submitters name	Submitters address	Submitter Number	Point Number
Wireworks New Zealand Ltd c/- Sandra Lynette Hadley	lyn@wireworksnz.co.nz	30	30.1
Rahul Manocha (The Karma Estate Ltd)	thequickdollar@gmail.com	35	35.1
Anthony Katterns	autod@xtra.co.nz	38	38.1
Total Engineering East Tamaki Ltd	dave@totalengineering.kiwi	39	39.1
Tania Brown-Bayliss	tania@amediate.co.nz	40	40.1
Tetiana Rabshtyna	repservices@xtra.co.nz	41	41.1
Hammed Torkaneh	hammed@masterequipment.co.nz	42	42.1
Turin Panel & Pain Ltd c/- Annop Kumar	annop@turin.co.nz	49	49.1
Peter Jones	pandrjones9@gmail.com	50	50.1
Alexander Cameron-Brown	alexc@peacocks.co.nz	55	55.1
Ross David Ireland	rossireland@xtra.co.nz	56	56.1
Chelsea Fowler	chelsealrfowler@gmail.com	58	58.1
Cook Island Seventh Day Adventist Church c/- Pastor Paora Teaukura	paorateaukura@gmail.com purekau@hotmail.com	82	82.1
T&T Childrenswear c/- Darrin Johannink	dariinjo@jo-invest.co.nz hamish@clcgroup.co.nz	91	91.1
Justin Peter Schiler	Justin.schilder@xtra.co.nz	59	59.1
Friends of the Earth Ltd (FoENZ) c/- Robert Ernest Tait	foenz@kcbbs.gen.nz	94	94.1
Mark Lockhart	mark@encompassdesign.co.nz	95	95.1

The reasons for my support are:

1. I oppose the specific proposed revocation that relates to 11R Birmingham Road as the site is required and used for open space informal recreation uses. Through this support of submission we highlight a lack of rigor in council's assessment that the reserve is not used and has low recreational value to the community. We assert that the reserve is used and is of sufficient value to warrant Council to retain as Open Space – Informal Recreation Zone.

Submission Number	Support in	Reasons
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91	Whole	<p>For reasons stated in the submission.</p> <p>We support the submitter in opposing the rezoning of Open Space – Informal Recreation Zone at 11R Birmingham Road.</p>
30	Part	<p>We support the submission There will be no further green spaces left in the area.</p> <p>The Parks Policy 2016 identifies the need for network rationalisation for parks in residential areas, not for industrial or rural zonings. This creates a gap in the policy as the submitter also highlights <i>“green spaces need to be close to local people and workers to enjoy, and for their health and wellbeing”</i>. We agree, since the Covid-19 pandemic it is more important to retain these spaces for the wellbeing of the community in both residential and business areas.</p> <p>We support the submitter in opposing the rezoning of Open Space – Informal Recreation Zone at 11R Birmingham Road.</p>
50	Whole	<p>We support the submission.</p> <p>It acknowledges the role 11R Birmingham Road has on the wider Otaru catchment and adjacent sites.</p> <p>The submission identifies the contaminant loading of the catchment and the importance of reducing the input of such contaminants into the Otaru waterway. The reserve is covered by a flood plain and a piped stormwater network into the tributary. The direct connection to the waterway is sensitive. The zoning of Business Light Industrial permits the use of more intense activities that may have greater impact on the surrounding environment. Whilst Light Industrial land should technically not have any discharges beyond the property boundary or into streams, the re-zoning would increase the risk of such events occurring, in particular for hydrocarbons from parking areas and zinc from exposed roofing materials. The zoning of open space around the waterways and on identified flood plains can be an effective way to mitigate</p>

		<p>these adverse effects. This potential for contaminant discharge also puts a highlight on what methods council will use to achieve NPS-FM water quality targets associated with land use. Allowing mitigation through the use of open space in areas where contamination risks are elevated is an effective way to increase the value score of the waterway.</p> <p>The submission discusses the role of consultation and notification of Plan Change 60's proposal at 11R Birmingham Road. Our investigation through LGOIMA requests as to who was notified (Annexure 1) identifies that the trust was not an identified party.</p> <p>We acknowledge that though the <i>Placemaking: Otara Waterways and Lake Strategy</i> is not a statutory document or a Council non-statutory document, it has been transparent as to who has been engaged/consulted as part of the formation of the Placemaking Strategy. It illustrates the type of integrated community approach to environmental management that should be considered in the interest of planning decisions at 11R Birmingham Road.</p> <p>The <i>Placemaking: Otara Waterways and Lake Strategy V3</i> strategy themes align with Part 2 of the RMA in particular safeguarding the life-supporting capacity of the water, kaitiakitanga, maintenance and enhancement of the quality of the environment.</p> <p>We support the submitter in opposing the rezoning of Open Space – Informal Recreation Zone at 11R Birmingham Road.</p>
58	Whole	<p>Support the reasons of the submitter.</p> <p>“The reserve acts as a place for breaks and dog to run around” highlighting the purpose of the reserve as an open space for the community to use. The actions described by the submitter align with the AUP H7 Open Space zones H7.5 Open Space – Informal Recreation Zone H7.5.1 Zone description:</p> <p><i>“These areas are used for a variety of outdoor informal recreation activities and community uses, such as walking, running, cycling, relaxing and socialising, picnics, playing and enjoying the environment.”</i></p> <p>The submitter also highlights that the community does use the reserve and therefore contradicts the original rationalization assessments that the Reserve is not used in the Council Parks and Recreation and Panuku Assessments.</p> <p>The submission identifies that their personal experience of use of the reserve aligns with the Objectives and Policies of the Open Space – Informal Recreation Zone and the Open Space Provision Policy (OSPP)2016. Being aligned to these statutory (AUP) and non-statutory documents (OSPP), the Plan Change cannot be justified on the basis of a lack of community use or achieving informal open space use intended by the Planning documents.</p> <p>We support the submitter in opposing the rezoning of Open Space – Informal Recreation Zone at 11R Birmingham Road.</p>

