

# **AUCKLAND UNITARY PLAN OPERATIVE IN PART**

## **PROPOSED PLAN CHANGE 45 (Private)**

**272, 274 and 278 Clevedon Kawakawa  
Road**

## **SUMMARY OF DECISIONS REQUESTED**

**Enclosed:**

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

## **Explanation**

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by Thursday 08 October 2020
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

## **Summary of Decisions Requested**

Plan Change 45 – 272, 274 and 278 Clevedon-Kawakawa Road					
Summary of Decisions Requested					
Sub #	Sub	Submitter Name	Address for Service	Theme	Summary
1		Withdrawn			
2	2.1	Carol and Paul Gibbard	carolgibbard@gmail.com	Neutral	Please consider the extra traffic, the floodplains and our privacy when making your decision in regards to this proposal.
3	3.1	Nicky Hunt	nickyhuntnz@gmail.com	Amend the plan change if it is not declined	Retain the Rural Coastal zoning in place, which we see as complementary to the Clevedon town centre.
4	4.1	Song Dynasty Trustee c/- Raphael Song	sunrap@gmail.com	Amend the plan change if it is not declined	Retain the Rural Coastal zoning in place, which we see as complementary to the Clevedon town centre.
5		Withdrawn			
6	6.1	James Perry	jamesrallyperry@gmail.com	Decline the plan change	Retain the Rural Coastal zoning in place, which we see as complementary to the Clevedon town centre.
7	7.1	Bernise & Geoffrey Milliken	Geoff@bpi.co.nz	Amend the plan change	We are not opposed to the inevitable Urban spread that is happening within our area or the wider Auckland catchment generally, we in fact embrace it. In this instance however our opinion is that a smaller number of building sites within the Stratford Properties development would be far more sympathetic to close neighbours, ourselves, the roading system and the environment and be much more in keeping with the surrounding area.
8	8.1	JM Mechanical Services Ltd c/- Johnathon Martin	johnathon@jmservice.co.nz	Accept the plan change with amendments	Approve the plan change with amendments requested to address the concerns raised in the submission, include impacts on the submitters home business and drainage and runoff from the plan change properties on to the submitter's land.
9	9.1	Heritage New Zealand Pouhere Taonga c/- Susan Andrews	sandrews@heritage.org.nz	Accept the plan change with amendments	Do not approve the plan change until such time as: - wider consultation has been completed with all iwi entities who exercise Kaitiakitanga within this rohe; - an archaeological assessment/field survey has been completed by an appropriately qualified archaeologist, and - the plan change is amended as appropriate in response to the survey to avoid effects on any identified archaeological sites in the first instance, and as may be sought following wider iwi consultation.
10	10.1	James, Margaret, Robert & Kim Power	powerk@windowslive.com	Decline the plan change	Oppose the plan change if it may result in the surrounding area getting zoning extensions and more developments happening.
11	11.1	Bernise Emily Milliken	g.b.milliken@xtra.co.nz	Decline the plan change	We are not opposed to the inevitable Urban spread that is happening within our area or the wider Auckland catchment generally, we in fact embrace it. In this instance however, our opinion is that a smaller number of building sites within the Stratford Properties development would be far more sympathetic to close neighbours, ourselves, the roading system and the environment and be much more in keeping with the surrounding area.
12	12.1	Allison Freemantle	alliejoy@hotmail.com	Decline the plan change	Decline the plan change

## **Submissions**

Hi Sanjay,

I am writing in regards to the Limited Notification Proposed Plan Change 45 - 272, 274 and 278 Clevedon-Kawakawa road by Stratford Properties Limited

With the recent rezoning to the Auckland Unitary plan we believe there is plenty of opportunity for development in the designated areas without widening the zoned area. Clevedon village itself has substantial development going on and the outskirts need to keep the rural character and feel of our special community.

This is always a difficult situation where we wish to retain the integrity of the rural culture, good neighbourly relations and a tasteful development that doesn't impact negatively on our property.

If you decide to accept the proposal we ask that you please keep us fully informed of any changes/ amendments that vary from the original plan. We have found that previously a property owner gains permission for one thing and before you know it they have totally changed the plans and we are no longer consulted or updated on the changes/developments.

We love living rural and moved to this area for that very reason, I am therefore asking you to please consider the extra traffic, the floodplains and our privacy when making your decision in regards to this proposal.

| 2.1

Warmest regards,  
Carol and Paul Gibbard  
262 Clevedon-Kawakawa Rd  
Clevedon  
Auckland  
carolgibbard@gmail.com

Carol Gibbard

Branch and Bloom Ltd

To Whom It May Concern

I am writing in regards to the Limited Notification Proposed Plan Change 45 - 272, 274 and 278 Clevedon-Kawakawa road by Stratford Properties Limited.

I understand Stratford Properties Limited has been trying to develop their property at 272 Clevedon-Kawakawa Rd in Clevedon and to date has been unsuccessful.

Local residents have had conversations with Doug Sherning regarding sub-dividing his property. We have now been notified that he is applying to re-zone the area from Rural Coastal to Countryside Living including extend the Clevedon Precinct over this area.

I am not completely opposed to the development - we have a business in the village and development helps us in this regard, *but* as you are aware more than 700 new homes have already been approved in the village and the living in Clevedon is already becoming more intensified. There is no evidence to suggest this needs further intensifying. The neighbour on the other side of the property owner has already subdivided his property under the Unitary Plan.

As mentioned, I acknowledge that developing his property is his right but these are the following issues that are for consideration for all of the neighbours.

As council is aware, the intended piece of land is **river** frontage and any development could seriously affect the local wildlife and the river's delicate eco system. The silt management of the river any the eco systems of the river and wildlife would need to be mitigated and closely monitored by council during the construction of any proposed sub-division.

Also the proposed piece of land is prone to bad **flooding** when the river swells and cannot cope with the heavy rainfall as quite a large proportion of the proposed site floods. The only section which doesn't flood is a slight rise in the landscape which is where the proposed housing subdivision is planned for.

It will mean homes clustered close together, increasing **traffic movements**. The road is already very busy and fast as it is, especially during holiday and weekend times and any development including what is happening in the town centre will exacerbate this. It will be good to have an understanding of what council's response to that will be especially during peak commuter and holiday times?

The current zoning designation is suitable for the types of activities that **rural living** allows for, we have a peaceful lifestyle whereby we can enjoy our rural lifestyle. This is precisely what attracted us to move to this area, and is highly valued by ourselves and our neighbours. If the proposed re-zoning were to come into place, we would lose, especially with the proposed plans of the subdivision by the property owner.