59	Part	<p>We support the general submission as described in Part 1 of the submission as relates to 11R Birmingham Road, Otara.</p> <ul style="list-style-type: none"> • Community wellbeing and in particular the benefit of green spaces for mental wellbeing; and • Loss of tree canopy cover; and • Selling of the reserve results in the loss of open space amenity; and • Ecosystem benefits and the need to maintain integration with the urban environment; and • Notification does not replace a need for community consultation and engagement; and • Maintaining a network of landscaped open spaces throughout Auckland. <p>We support the submitter in opposing the rezoning of Open Space – Informal Recreation Zone at 11R Birmingham Road.</p>
94	Part	<p>We support the submission in part relating to 11R Birmingham Road.</p> <p>The submission identifies that the notifications documents for the Plan Change lacked transparency as to the process undertaken to identify what land would be re-zoned under the land rationalization process – what land and why. We agree. Through the LGOIMA process we have sourced/obtained the background reporting. This reporting reviews the Parks and Recreation Policy and amenity/asset values of the reserve. These reports have been relied upon by the Proposed Plan Change and the Emergency Budget but have not been made readily available. Our observation is that are gaps to the assessments, and therefore the planning assessment that relies upon these reports will lead to unintended consequences.</p> <p>The submitter identifies deficiencies in process. Our research identifies the following:</p> <p>Sept 2019 – an unpublished Desk Top Assessment of reserve use was undertaken by Council staff</p> <p>2020 The local Board were asked to approve disposal in an agenda item headed Emergency Budget rather than ‘Disposal of Reserves’ which would have provoked some community engagement. Through our LGOIMA research there is no evidence of community engagement at this stage of the process. Hence the decision of the Local Board to accept the disposal of #11R was made in a vacuum of information as we cannot even be sure that the Sept 2019 assessment was made available to the Local Board and Councillor’s.</p> <p>In detail, it is Para 26 of the Emergency Budget 2020/2021, Asset Recycling of Properties, that contains the criteria for properties to be disposed These criteria were:</p> <ul style="list-style-type: none"> • <i>no current or future funded service use</i> [based on a desktop exercise that did not involve any community input] • <i>no alternative use identified</i>

	<ul style="list-style-type: none"> • <i>low community interest</i> [evidently assumed based on the absence of community consultation and any significant investment/assets on the reserve] • <i>supported by local board</i> [who were not supplied robust reporting that properly identified the level of community use] <p>Further for the community to identify 11R as a site for disposal they would have had to be interested enough in the Emergency Budget process to review the lengthy schedule (Schedule A) of land to be disposed. Surely this was the point in time was the time to be transparent and properly consult with the community. Hence process is now in play that based on poorly informed and rushed decision making.</p> <p>Subsequently Mr Johannink has approached the Local Board and a number of Board members have visited the reserve and witnessed first-hand the community groups utilizing the reserve space for their activities. At the Community Board member’s suggestion we are have organised a petition to request the Board re-visit its decision on the grounds of an inadequate briefing, assessment and misrepresentation of community use being provided by Panuku staff to the Board. Hence in light of this evidence, the board are willing to revisit their approval of the disposal of the Reserve and the proposed rezoning of the land.</p> <p>We are of the view that given lack of consultation and rigour in the preparation and hence gaps in the reporting and assessments on which decisions have been based re-zoning would not be consistent with Part II of the Resource Management Act and in particular s5(2)(a), s7(aa), s7(c), and s7(g).</p> <p>Public consultation can be difficult to identify who uses the site when unknown, and it has been proven the reserve’s use was unknown to the staff who reported on the level and of use. A list obtained in Annexure 1 identifies who was specifically identified as parties of interest to the re-Zoning 11R Birmingham Road. Notification is not display any effort in consultation and we note that there is a long history of precedent to this in Planning case law. This “lack of consultation” identified by the submitter highlights the lack of understanding of the value of the reserve to the community for #11R.</p> <p>The submitter’s reason for tree protection and consequential impact to wildlife and ecosystems is supported. The Open Space Zone protects tree assets unlike the planning provisions in the Business Light Industry Zone. These adverse effects to the tree asset (i.e. their potential loss to the environment) were identified by the Council Arborist in his assessment in October 2019 that is tabled in the Rationalisation Report of September 2020. Hence his advice that the tree’s on the reserve did have ecological value to the open space network has been disregarded.</p> <p>We support the submitter in opposing the rezoning of Open Space – Informal Recreation Zone at 11R Birmingham Road.</p>
--	--