Council has already approved intensified living in the village. If we are to keep the beauty and eco system of Clevedon alive, we need to retain the Rural Coastal zoning in place, which we see as complementary to the Clevedon town centre. This is the essence and appeal of Clevedon. | 3.1

Kind regards

Nicky Hunt  
[nickyhuntnz@gmail.com](mailto:nickyhuntnz@gmail.com)

To Whom It May Concern

I am writing in regards to the Limited Notification Proposed Plan Change 45 - 272, 274 and 278 Clevedon-Kawakawa road by Stratford Properties Limited.

I understand Stratford Properties Limited has been trying to develop their property at 272 Clevedon-Kawakawa Rd in Clevedon and to date has been unsuccessful.

Myself and other local residents have had conversations with Doug Sherning regarding sub-dividing his property. We have now been notified that he is applying to re-zone the area from Rural Coastal to Countryside Living including extend the Clevedon Precinct over this area.

I am not completely opposed to the development but as you are aware more than 700 new homes have already been approved in the village and the living in Clevedon is already becoming more intensified and there is no evidence to suggest this needs further intensifying. The neighbour on the other side of the property owner has already subdivided his property under the Unitary Plan.

As mentioned, I acknowledge that developing his property is his right but these are the following issues that are for consideration for all of the neighbours.

As council is aware, the intended piece of land is river frontage and any development could seriously affect the local wildlife and the river's delicate eco system. The silt management of the river any the eco systems of the river and wildlife would need to be mitigated and closely monitored by council during the construction of any proposed sub-division.

Also the proposed piece of land is prone to quite bad flooding when the river swells and cannot cope with the heavy rainfall as quite a large proportion of the proposed site floods. The only section which doesn't flood is a slight rise in the landscape which is where the proposed housing subdivision is planned for.

It will mean homes clustered quite close together, increasing traffic movements , the road is already a very busy road especially on holidays and weekend times and any development including what is happening in the town centre will exacerbate this. It will be good to have an understanding of what council's response to that will be especially during peak commuter and holiday maker times?

The current zoning designation is suitable for the types of activities that rural living allows for, we have a peaceful lifestyle whereby we can enjoy our rural lifestyle. If the proposed re-zoning were to come into place, we would lose, especially with the proposed plans of the subdivision by the property owner.

By approving the re-zoning we will loose all our privacy and our peaceful lifestyle. This was the reason we first moved here to begin with. If we wanted to live in a subdivision, we would have purchased a property in an urban area in the suburbs.

Also, for the other neighbours perspective and with the Rural Coastal living in mind, we want a peaceful atmosphere and recognise that a more residential and urban outlook by allowing the Clevedon precinct to be extended to our back yard will remove this completely.



However, I have spoken to the property owner a number of times and tried to negotiate these points with him and asked him to please consider these things but it doesn't appear I have had any success in terms of this.

Council has already approved intensified living in the village. If we are to keep the beauty and eco system of Clevedon alive, we need to retain the Rural Coastal zoning in place, which we see as complementary to the Clevedon town centre but at the same time recognising that around this there are open spaces and the ability to live in a more rural coastal way. | 4.1

Other Clevedon residents have been in contact and had discussions with this property owner and reiterate that rural lifestyle is important to people in this area and part of the attraction of living here, is because it provides a great place to raise healthy families and a great atmosphere to complement the development in Clevedon.

Kind regards  
Raphael Song  
Song Dynasty Trustee  
274 Clevedon KawaKawa Road  
Clevedon 2585  
aunrap@gmail.com

To Whom It May Concern

I am writing in regards to the Limited Notification Proposed Plan Change 45 - 272, 274 and 278 Clevedon-Kawakawa road by Stratford Properties Limited.

I understand Stratford Properties Limited has been trying to develop their property at 272 Clevedon-Kawakawa Rd in Clevedon and to date has been unsuccessful.

Myself and other local residents have had conversations with Doug Sherning regarding sub-dividing his property. We have now been notified that he is applying to re-zone the area from Rural Coastal to Countryside Living including extend the Clevedon Precinct over this area.

I am not completely opposed to the development but as you are aware more than 700 new homes have already been approved in the village and the living in Clevedon is already becoming more intensified and there is no evidence to suggest this needs further intensifying. The neighbour on the other side of the property owner has already subdivided his property under the Unitary Plan.

As mentioned, I acknowledge that developing his property is his right but these are the following issues that are for consideration for all of the neighbours.

As council is aware, the intended piece of land is river frontage and any development could seriously affect the local wildlife and the river's delicate eco system. The silt management of the river any the eco systems of the river and wildlife would need to be mitigated and closely monitored by council during the construction of any proposed sub-division.

Also the proposed piece of land is prone to quite bad flooding when the river swells and cannot cope with the heavy rainfall as quite a large proportion of the proposed site floods. The only section which doesn't flood is a slight rise in the landscape which is where the proposed housing subdivision is planned for.

It will mean homes clustered quite close together, increasing traffic movements , the road is already a very busy road especially on holidays and weekend times and any development including what is happening in the town centre will exacerbate this. It will be good to have an understanding of what council's response to that will be especially during peak commuter and holiday maker times?

The current zoning designation is suitable for the types of activities that rural living allows for, we have a peaceful lifestyle whereby we can enjoy our rural lifestyle. If the proposed re-zoning were to come into place, we would lose, especially with the proposed plans of the subdivision by the property owner.

By approving the re-zoning we will loose all our privacy and our peaceful lifestyle. This was the reason we first moved here to begin with. If we wanted to live in a subdivision, we would have purchased a property in an urban area in the suburbs.

Also, for the other neighbours perspective and with the Rural Coastal living in mind, we want a peaceful atmosphere and recognise that a more residential and urban outlook by allowing the Clevedon precinct to be extended to our back yard will remove this completely.

However, I have spoken to the property owner a number of times and tried to negotiate these points with him and asked him to please consider these things but it doesn't appear I have had any success in terms of this.

Council has already approved intensified living in the village. If we are to keep the beauty and eco system of Clevedon alive, we need to retain the Rural Coastal zoning in place, which we see as complementary to the Clevedon town centre but at the same time recognising that around this there are open spaces and the ability to live in a more rural coastal way.

Other Clevedon residents have been in contact and had discussions with this property owner and reiterate that rural lifestyle is important to people in this area and part of the attraction of living here, is because it provides a great place to raise healthy families and a great atmosphere to complement the development in Clevedon.

Kind regards

Raphael Song  
Song Dynasty Trustee

Sent from my iPad

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: James Perry

Organisation name:

Agent's full name:

Email address: [jamesrallyperry@gmail.com](mailto:jamesrallyperry@gmail.com)

Contact phone number: 0272016365

Postal address:  
274 Clevedon-Kawakawa Rd. Clevedon RD5  
Clevedon  
Auckland 2585

### Submission details

#### This is a submission to:

Plan change number: Plan change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

#### My submission relates to

Rule or rules:  
Proposed Rezoning plan change, PC45.

Property address: 274 Clevedon-kawakawa Rd. Clevedon

Map or maps:

Other provisions:  
We do not support the proposed rezoning change.

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

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

The reason for my or our views are:  
I am opposed to it because the quantity of houses proposed in the subdivision proposed is not aligned with rural countryside living zone.

We will lose all our privacy and it will significantly reduce the productive rural land. This is not LOW TO MINOR in regard to visual impact. This is a MAJOR VISUAL EYESORE, directly in-front of our rural outlook.

The Rural character of the land will be changed and ruined as all there will be will be another suburban subdivision.

The rivers ecosystem will be adversely affected. The closer you get to it and add housing

Developments to the river's proximity, the more polluted our river will become. There is a carpark beside the river, which will negatively affect the rivers ecosystem, nature and wildlife which currently reside there. The council is supposed to protect wildlife flora and fauna but by putting the public and closer and a subdivision next to it, through re-zoning this could have a negative effect on eco system. This site is only only 3-4kms from the Hauraki Gulf.

A large proportion of this section is a flood plane, if a subdivision goes through what happens to the wildlife when all the dry land is consumed by the subdivision.

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

Submission date: 26 August 2020

### **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.

To Whom It May Concern

I am writing in regards to the Limited Notification Proposed Plan Change 45 - 272, 274 and 278 Clevedon-Kawakawa road by Stratford Properties Limited.

I understand Stratford Properties Limited has been trying to develop their property at 272 Clevedon-Kawakawa Rd in Clevedon and to date has been unsuccessful.

Myself and other local residents have had conversations with Doug Sherning regarding sub-dividing his property. We have now been notified that he is applying to re-zone the area from Rural Coastal to Countryside Living including extend the Clevedon Precinct over this area.

I am not completely opposed to the development but as you are aware more than 700 new homes have already been approved in the village and the living in Clevedon is already becoming more intensified and there is no evidence to suggest this needs further intensifying. The neighbour on the other side of the property owner has already subdivided his property under the Unitary Plan.

As mentioned, I acknowledge that developing his property is his right but these are the following issues that are for consideration for all of the neighbours.

As council is aware, the intended piece of land is river frontage and any development could seriously affect the local wildlife and the river's delicate eco system. The silt management of the river any the eco systems of the river and wildlife would need to be mitigated and closely monitored by council during the construction of any proposed sub-division.

Also the proposed piece of land is prone to quite bad flooding when the river swells and cannot cope with the heavy rainfall as quite a large proportion of the proposed site floods. The only section which doesn't flood is a slight rise in the landscape which is where the proposed housing subdivision is planned for.

It will mean homes clustered quite close together, increasing traffic movements , the road is already a very busy road especially on holidays and weekend times and any development including what is happening in the town centre will exacerbate this. It will be good to have an understanding of what council's response to that will be especially during peak commuter and holiday maker times?

The current zoning designation is suitable for the types of activities that rural living allows for, we have a peaceful lifestyle whereby we can enjoy our rural lifestyle. If the proposed re-zoning were to come into place, we would lose, especially with the proposed plans of the subdivision by the property owner.

By approving the re-zoning we will loose all our privacy and our peaceful lifestyle. This was the reason we first moved here to begin with. If we wanted to live in a subdivision, we would have purchased a property in an urban area in the suburbs.

Also, for the other neighbours perspective and with the Rural Coastal living in mind, we want a peaceful atmosphere and recognise that a more residential and urban outlook by allowing the Clevedon precinct to be extended to our back yard will remove this completely.

However, I have spoken to the property owner a number of times and tried to negotiate these points with him and asked him to please consider these things but it doesn't appear I have had any success in terms of this.

Council has already approved intensified living in the village. If we are to keep the beauty and eco system of Clevedon alive, we need to retain the Rural Coastal zoning in place, which we see as complementary to the Clevedon town centre but at the same time recognising that around this there are open spaces and the ability to live in a more rural coastal way.

6.1

Other Clevedon residents have been in contact and had discussions with this property owner and reiterate that rural lifestyle is important to people in this area and part of the attraction of living here, is because it provides a great place to raise healthy families and a great atmosphere to complement the development in Clevedon.

Kind regards

James Perry - 274 Clevedon-Kawakawa Rd. Clevedon, RD5, 2585  
jamesrallyperry@gmail.com

To Whom It May Concern

I am writing in regards to the Limited Notification Proposed Plan Change 45 - 272, 274 and 278 Clevedon-Kawakawa road by Stratford Properties Limited.

I understand Stratford Properties Limited has been trying to develop their property at 272 Clevedon-Kawakawa Rd on the outskirts of Clevedon. I am disappointed that we were not notified of any such plan. Now that we have been made aware, I have several areas of concern that need to be noted

We have been lucky to live in Clevedon and have enjoyed the rural lifestyle at 247 Clevedon Kawakawa road Clevedon for 18 years.

We chose this site over many others in Clevedon properties as all 4 bedrooms, family room, Kitchen, lounge and outdoor entertaining decks all enjoyed extensive rural views out to the Wairoa river and down to the sea.

Included in this view now is the proposed new Stratford property development. Our main disappointment is the inaccurate misinformation portrayed in the report in relation to 247 Clevedon Kawakawa Rd which according to the compiled documents .... has been stated as no impact ... This is incorrect.

As you will understand given that our personal information has been incorrectly portrayed so far it also leads us to question if other aspects within this report are also misleading to the Clevedon community

The two areas within the formal submission with separate misinformation that have direct effect on ourselves at 247 Clevedon Kawakawa rd are....