95	Whole	<p>We support the submission in regard to 11R Birmingham Road.</p> <p>The submitter discusses the loss of tree protection that is afforded by the current zoning of the land. We agree. The Reserve at 11R Birmingham Road has mature trees that are protected by rules of the Unitary Plan – E16 Trees in Open Space Zones. Protection of these trees would be removed if the zoning were changed. In the rationalization assessment we obtained under a LGOIMA, there was a desktop assessment of the Reserve completed by the council staff. The report tables an assessment made by a Council Arboriculture and Eco Specialist who did visit the reserve. His reporting identified that the site does have ecological values and has native and non-native trees with some asset value.</p> <p>One particular flaw in using the Open Space Network Strategy 2016 as the core assessment tool, is that there is no recognition in this document of reserves that serve industrial or commercial locations. The primary focus is on reserves that serve residential areas. Hence a reserve serving a light industrial locale will always score poorly because of this focus and lack of recognition of the value/use of reserves in other zones/localities in the Policy framework. Neither the Parks and Recreation Policy Team or Panuku assessed the revocation of the reserve or change in zoning of the park against the Council’s Climate Change commitment and Urban Ngahere (Forest) Strategy, as mentioned by the submitter. These strategy documents are important in the assessment required for the proposed Plan Change and add weight to our recommendation that the re-zoning should not occur.</p> <p>In particular the Urban Ngahere Strategy identified the lack of canopy in Otara, being the second lowest percentage canopy cover in Tamaki Makaurau. The current Open Space Zoning supports this data, by having medium to large trees that are protected. The trees within the Open Space have a carbon sequestration role for our/Council’s climate commitments. In particular the native trees have an important role in improving ecological diversity in the urban environment. The rationalization report by the arborist identifies this important assets.</p> <p>We support the submitter in opposing the rezoning of Open Space – Informal Recreation Zone at 11R Birmingham Road.</p>
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I/We seek that:

- a) The **whole** of the submissions 35, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 55, 56, 58, 82, 90, 91, 95;
- b) And **part** of the submissions 30, 59, and 94 regarding 11R Birmingham Road, Otara
- c) Of the original submissions be **allowed**.

I/We wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a join case with them at a hearing.

The attached documents include:

1. Annexure 1: Unitary Plan Email [25/02/2021; Sophia Coulter, Plans and Places Department, Auckland Council]

For Johannink Property Ltd and on behalf of CLC Consulting Group Limited.

Prepared By:



Hamish Hey
Planning Manager

Authorised By:



Stu Jones
Director – Survey and Planning

I/We am a person who has an interest in the proposal that is greater than the interest that the general public has.

Johannink Property is the owner of the adjoining land 1 and 3 Birmingham Road

Sorcha Peren

From: Unitary Plan <unitaryplan@aucklandcouncil.govt.nz>
Sent: Thursday, February 25, 2021 10:49 AM
To: Sorcha Peren
Cc: Hamish Hey; Stuart Jones; Unitary Plan
Subject: RE: Proposed Plan Change 60 [CLC ref 21149] [Filed 25 Feb 2021 10:55]

Kia ora Sorcha

Details of 11R Birmingham Road:

Map Number: 77

Title: **Proposed Plan Change 60 - Open Space (2020) and Other Rezoning Matters**

Geographic Area: **Otara**

Subject Property: **11R Birmingham Road Otara Auckland 2013**

Legal Description: **Lot 35 DP 57069**

Current Zone/s: **Open Space - Informal Recreation Zone**

Proposed Zone: **Business - Light Industry Zone**

- *What was the process of notification for this Plan Change?*
 - A public notice was in the NZ herald on 28 January 2021.
 - In addition, directly affected persons were sent a letter advising of the plan change as outlined below.
- *Were notification letters sent to the affected properties owners?*
 - Yes – the following properties were contacted with regards to this open-space area:

▪ 10 Birmingham Road	The Owner
▪ 10 Birmingham Road	The Occupier
▪ 14 Birmingham Road	The Owner
▪ 14 Birmingham Road	The Occupier
▪ 15 Birmingham Road	The Owner
▪ 15 Birmingham Road	The Occupier
▪ 19 Birmingham Road	The Owner
▪ 19 Birmingham Road	The Occupier
▪ 5 Birmingham Road	The Owner
▪ 5 Birmingham Road	The Occupier
▪ 2 Newark Place	The Owner
▪ 2 Newark Place	The Occupier
- *Were tenants and occupiers sent notification letters?*
 - Yes – see above
- *How many of these letters were returned?*
 - No letters have been returned for any letters sent to the affected properties of this area.
- *Were there any specific notification of properties or stakeholders identified for 11R Birmingham Road?*
 - The properties outlined above were notified.
 - Statutory bodies and all Auckland iwi were also publicly notified.

Warm regards,
Sophia

Kia pai tō rā

Sophia Coulter | Planning Technician | Plans and Places Department
Auckland Council, Level 24, 135 Albert Street, Auckland 1011
Visit our website: www.aucklandcouncil.govt.nz



From: Sorcha Peren <SORCHA@CLCGROUP.CO.NZ>
Sent: Wednesday, 24 February 2021 1:28 PM
To: Unitary Plan <UNITARYPLAN@AUCKLANDCOUNCIL.GOVT.NZ>
Cc: Hamish Hey <HAMISH@CLCGROUP.CO.NZ>; Stuart Jones <STU@CLCGROUP.CO.NZ>
Subject: Proposed Plan Change 60 [CLC ref 21149]

Kia ora Tony and the Unitary Plan Team,

We have an enquiry on the notification of Proposed Plan Change 60 – Open Space (2020), in regard to the proposal to rezone 11R Birmingham Road (Map 77).

What was the process of notification for this Plan Change?

- Were notification letters sent to the affected properties owners?
- Were tenants and occupiers sent notification letters?
- How many of these letters were returned?

Were there any specific notification of properties or stakeholders identified for 11R Birmingham Road?

If you have any queries please do not hesitate to contact me or my manager Hamish (+6495761978).

Kind Regards | Ngā mihi

SORCHA PEREN | BSc (Hons) Assoc.NZPI

Resource Management Planner Independent

DDI: 09 576 1981 | E: SORCHA@CLCGROUP.CO.NZ



PO Box 51547, Pakuranga, Auckland, 2140 | P:09-576 3276

4 Johns Lane, Pakuranga, Auckland, 2010 | www.clcgroup.co.nz

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FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE 60 OPEN SPACE (2020) AND OTHER REZONING MATTERS

Attn: Planning Technician
Auckland Council
Private Bag 92300
Auckland 1142

unitaryplan@aucklandcouncil.govt.nz

Name of People making Further Submission

Andrew & Dahlia Forlong

Further Submission

This is a further submission in support of (or in opposition to) a submission on Proposed Plan Change 60 Open Space (2020) and Other Rezoning Matters to the Auckland Unitary Plan (Operative in Part) ('Proposed Plan Change 60') that seeks to rezone land to either: • Recognise land recently vested or acquired as open space; • Correct zoning errors and anomalies; • Facilitate Panuku's land rationalisation process; or • Facilitate Kainga Ora's redevelopment.¹

We have an interest in the proposal that is greater than the interest the general public has because we made a submission on the Proposed Plan Change 60.

We support the submissions of the submitters in Appendix A and support all parts of their submission. The reasons for support are that the proposed rezoning does not:

- (a) achieve the purpose and principles of the Resource Management Act 1991 (RMA) and consistency with the relevant provisions in sections 7-8 of the RMA;
- (b) Achieve consistency with the AUP(OP);
- (c) Assist the Council to carry out its functions of achieving the integrated management of the effect of use, development, or protection of land;
- (d) Meet the requirements of the statutory tests of section 32 of the RMA; and
- (e) Avoid, remedy or mitigate any relevant and/or identified environmental effects including the effects on the amenity values of residents in the vicinity of the reserve and on trees within the reserve.

We also note the Resolution of the Whau Local Board, dated 24 March 2021, setting out reasons in support of retaining open space zoning for 13 Davern Lane (Appendix B)(Res WH/2021/16).

We seek that the whole of the submissions be allowed.

We support the following decision by Council sought by the Submitters: Decline this specific part of the proposed plan change and instead retain the open space zoning on 13 Davern Lane.

We wish to be heard in support of the submissions. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

Address for Service:

Name: **Andrew & Dahlia Forlong**
Address: **1/115 Hutchinson Ave, New Lynn 0600**
Telephone: **021 590987**
Email: **4longz@gmail.com**

¹ <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=96>

APPENDIX A

Sub#	Submitter Name	Address for Service
2	Sunghwan Choi	choind@gmail.com
8	Andrew and Dahlia Forlong	4longz@gmail.com
9	Tania Makani	taniamakani@gmail.com
10	John Michael Cartwright	johncartwright39@gmail.com
12	Redentor Bueno	denbueno@hotmail.com
13	Carlota Bueno	carlota_bueno@hotmail.com
15	Sailesh K Singh	saileshksingh@live.com
16	Lisa Varghese Kachappilly	kvlisha@yahoo.com
17	Bhavisha Patel	bhavisha.parmar@outlook.com
18	Hardikkumar Parmar c/- Bhavisha Parmar	hardikkumar_parmar@outlook.co.nz
19	Seok Bong and Chan Ju Lee	wvinezak@yahoo.com
22	David Ronald Jones	drjones@xtra.co.nz
37	Joan Mulligan	dhld2021@gmail.com
43	Warren and Anne-Marie Spice	w.spice@xtra.co.nz
51	A J Bradshaw	aventure@xtra.co.nz
60	Nevin Chirackal	nevinchirackal@yahoo.com
64	Ken Thomas	ppvcheck@gmail.com
75	Davern Residents Incorporated	grant@granthewison.co.nz
81	Lissa Knight (Mana Raakau)	lissajk@hotmail.com
96	Silvia Spieksma	sspieksma@yahoo.co.uk
104	Janet Charman (Mana Rakau)	jan.charman54@gmail.com
94	Friends of the Earth NZ Ltd (FoENZ) c/- Robert Ernest Tait	foenz@kcbbs.gen.nz
95	Mark Lockhart	mark@encompassdesign.co.nz

APPENDIX B

12 Notice of Motion - Sale of 13 Davern Lane, New Lynn

A copy of the Arborist Report and of the Notice of Motion has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment. Resolution number WH/2021/16

MOVED by Chairperson K Thomas, seconded by Member J Rose:

That the Whau Local Board:

- a) **object to the proposed revocation of reserve status and subsequent sale of 13 Davern Lane, New Lynn.**
- b) **note the existence of a mature Pohutukawa tree and younger trees at 13 Davern Lane, New Lynn which would most likely be felled should the site be sold, and note the sensitivity around the removal of native trees in the Whau area.**
- c) **note that as well as providing for passive and active recreation, the reserve 13 Davern Lane, New Lynn fosters social cohesion and wellbeing within the community.**
- d) **note that the Whau is undergoing a significant increase in density and that intensification in the surrounding streets means that existing green spaces need to be retained.**
- e) **note that Tamāki Makaurau Auckland has declared a climate emergency, and that mature trees, reserves and green space are havens for biodiversity, sequester carbon, and mitigate the heat island effect within built up areas.**
- f) **request that the original consenting documents for the Davern Lane development be reviewed, with attention to the green space development contribution requirement from the council at the time.**
- g) **request detail and modelling on how current green space provision will service the anticipated population increase and associated community need.**
- h) **note that the process for asset recycling did not include feedback or agreement from Local Boards.**
- i) **note the size and scale of tree(s) in the attached image of Davern Lane.**