- 1) The following abstract from the very first report.... Private Plan Change Request Statutory Assessment Reports, Visual Amenity page 28 / Clause 106.... reads

*.....The private viewing audience is limited to the properties located adjacent to the plan change site to the west, east and south. The southern properties at 247, 271 and 285 Clevedon-Kawakawa Road are immediately across the road from the site. Due to the topographical layout of the area, and the extent of existing vegetation, **only the dwellings at 271 and 285 Clevedon-Kawakawa have direct views to the site** and these are the most affected viewpoints in this location.....*

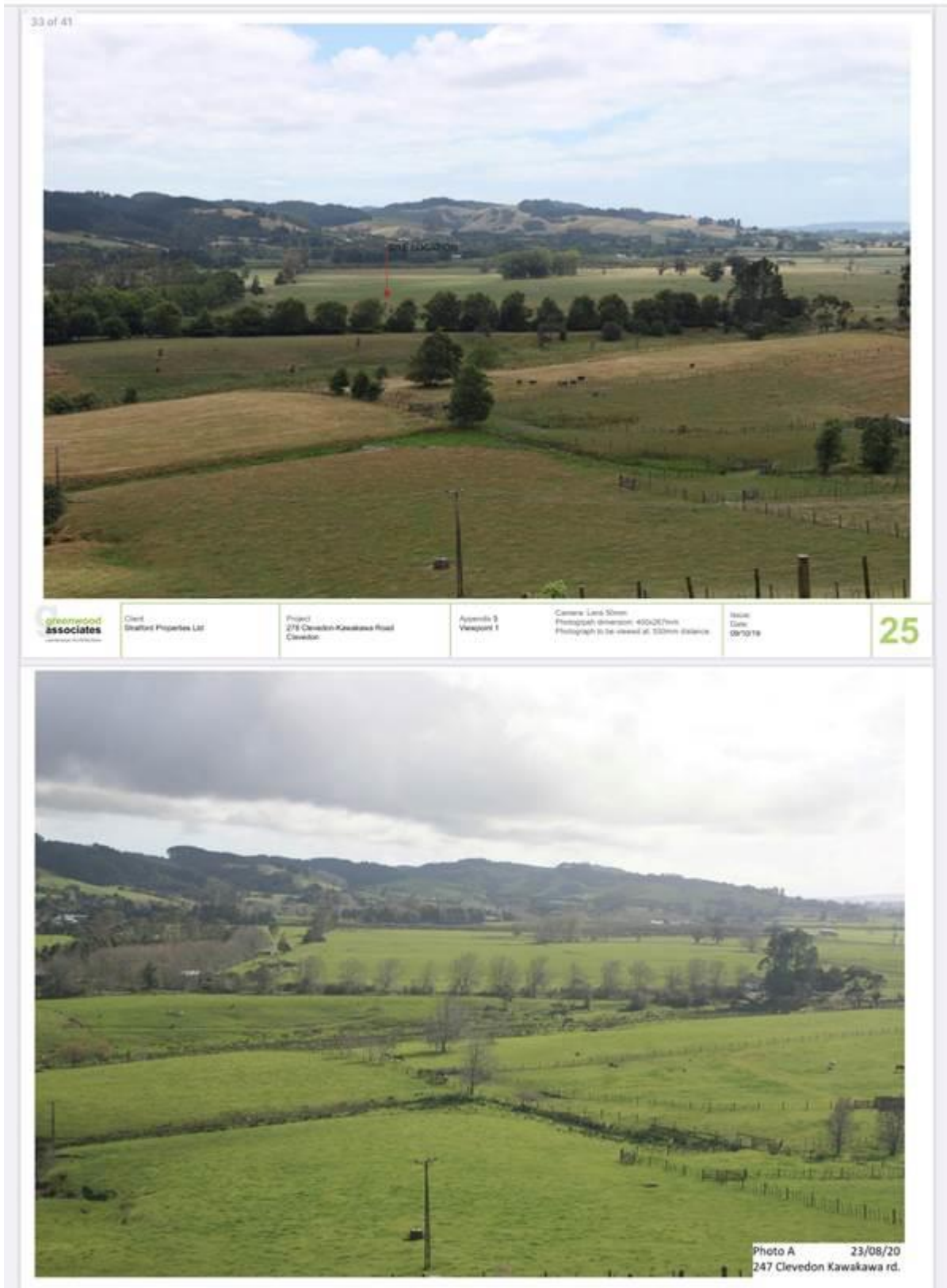
This is incorrect as evidenced by their own Greenwood associates photos (Point 2) below.... These are in fact the views from our 247 Clevedon Kawakawa property making it an affected viewpoint.

- 2) Appendix 13 /Landscape Visual Assessment..... Photos at the end of the report sub-pages photo 24 &25

Greenwood associates came onto our property at 247 in good faith with permission and took photos and then have wrongly used these visuals to describe 271 Clevedon Kawakawa Rd (Collicutts) views when they are clearly the views from our 247 site. Below is the appendix 5 photo in question and for comparison we attach our own photo directly under that image showing clearly that the power pole and water trough are directly in line with the proposed development from our property (not 271)and could only have been taken from our location. The only difference in the photo we took was that there are no leaves on the trees so the view of the new proposed development area is even more extensive.