CARRIED

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO
SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE 60
OPEN SPACE (2020) AND OTHER REZONING MATTERS**

Attn: Planning Technician
Auckland Council
Private Bag 92300
Auckland 1142

unitaryplan@aucklandcouncil.govt.nz

Redentor Bueno

Further Submission

This is a further submission in support of (or in opposition to) a submission on Proposed Plan Change 60 Open Space (2020) and Other Rezoning Matters to the Auckland Unitary Plan (Operative in Part) ('Proposed Plan Change 60') that seeks to rezone land to either: • Recognise land recently vested or acquired as open space; • Correct zoning errors and anomalies; • Facilitate Panuku's land rationalisation process; or • Facilitate Kainga Ora's redevelopment.¹

I have an interest in the proposal that is greater than the interest the general public has because I made a submission on the Proposed Plan Change 60.

I support the submissions of the submitters in Appendix A and support all parts of their submission. The reasons for support are that the proposed rezoning does not:

- (a) achieve the purpose and principles of the Resource Management Act 1991 (RMA) and consistency with the relevant provisions in sections 7-8 of the RMA;
- (b) Achieve consistency with the AUP(OP);
- (c) Assist the Council to carry out its functions of achieving the integrated management of the effect of use, development, or protection of land;
- (d) Meet the requirements of the statutory tests of section 32 of the RMA; and
- (e) Avoid, remedy or mitigate any relevant and/or identified environmental effects including the effects on the amenity values of residents in the vicinity of the reserve and on trees within the reserve.

I also note the Resolution of the Whau Local Board, dated 24 March 2021, setting out reasons in support of retaining open space zoning for 13 Davern Lane (Appendix B)(Res WH/2021/16).

I seek that the whole of the submissions be allowed.

I support the following decision by Council sought by the Submitters: Decline this specific part of the proposed plan change and instead retain the open space zoning on 13 Davern Lane.

I wish to be heard in support of the submissions. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Address for Service:

Name: Redentor Bueno
Address: 12 Davern Lane, New Lynn 0600
Telephone: 022 658 6082
Email: denbueno@hotmail.com

APPENDIX A

¹ <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=96>

Sub#	Submitter Name	Address for Service
2	Sunghwan Choi	choind@gmail.com
8	Andrew and Dahlia Forlong	4longz@gmail.com
9	Tania Makani	taniamakani@gmail.com
10	John Michael Cartwright	johncartwright39@gmail.com
12	Redentor Bueno	denbueno@hotmail.com
13	Carlota Bueno	carlota_bueno@hotmail.com
15	Sailesh K Singh	saileshksingh@live.com
16	Lisa Varghese Kachappilly	kv@lisa@yahoo.com
17	Bhavisha Patel	bhavisha.parmar@outlook.com
18	Hardikkumar Parmar c/- Bhavisha Parmar	hardikkumar_parmar@outlook.co.nz
19	Seok Bong and Chan Ju Lee	wvinezak@yahoo.com
22	David Ronald Jones	drjones@xtra.co.nz
37	Joan Mulligan	dhld2021@gmail.com
43	Warren and Anne-Marie Spice	w.spice@xtra.co.nz
51	A J Bradshaw	aventure@xtra.co.nz
60	Nevin Chirackal	nevinchirackal@yahoo.com
64	Ken Thomas	ppvcheck@gmail.com
75	Davern Residents Incorporated	grant@granthewison.co.nz
81	Lissa Knight (Mana Raakau)	lissajk@hotmail.com
96	Silvia Spieksma	sspieksma@yahoo.co.uk
104	Janet Charman (Mana Rakau)	jan.charman54@gmail.com
94	Friends of the Earth NZ Ltd (FoENZ) c/- Robert Ernest Tait	foenz@kcbbs.gen.nz
95	Mark Lockhart	mark@encompassdesign.co.nz

APPENDIX B

12 Notice of Motion - Sale of 13 Davern Lane, New Lynn

A copy of the Arborist Report and of the Notice of Motion has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment. Resolution number WH/2021/16

MOVED by Chairperson K Thomas, seconded by Member J Rose:

That the Whau Local Board:

- a) **object to the proposed revocation of reserve status and subsequent sale of 13 Davern Lane, New Lynn.**
- b) **note the existence of a mature Pohutukawa tree and younger trees at 13 Davern Lane, New Lynn which would most likely be felled should the site be sold, and note the sensitivity around the removal of native trees in the Whau area.**
- c) **note that as well as providing for passive and active recreation, the reserve 13 Davern Lane, New Lynn fosters social cohesion and wellbeing within the community.**
- d) **note that the Whau is undergoing a significant increase in density and that intensification in the surrounding streets means that existing green spaces need to be retained.**
- e) **note that Tamāki Makaurau Auckland has declared a climate emergency, and that mature trees, reserves and green space are havens for biodiversity, sequester carbon, and mitigate the heat island effect within built up areas.**
- f) **request that the original consenting documents for the Davern Lane development be reviewed, with attention to the green space development contribution requirement from the council at the time.**
- g) **request detail and modelling on how current green space provision will service the anticipated population increase and associated community need.**
- h) **note that the process for asset recycling did not include feedback or agreement from Local Boards.**
- i) **note the size and scale of tree(s) in the attached image of Davern Lane.**

CARRIED



12 April 2021

Attn: Planning Technician

Auckland Council

Level 24, 135 Albert Street

Private Bag 92300

Auckland 1142

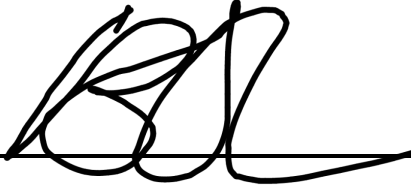
Submission sent via email: unitaryplan@aucklandcouncil.govt.nz

**FURTHER SUBMISSION ON PROPOSED PLAN CHANGE 60: OPEN SPACES &
OTHER REZONING MATTERS IN THE AUCKLAND UNITARY PLAN OPERATIVE
IN PART**

1. Kāinga Ora – Homes and Communities (“**Kāinga Ora**”) at the address for service makes this further submission on the Proposed Plan Change 60 Open Spaces & Other Rezoning Matters (“**the proposed plan change**”) in opposition to original submissions to the proposed plan change.
2. Kāinga Ora is a person who has an interest in the proposed plan change that is greater than the interest the general public has, being an original submitter on the proposed plan change with respect to its interests as a Crown agency responsible for the provision of state housing, and its housing portfolio in Auckland.
3. Kāinga Ora makes this further submission in respect of submissions by third parties to the proposed plan change to the extent that they directly affect the relief sought in its own submission, which seeks to correct minor anomalies or updates the zoning of sites that have been affected by recently vested asset to Auckland Council or subjected to the land exchange process and the Reserves Act 1977.
4. The reasons for this further submission are:
 - (a) The reasons set out in Kāinga Ora’s primary submission on the proposed plan change.
 - (b) In the case of the Primary Submissions that are opposed:

- (i) The Primary Submissions do not promote sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 (“**RMA**”);
 - (ii) The relief sought in the Primary Submissions is not the most appropriate in term of section 32 of the RMA;
 - (iii) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
 - (iv) The Primary Submissions are inconsistent with the policy intent of Kāinga Ora’s submissions.
- (c) Such additional reasons (if any) in respect of each of the Primary Submissions opposed as are set out in the Schedule below.
5. The specific relief in respect of each Primary Submission that are opposed is set out in the Schedule below.
 6. Kāinga Ora wishes to be heard in support of its further submission.
 7. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

Dated this 12th day of April 2021



Brendon Liggett
Manager Development Planning
Urban Planning and Design

ADDRESS FOR SERVICE:

Kāinga Ora – Homes and Communities

PO Box 74598, Greenlane, Auckland

Email: developmentplanning@kaingaora.govt.nz

Plan Change 60 Open Space (2020) and Other Rezoning Matters						
Summary of Decisions Requested			Kāinga Ora's Further Submission			
Sub #	Submitter Name	Address for Service	Support / oppose	Summary of decision/s requested	Kāinga Ora Position (Support/Oppose)	Kāinga Ora Reasons – Support / Oppose Submission
66	William William	wwakanoa@hotmail.com	Opposed to rezoning 62-66 Mayflower Close, 19-23 Winthrop Way, Mangere East (Map 105; Lots 133-135 DP 55383 and Lots 159-161 DP 55382)	Decline the plan change for 62 Mayflower Close, Mangere East (concerned for increased traffic past my property; other options to be considered, access of Henwood Road or Hatton Street)	Oppose	Kāinga Ora opposes this submission for the reasons set out in its primary submission.
67	Amaru-Rai William	amz2010@hotmail.co.nz	Opposed to rezoning of 19, 21, 23 Winthrop Way, Mangere East (Map 105; Lots 133-135 DP 55383 and Lots 159-161 DP 55382)	Decline the plan change for 19, 21, 23 Winthrop Way, Mangere East (opposed to traffic increases; do not create road)	Oppose	Kāinga Ora opposes this submission for the reasons set out in its primary submission.
78	Mere Cooper	ckdd.cooper@gmail.com	Supports rezoning of 50 Mayflower Close, Mangere East, Auckland 2024 (Map 100, Lot 167 DP 55383)	Decline plan change for 50 Mayflower Close, or approve with amendments; higher boundary fencing and speed bumps on Winthrop Way (concerned for nature of two-storeyed development under new zoning; shading, reduced privacy; fencing required; address traffic, concerned for connection from Winthrop Way to Mayflower)	Oppose	Kāinga Ora opposes this submission for the reasons set out in its primary submission.
84	Norman Beazley Whanau Trust c/- Ellen Huia Norman and John Bernard Beazley	normanbeazleytrust@gmail.com	Supports rezoning of 50 Mayflower Close, Mangere East, Auckland 2024 (Map 100, Lot 167 DP 55383)	Decline the plan change, but if not declined, then amend to another open space zoning; we wish to be listed as an affected site for specific consideration (we lack confidence in development team to manage effects on our property; lack of communication)	Oppose	Kāinga Ora opposes this submission for the reasons set out in its primary submission. Affected persons are identified through the Resource Consent Application process; this is a separate matter to the Plan Change process.