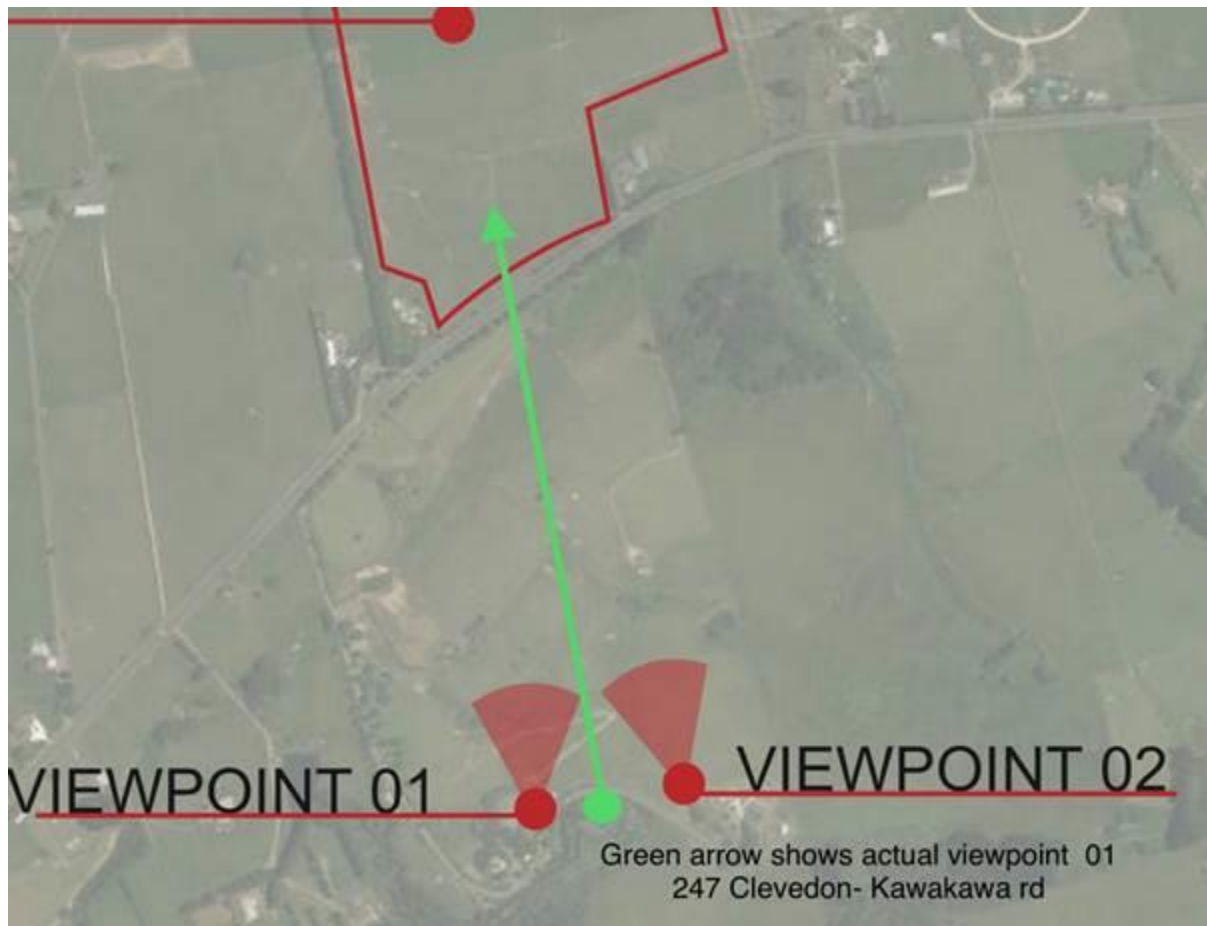
The photo identification and subsequent information is wrong and misleading.





See above the top photo from appendix 5 is the photo in question..... we have for comparison attached our own photo directly below it taken 23/8/20 which clearly illustrates it can only be taken from 247.

The photo has not been taken from 271 as indicated.



This second aerial photo (appendix-4) makes no reference to our 247 location which we have now included in Green.....

Additional to the disappointment of being incorrectly ruled out as a party of no significance in the Visual Assessment report we now have had a short period to consider the plan and conclude.....

- 1) Yes, we do have objections to the number of building sites that are planned within our view. A smaller development of building sites in our opinion is far more appropriate
- 2) We have questions related to the use of this land which we have seen under severe flooding on many occasions. If you build houses on all of the high ground, what then happens to livestock presumably still grazing on the remaining lower lying land when the inevitable floods reoccur.
- 3) We are concerned at the inevitable ecological impact to the river that will occur from 11 building projects and then with the ongoing living impact that this many established homes will continue to create.
- 4) The traffic volume assessment dates back to Nov 2018 and we know that traffic volumes have increased since then. Possibly more importantly the Traffic report did not appear to take into account that 850 additional homes are already approved in the Clevedon Village and are under way now which will already have an as yet unseen significant increase in the traffic flow on this road, particularly on the weekend out to Kawakawa bay for boating and recreation. Adding 11 new building sites feeding off one driveway directly onto an increasingly busy 100kmh road is once again potentially more hazardous than we believe the traffic report suggests

We are not opposed to the inevitable Urban spread that is happening within our area or the wider Auckland catchment generally, we in fact embrace it. In this instance however our opinion is that a smaller number of building sites within the Stratford Properties development would be far more sympathetic to close neighbours, ourselves, the roading system and the environment and be much more in keeping with the surrounding area.

7.1

Yours Faithfully Bernise & Geoffrey Milliken  
247 Clevedon Kawakawa Rd  
Clevedon  
Geoff@bpi.co.nz

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Johnathon Martin

Organisation name: JM Mechanical Services Ltd

Agent's full name: Johnathon Martin

Email address: [johnathon@jmservice.co.nz](mailto:johnathon@jmservice.co.nz)

Contact phone number: 0226481084

Postal address:  
294 Clevedon Kawakawa Road  
Clevedon  
AUCKLAND 2585

### Submission details

#### This is a submission to:

Plan change number: Plan change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

#### My submission relates to

Rule or rules:

Property address: 278 Clevedon Kawakawa Road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:

The plans that we have seen to date look ok, our concern is if the dwelling locations change and are close to our boundary, this will affect our business. We operate a small business from home that means we operate noisy tools and machinery at times. This business provides 24/7 service and supports essential services in the food industry. Currently with no direct neighbours, this is not an issue. If we were to have neighbours close by who did not understand this was part of our business and why we originally moved the business and our lives to a more rural location, this would be catastrophic for our business. Our concerns are that if the zoning is changed from Rural Coastal living to Countryside living, this would allow more condensed living and we would be the noisy neighbours everyone would complain about. Not only would this greatly affect our livelihood, it would need to be considered by the potential new tenants. We aren't against the progression of Clevedon, in fact we welcome it. We just feel we need to express our concerns around what this may potentially mean. Our other concern is around drainage and the runoff from all of these properties. It would appear that this would run straight through our land. Given this area is prone to flooding, and we at least once a

year see our paddocks completely underwater, we are concerned that the waste and run off from these properties would just sit in our paddocks.

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

8.1

Details of amendments: Dwelling locations and drainage

Submission date: 27 August 2020

### **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.

To whom it may concern,

We have just completed a submission relating to the proposed changes for 272,274 and 278 Clevedon Kawakawa Road.

The plans that we have seen to date look ok, our concern is if the dwelling locations change and are close to our boundary, this will affect our business. We operate a small business from home that means we operate noisy tools and machinery at times. This business provides 24/7 service and supports essential services in the food industry. Currently with no direct neighbours, this is not an issue. If we were to have neighbours close by who did not understand this was part of our business and why we originally moved the business and our lives to a more rural location, this would be catastrophic for our business. | 8.1

Our concerns are that if the zoning is changed from Rural Coastal living to Countryside living, this would allow more condensed living and we would be the noisy neighbours everyone would complain about. Not only would this greatly affect our livelihood, it would need to be considered by the potential new tenants. We aren't against the progression of Clevedon, in fact we welcome it. We just feel we need to express our concerns around what this may potentially mean.