Plan Change 60 Open Space (2020) and Other Rezoning Matters							
Summary of Decisions Requested							
Sub #	Sub Point	Submitter Name	Address for Service	Support / oppose	Summary of decision/s requested	Kāinga Ora's Further Submission Kāinga Ora Position (Support/Oppose)	Kāinga Ora Reasons – Support / Oppose Submission
84	84.2	Norman Beazley Whanau Trust c/- Ellen Huia Norman and John Bernard Beazley	normanbeazleytrust@gmail.com	Opposed to rezoning of 19, 21, 23 Winthrop Way, Mangere East (Map 105; Lots 133-135 DP 55383 and Lots 159-161 DP 55382)	Decline the plan change, maintain current residential zoning; add speed humps in Winthrop Way to address traffic (lack of consultation re safety concerns; lack of confidence that effects will be addressed)	Oppose	Kāinga Ora opposes this submission for the reasons set out in its primary submission.

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Mere Cooper and Norman Pare

Organisation name: Private home owners

Full name of your agent:

Email address: ckdd.cooper@gmail.com

Contact phone number: 021 0865 1178

Postal address:
7 Winthrop way
Mangere East
Manukau 2024

Submission details

This is a further submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

Original submission details

Original submitters name and address:
Mere Cooper 7 Winthrop Way Mangere East Auckland 2024

Submission number: 78

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 78.1

The reasons for my or our support or opposition are:
To ensure private owners are protected and receive adequate fencing required for privacy to all privately owned homes that sit on the boundary line of 50 Mayflower.
Road safety to be seriously considered before adding new links between proposed areas.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 12 April 2021

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:
private owner

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.

Penny Rodway
pennyrodway@gmail.com
0220667400

**I do not support any rezoning to open space zones and pocket parks.
Opposed to all changes from open space zonings; Decline ALL rezonings.**

I support these submissions opposing 45 Georgina Street, Freemans Bay being rezoned.

- 23 - Simon Jeremy Kember. 22 Arthur Street. Freemans Bay Auckland 1011
- 24 - Richard Rolf. 9 Ireland Street Freemans Bay Auckland 1011
- 25 - Basil Denee. 19 England St Freemans Bay Auckland 1011
- 26 - David Alison. 43 Wood Street, Freemans Bay.
- 28 - Peter Carruthers. 2 Seddon Street, Grey Lynn
- 29 - Joséphine Ann McNaught. 5 Russell Street Freeman's Bay Auckland 1011.
- 31 - Lindsay Foster. Freemans Bay Auckland 1011
- 33 - Linda Christian. 35 Georgina St Freemans Bay Auckland 1011
- 36 - Peter Ronald Harrison. 129 Wellington Street Freemans Bay Auckland 1011
- 44 - D Gene Dillman. 94 Beresford Street West Freemans Bay Auckland 1011
- 45 - Mark Stuart van Kaathoven. 94 Beresford Street West Freemans Bay Auckland 1011
- 62 - Parnell Community Committee
- 69 - Bruce Nelson. 14 Ryle Street, Freemans Bay
- 70 - JENNY GRANVILLE. 10 RYLE STREET, FREEMANS BAY AUCKLAND 1011
- 74 - Clovis Peryer. 43 Georgina Street Freemans Bay Auckland 1011
- 83 - Rhonda Nelson. 14 Ryle Street, Freemans Bay
- 98 - Trevor Lund and Lynne Butler on behalf of Anamady Limited owner of one A Ireland Street Freemans Bay
- 99 - MIKE BLACKBURN. 51 ponsonby rd freemans bay auckland 1001

I support these submissions opposing 13 Davern Lane, New Lynn being rezoned.

- 2 - Sunghwan Choi. 4 Davern Lane New Lynn
- 8 - Andrew and Dahlia Forlong. 1/115 Hutchinson Avenue, New Lynn
- 9 - Tania Makani. 113 Hutchinson Avenue, New Lynn
- 10 - John Michael Cartwright. 10 Davern Lane, New Lynn
- 11 - Jennifer Joy Hirawani. Otahuhu, Auckland 1062
- 12 - Redentor Bueno. 12 Davern Lane, New Lynn
- 13 - CARLOTA BUENO. 12 Davern Lane, New Lynn
- 14 - Julie Brien. 3 High Trees Place
- 15 - Sailesh K Singh. 14 Davern Lane, New Lynn
- 16 - Lisa Varghese Kachappill. y 7 Davern Lane, New Lynn
- 17 - Bhavisha Patel 5 Davern Lane New Lynn
- 18 - Hardikkumar Parmar Davern Lane New Lynn
- 22 - David Ronald Jones 2 Davern Lane New Lynn
- 43 - Warren and Anne-Marie - Spice, 2 Davern Lane New Lynn
- 51 - A J Bradshaw. 11 Davern Lane New Lynn
- 60 - Nevin Chirackal. 7 Davern lane New Lynn
- 64 - Ken Thomas. :P.O. Box 4417 Pt chev Auckland
- 75 - Davern Residents Incorporate. 13 Davern Lane, New Lynn
- 81 - Lissa Knight. 16 Dampier St Avondale
- 96 - Silvia Spieksma. 116 Holly st, Avondale
- 104 - Janet Charma, !7 WINGATE ST Avondale

I support these submissions opposing 1-5 Lippiatt Road, Otahuhu being rezoned.

- 57 - Reggie Kohu. PO Box 305034 Triton Plaza
- 59 - Justin Peter Schilder. Otahuhu Auckland 1062

65 - Claire Emma Volkenborg. 71a Walmsley road, Otahuhu
85 - Stephen Robert Faulkner. 35 Nikau Road, Otahuhu
86 - Alison Faulkner. 35 Nikau Road, Otahuhu
93 - Heritage New Zealand Pouhere Taonga c/- Susan Andrews
103 - Elizabeth Jobbins. 12 Princes Street, Otahuhu

I **support** these submissions **opposing 36 Cooper Street, Grey Lynn** being rezoned.

28 - Peter Carruthers 2 Seddon Street, Grey Lynn
62 - Parnell Community Committee c/- Luke Niue
93 - Heritage New Zealand Pouhere Taonga c/- Susan Andrews

I **oppose these 10 submissions from Kainga Ora:**

63.0 - 63.9

I **decline** ALL plan change and rezoning, or sale, which means loss of open space. PC - 60 - Open Space and Other Rezoning Matters - all **declined**.

These reserves are **ALL still suitable for the purpose of their classification**, and therefore should not be changed, as stated in the Reserves Act 1977 section 24.

Leave our community green spaces to serve their original purpose.

Regards,

Penny Rodway

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: David J Batten

Organisation name:

Full name of your agent: David J Batten

Email address: djbattenz@gmail.com

Contact phone number:

Postal address:
16 Potatau Street
Arch Hill
Auckland 1021

Submission details

This is a further submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

Original submission details

Original submitters name and address:
Peter Carruthers
2 Seddon Street, Grey Lynn

Submission number: 28

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 First Point

The reasons for my or our support or opposition are:

Sale of the land would enable construction of the only 'new' house within the Historic Heritage Extent of Place – Cooper Street Historic Heritage Area and it's presence would be contrary to the tenor of the zone.

The plot of land in question is the only public green-space within the Cooper / Commercial / Seddon St rectangle.

Any new build would negatively affect the amenity values of the properties directly below as the site is very narrow with risk of boundary encroachment and cause shading during winter when the sun from the north-north west is at it's lowest.

The property has a significant mature Pin-Oak at it's back boundary with cover over the majority of the site. The tree would have to be removed to enable the build. This would be another unfortunate example of the wanton removal of green space within greater Auckland. At this time the tree and adjacent seating are a pleasant and restful place to stop and unique within the locality.

The property could have community use - possibly as a composting collection point - community garden or remain as it has been for many years.

I or we want Auckland council to make a decision to: Allow the whole original submission

Submission date: 12 April 2021

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:
Board Member of the Grey Lynn Residents Assn - resident of Arch Hill

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.

Auckland Council

Relating to the PC 60 – Open Space and Other Rezoning Matters specifically the proposed sale by Auckland Council of 36 Cooper Street.

I would like to voice that I am supportive of #93.2, #62.1 and #28.

Thanks Monica

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: Monica Dam

Organisation name:

Full name of your agent:

Email address: monica@almond.sutdio

Contact phone number:

Postal address:
47 Home Street
Grey Lynn
Auckland 1021

Submission details

This is a further submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

Original submission details

Original submitters name and address:
Monica Dam
47 Home Street, Grey Lynn 1021

Submission number: 02108817740

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 Backed up traffic on Bond St
Point number Narrow street corner and visually blocking views
Point number Height problem - privacy for surrounding houses
Point number Lack of street parking on the streets

The reasons for my or our support or opposition are:

Allowing an apartment block to be built on 36 Cooper St. This would disrupt the already busy Bond St cross over of suburbs, these streets are tight and should not allow for high rise apartments to be built in such narrow streets. Very concerned with the privacy and adding extra traffic and adding to the already lacking car parks in Arch Hill.

I or we want Auckland Council to make a decision to: Disallow the whole original submission

Submission date: 12 April 2021

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:
Concerned resident

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.

The following customer has submitted a Unitary Plan online further submission.

Contact details

Full name of person making a further submission: TOM ANG

Organisation name:

Full name of your agent:

Email address: tomangphoto@gmail.com

Contact phone number:

Postal address:

Submission details

This is a further submission to:

Plan change number: Plan Change 60

Plan change name: PC 60 - Open Space and Other Rezoning Matters

Original submission details

Original submitters name and address:
AUCKLAND COUNCIL

Submission number: PC 60

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 1-106

The reasons for my or our support or opposition are:

Overall, the revocation of Reserves status is a great danger to Auckland's biodiversity. To that extent, the loss of any of the reserves affects all of Auckland's residents and ratepayers who are therefore entitled to claim they are affected by the proposal and have a right of objection.

In addition to local issues e.g. use by children, visual amenity, etc. it's worth noting:

- Destroying mature trees negatively impacts on local climate that needs years of new growth to replace - meanwhile, the loss of ecosystem services (oxygen delivery, CO2 and pollutant absorption, habitat for mesofauna, flora etc.) is not recoverable.

- Removing small pockets of land reduces stepping stones for birds and insects, reducing effectiveness of native bush restoration.

- The biosphere underground can be as large as what is visible, and also provides ecosystem services such as water detention.

- While each site may be small, it is essential to look at the larger picture (that's what planners are supposed to do, right?): removing dozens of sites means loss of hundreds of trees, considerable areas of permeable ground exactly where they're needed so reducing risk of flooding.

Basically, there are no grounds under the Reserves Act for the Minister to revoke.

I or we want Auckland council to make a decision to: Disallow the whole original submission

Submission date: 12 April 2021

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 the person representing a relevant aspect of the public interest

Specify upon which grounds you come within this category:

I am an Auckland resident, a rate-payer, on the electoral roll deeply concerned that Auckland is destroying its public assets for dubious gain.

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.