Our other concern is around drainage and the runoff from all of these properties. It would appear that this would run straight through our land. Given this area is prone to flooding, and we at least once a year see our paddocks completely underwater, we are concerned that the waste and run off from these properties would just sit in our paddocks. | 8.1

Kind Regards,  
Johnathon Martin  
[johnathon@jmservice.co.nz](mailto:johnathon@jmservice.co.nz)

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](mailto:sandrews@heritage.org.nz)

Contact phone number: 09 307 9920

Postal address:

### **Submission details**

#### **This is a submission to:**

Plan change number: Plan change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

#### **My submission relates to**

Rule or rules:

Please see attached submission.

Property address: Please see attached submission.

Map or maps: Please see attached submission.

Other provisions:

Please see attached submission.

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 submission.

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

Details of amendments: Please see attached submission.

Submission date: 27 August 2020

Supporting documents

HNZPT Submission PPC45 27 08 20.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
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No

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





27<sup>th</sup> August 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**

**PROPOSED PLAN CHANGE 45 (PRIVATE): 272, 274 AND 278 CLEVEDON-KAWAKAWA ROAD**

**To:** Auckland Council

**Name of submitter:** Heritage New Zealand Pouhere Taonga

**1. This is a submission on the following proposed private change to the Auckland Unitary Plan (Operative in Part) (the proposal):**

PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road: To rezone approximately 9.9 hectares of land at 272, 274 and 278 Clevedon-Kawakawa Road, Clevedon from Rural Coastal to Countryside Living, and apply the Clevedon Precinct to the land. The purpose of the plan change is to enable 11 countryside living lots, and a shared access and amenity lot, to be established on the land.

**2. Heritage New Zealand could not gain an advantage in trade competition through this submission.**

**3. The specific provisions of the proposal that Heritage New Zealand's submission relates to are:**

- The absence of any qualified archaeological assessment to verify the potential for archaeological sites within the property.
- Consultation with all iwi entities who exercise Kaitiakitanga within this rohe.

**4. Heritage New Zealand's submission is:**

- 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.
- Heritage New Zealand seeks that an archaeological field survey/assessment is completed in conjunction with this plan change, given the proximity of the site to the Wairoa River and the nature of the landscape. The current lack of recorded archaeological sites likely suggests the area has never been systematically archaeologically surveyed as opposed to an absence of archaeological remains in the locality.
- While the area of the site proposed for rezoning is indicated as some 600 metres from the river, this does not preclude the potential for archaeological remains to be present within the remainder of the property. Additionally, restoration planting is proposed within tributary and

wetland margins within the site, with these areas particularly having potential for archaeological remains to be present and which therefore could be negatively impacted by planting activities.

- Heritage NZ seeks that the plan change be reviewed following completion of the field survey and be modified as appropriate to ensure the avoidance and minimising of effects on any archaeological remains in the first instance.
- It is not appropriate in our view, to consider the identification of archaeological sites as left to the mechanism of an Accidental Discovery Protocol during works. This process is reactive at best, along with insufficient ability in many instances to suitably avoid sites and or minimise effects during works when construction plans etc, are already in place, not to mention unplanned delays and budgeted costs where further consents are required to be obtained.
- This will also enable any pre-1900 features located to be recorded as an archaeological site with the New Zealand Archaeological Associated (NZAA) ArchSite database and the Auckland Council Cultural Heritage Index (CHI), and assist the owners to plan developments appropriately, including determining whether an archaeological authority pursuant to the Heritage New Zealand Pouhere Taonga Act (2014) may be required.
- Heritage New Zealand seek that all iwi entities who exercise Kaitiakitanga within this rohe be consulted, and that consultation is also completed with Ngāi Tai Ki Umupuia inclusive of Umupuia Marae Representatives (Kaumatua, Kuia, Komiti), and that the Chief Executive of Ngai Tai – Tama Potaka is kept informed.


**5. Heritage New Zealand seeks the following decision from the local authority:**

- That the plan change not be approved until such time as:
  - wider consultation has been completed with all iwi entities who exercise Kaitiakitanga within this rohe;
  - an archaeological assessment/field survey has been completed by an appropriately qualified archaeologist, and
  - the plan change is amended as appropriate in response to the survey to avoid effects on any identified archaeological sites in the first instance, and as may be sought following wider iwi consultation.

9.1

**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](mailto:sandrews@heritage.org.nz)

To whom it may concern

Our biggest issue with the development for Clevedon-Kawakawa road is we feel there is plenty of development already within the zoned areas in Clevedon, that zone doesn't need to be extended. While we don't mind what Doug has proposed- the 11 sites, we don't want the whole area around us getting zoning extensions and more developments happening. So if that can happen under the new re-zoning, then we are opposed to that change.

10.1

Regards

James Power  
Margaret Power  
Robert Power  
Kim Power  
300 Clevedon-kawakawa road  
092924488  
powerk@windowslive.com

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Bernise Emily Milliken

Organisation name:

Agent's full name:

Email address: [g.b.milliken@xtra.co.nz](mailto:g.b.milliken@xtra.co.nz)

Contact phone number: 021 2927287

Postal address:  
247 Clevedon Kawakawa Rd  
Clevedon  
Auckland 2585

### Submission details

**This is a submission to:**

Plan change number: Plan change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

**My submission relates to**

Rule or rules:

Property address: Plan change 45-272, 274 and 278 Clevedon Kawakawa Rd by Stratford Properties Ltd

Map or maps:

Other provisions:

\* Information on Visual Amenity page 28 / Clause106 (a false statement)

\* Property identification by Greenwood Associates Appendix 13 / Landscape Visual Assessment photos 24 & 25 (wrongly identified property)

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:

Our Property 247 Clevedon Kawakawa Rd has been wrongly identified as property 271 Clevedon Kawakawa Rd and as a result wrongly stated as having no Impact in the Landscape Visual Assessment in appendix 13.... our views are affected.

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

Submission date: 27 August 2020

Supporting documents  
Response Stratford Properties Ltd.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.

To Whom It May Concern

26/8/20

I am writing in regards to the Limited Notification Proposed Plan Change 45 - 272, 274 and 278 Clevedon-Kawakawa road by Stratford Properties Limited.

I understand Stratford Properties Limited has been trying to develop their property at 272 Clevedon-Kawakawa Rd on the outskirts of Clevedon. I am disappointed that we were not notified of any such plan. Now that we have been made aware, I have several areas of concern that need to be noted

We have been lucky to live in Clevedon and have enjoyed the rural lifestyle at 247 Clevedon Kawakawa road Clevedon for 18 years.

We chose this site over many others in Clevedon properties as all 4 bedrooms, family room, Kitchen, lounge and outdoor entertaining decks all enjoyed extensive rural views out to the Wairoa river and down to the sea.

Included in this view now is the proposed new Stratford property development. Our main disappointment is the inaccurate misinformation portrayed in the report in relation to 247 Clevedon Kawakawa Rd which according to the compiled documents .... has been stated as no impact ... This is incorrect.

As you will understand given that our personal information has been incorrectly portrayed so far it also leads us to question if other aspects within this report are also misleading to the Clevedon community

The two areas within the formal submission with separate misinformation that have direct effect on ourselves at 247 Clevedon Kawakawa rd are....

- 1) The following abstract from the very first report.... Private Plan Change Request Statutory Assessment Reports, Visual Amenity page 28 / Clause 106.... reads

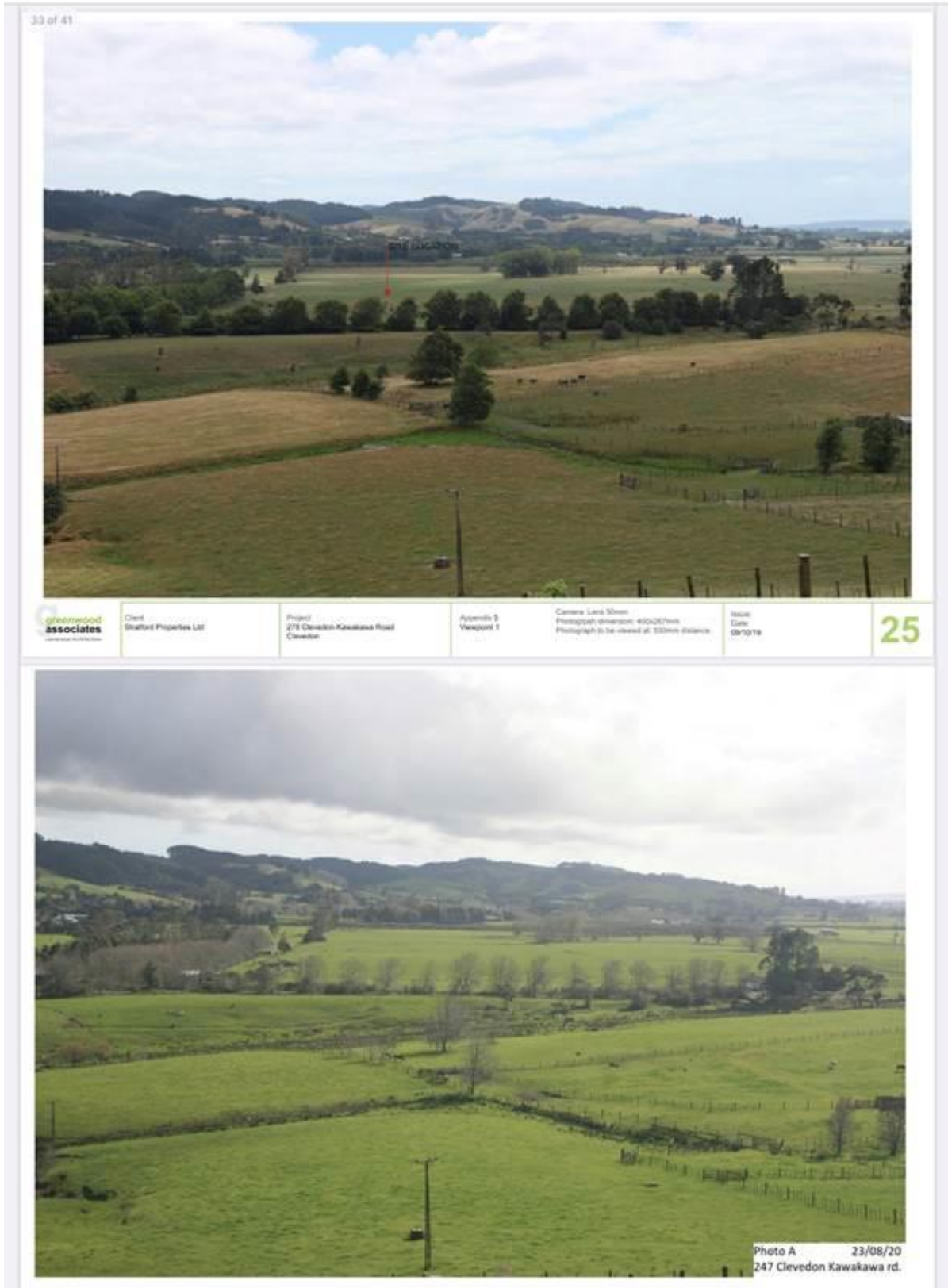
*.....The private viewing audience is limited to the properties located adjacent to the plan change site to the west, east and south. The southern properties at 247, 271 and 285 Clevedon-Kawakawa Road are immediately across the road from the site. Due to the topographical layout of the area, and the extent of existing vegetation, **only the dwellings at 271 and 285 Clevedon-Kawakawa have direct views to the site** and these are the most affected viewpoints in this location.....*

This is incorrect as evidenced by their own Greenwood associates photos (Point 2) below.... These are in fact the views from our 247 Clevedon Kawakawa property making it an affected viewpoint.

- 2) Appendix 13 /Landscape Visual Assessment..... Photos at the end of the report sub-pages photo 24 &25

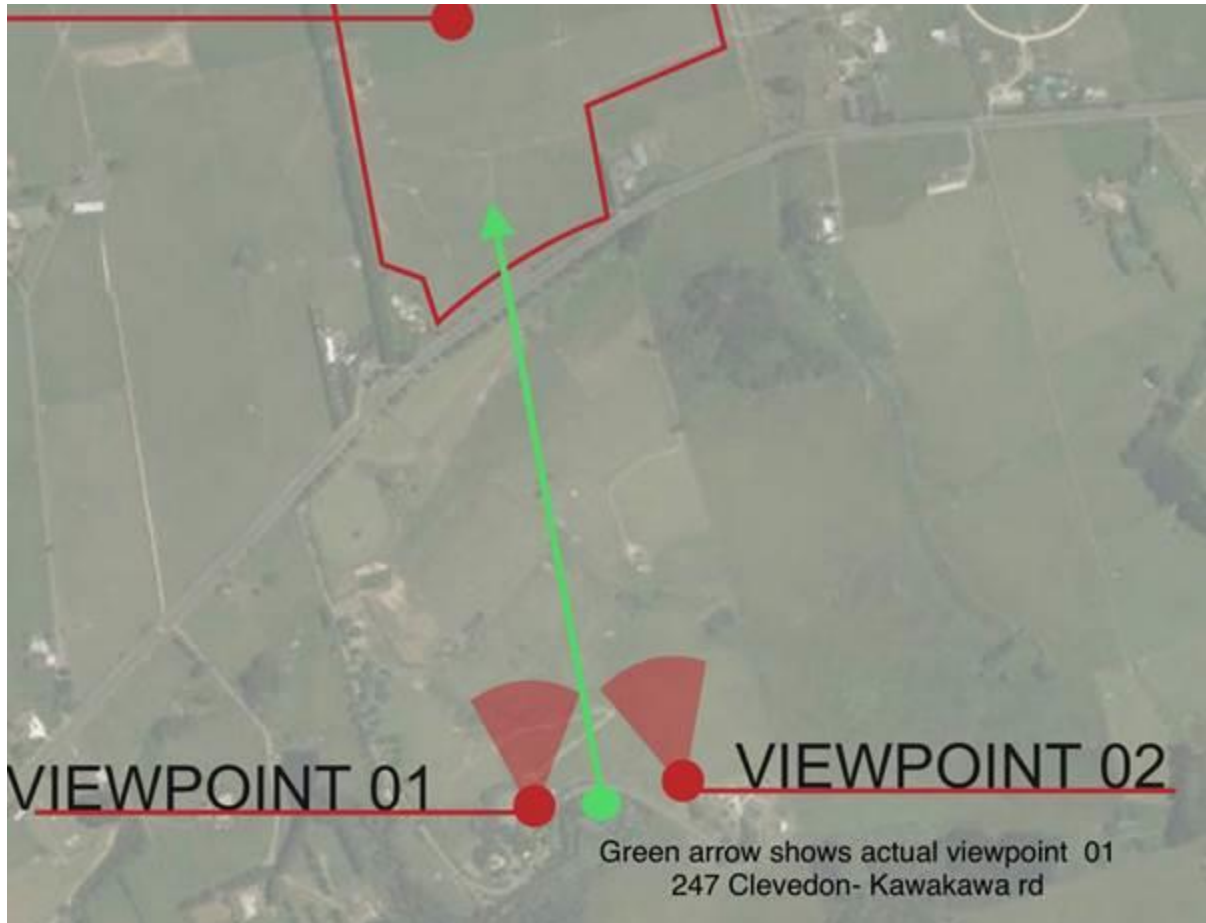
Greenwood associates came onto our property at 247 in good faith with permission and took photos and then have wrongly used these visuals to describe 271 Clevedon Kawakawa Rd (Collicutts) views when they are clearly the views from our 247 site. Below is the appendix 5 photo in question and for comparison we attach our own photo directly under that image showing clearly that the power pole and water trough are directly in line with the proposed development from our property (not 271)and could only have been taken from our location. The only difference in the photo we took was that there are no leaves on the trees so the view of the new proposed development area is even more extensive.

The photo identification and subsequent information is wrong and misleading.



See above the top photo from appendix 5 is the photo in question..... we have for comparison attached our own photo directly below it taken 23/8/20 which clearly illustrates it can only be taken from 247.

The photo has not been taken from 271 as indicated.



This second aerial photo (appendix-4) makes no reference to our 247 location which we have now included in Green.....

Additional to the disappointment of being incorrectly identified as a party of no significance in the Visual Assessment report we now have had a short period to consider the plan and conclude.....

- 1) Yes, we do have objections to the number of building sites that are planned within our view. A smaller development of building sites in our opinion is far more appropriate
- 2) We have questions related to the use of this land which we have seen under severe flooding on many occasions. If you build houses on all of the high ground, what then happens to livestock presumably still grazing on the remaining lower lying land when the inevitable floods reoccur.
- 3) We are concerned at the inevitable ecological impact to the river that will occur from 11 building projects and then with the ongoing living impact that this many established homes will continue to create.
- 4) The traffic volume assessment dates back to Nov 2018 and we know that traffic volumes have increased since then. Possibly more importantly the Traffic report did not appear to take into account that 850 additional homes are already approved in the Clevedon Village and are under way now which will already have an as yet unseen significant increase in the traffic flow on this road, particularly on the weekend out to Kawakawa bay for boating and recreation. Adding 11 new building sites feeding off one driveway directly onto an increasingly busy 100kmh road is once again potentially more hazardous than we believe the traffic report suggests



We are not opposed to the inevitable Urban spread that is happening within our area or the wider Auckland catchment generally, we in fact embrace it. In this instance however, our opinion is that a smaller number of building sites within the Stratford Properties development would be far more sympathetic to close neighbours, ourselves, the roading system and the environment and be much more in keeping with the surrounding area.

11.1

Yours Faithfully Bernise & Geoffrey Milliken  
247 Clevedon Kawakawa Rd  
Clevedon

The following customer has submitted a Unitary Plan online submission.

### Contact details

Full name of submitter: Allison Freemantle

Organisation name:

Agent's full name:

Email address: [alliejoy@hotmail.com](mailto:alliejoy@hotmail.com)

Contact phone number:

Postal address:

### Submission details

**This is a submission to:**

Plan change number: Plan change 45

Plan change name: PC 45 (Private): 272, 274 and 278 Clevedon Kawakawa Road

**My submission relates to**

Rule or rules:

Property address: 274 Clevedon Kawakawa Rd .R.D.5 Clevedon , Auckland 2585

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 rural setting which currently is quiet and safe for the grazing of thoroughbred horses and other farm animals . I do not want this disturbed by the building of houses & buildings.

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

| 12.1

Submission date: 27 August 2020

### 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.

To whom it may concern.

As a resident of the above address I am concerned that there is a proposal to build new houses . This is a rural area and thoroughbred horses graze on this land and other farm animals graze on the surrounding land . It would be very detrimental to the peace and quiet of this property and the adjacent properties if the proposed sub- division of the land is approved . We chose to live in this area of Clevedon because it is a desirable quiet rural location .

Regards,

Allison Freemantle

Resident at 274 Clevedon-Kawakawa Rd , Clevedon R.D.5 , AUCKLAND 2585.

Ph 027 254 5859