

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 66 (Private):

57 and 57A Schnapper Rock 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 **02 December 2021**
- 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 66 - 57 & 57A Schnapper Rock Road					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
1	1.1	Blair Thorpe	blair_thorpe@hotmail.com	If proposed plan change is not declined, then amend it as outlined.	Retain site as single housing units.
1	1.2	Blair Thorpe	blair_thorpe@hotmail.com	If proposed plan change is not declined, then amend it as outlined.	Retain the site in the Greenhithe Precinct
1	1.3	Blair Thorpe	blair_thorpe@hotmail.com	If proposed plan change is not declined, then amend it as outlined.	Retain trees on the site. Maintain a front yard of 4.0m to enable specimen trees to be planted.
2	2.1	P Zhou	jpengzhou@gmail.com	Decline the plan change	Schnapper Rock Road is one of two entries to the area and the road is busy.
3	3.1	Dominique de Paula Reis	domfleiser@gmail.com	Decline the plan change	Retain the site as is.
3	3.2	Dominique de Paula Reis	domfleiser@gmail.com	Decline the plan change	Adverse traffic impacts, particularly around the school.
3	3.3	Dominique de Paula Reis	domfleiser@gmail.com	Decline the plan change	Adverse impacts on local infrastructure
4	4.1	Gavin Bennett	gavinpbennett@gmail.com	If proposed plan change is not declined, then amend it as outlined.	Rezone sites as Single House Zone.
4	4.2	Gavin Bennett	gavinpbennett@gmail.com	If proposed plan change is not declined, then amend it as outlined.	Amend zoning as the height and density of development is misaligned with existing neighbouring properties. Height of the proposed lot is 83m above sea level, which is 2-3 meters above the boundary (80m). Zoning for high density housing will create adverse visual dominance effects as the height of the foundations and land where housing is proposed will domineer over existing neighbouring properties, the landscape and environment of the suburb. The design does not consider the existing density of houses directly opposite the site. They should recognise the density of housing along the boundary of Schnapper Rock Road.

Plan Change 66 - 57 & 57A Schnapper Rock Road					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
4	4.3	Gavin Bennett	gavinbennett@gmail.com	If proposed plan change is not declined, then amend it as outlined.	Revise traffic assessments as the traffic volume counts are out of date and the area has continued to grow and traffic worsen over time. The traffic report needs to include current assessments, specifically for peak times of the morning and evening with Schnapper Rock Road and Albany Highway. There is increased development on Kyle road and the adjacent new development already approved. This development is too far away from amenities to walk, and there is also no direct bus to the Albany mall. This will encourage car ownership and more people will drive from the area to shop at Albany or Glenfield. There needs to be adequate onsite parking and garaging for every property. The additional traffic flows from the new road make the lack of crossings a safety concern, especially for school children. Request a raised crossing or pedestrian crossing near the bus stop on Schnapper Rock Road.
4	4.4	Gavin Bennett	gavinbennett@gmail.com	If proposed plan change is not declined, then amend it as outlined.	Add a playground and open green space field no less than 600m2 in size as the distance and size of existing developed parks, community areas and playgrounds does not support the growing demand and needs this development will add into the local community.
4	4.5	Gavin Bennett	gavinbennett@gmail.com	If proposed plan change is not declined, then amend it as outlined.	Provide reporting on the impact on wild lizards habitat in the area. Suggest an in-depth report, shared lizard management plan and if suitable a dedicated public green space park area with lizard friendly gardens near the waterways.

Plan Change 66 - 57 & 57A Schnapper Rock Road					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
4	4.6	Gavin Bennett	gavinpbennett@gmail.com	If proposed plan change is not declined, then amend it as outlined.	Current community amenities are insufficient for such development. The density of housing proposed lend itself to sections more adequately located in walking distance of amenities such as super markets, post offices and eateries. Amenities do not support denser housing. Concern that the proposed walkways within the development without adequate electrical and natural lighting and housing setback in the development will cause security and safety concerns.
5	5.1	Tracey Riordean	tjriordean@gmail.com	Not specified	Increase of traffic and subsequent hazards. Specifically increased on street parking blocking access, higher vehicle volumes and car accidents.
6	6.1	Rosie Edginton	rosieedginton@gmail.com	If proposed plan change is not declined, then amend it as outlined.	Currently too much traffic on existing roads. No footpaths on Kyle Road and road is narrow and dangerous. Increased traffic from rezoning would increase traffic in and out of Kyle Road at school times. At peak times 30 min travel time from Kyle Road to Schnapper Rock Road. Upgrade Kyle Road to 2 lanes at top and footpaths.
6	6.2	Rosie Edginton	rosieedginton@gmail.com	If proposed plan change is not declined, then amend it as outlined.	Rezone the whole valley the same zone.
6	6.3	Rosie Edginton	rosieedginton@gmail.com	If proposed plan change is not declined, then amend it as outlined.	Upgrade infrastructure to cope with increased number of people living in the area.
7	7.1	Jacqueline Jolliffe	jacs.jolliffe@gmail.com	Decline the plan change	Decline the plan change
7	7.2	Jacqueline Jolliffe	jacs.jolliffe@gmail.com	Decline the plan change	Inconsistent with the objectives and policies of the Auckland Unitary Plan.
7	7.3	Jacqueline Jolliffe	jacs.jolliffe@gmail.com	Decline the plan change	Retain the area as Large Lot or Single House Zone.
7	7.4	Jacqueline Jolliffe	jacs.jolliffe@gmail.com	Decline the plan change	Traffic infrastructure cannot cope with intensification. The roads are not designed for so many cars or on street car parking. Additional traffic noise will also be an adverse effect.

Plan Change 66 - 57 & 57A Schnapper Rock Road					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
7	7.5	Jacqueline Jolliffe	jacs.jolliffe@gmail.com	Decline the plan change	The housing density in the SEA will adversely effect the native flora and fauna. This is a known area for tui and kereru. Intensive housing will remove their natural habitat and cause them to leave the area, or kill them, resulting in adverse effects on the ecological habitat.
8	8.1	Damon Jolliffe	damon.jolliffe@gmail.com	Decline the plan change	Decline the plan change
8	8.2	Damon Jolliffe	damon.jolliffe@gmail.com	Decline the plan change	Inconsistent with the objectives and policies of the Auckland Unitary Plan.
8	8.3	Damon Jolliffe	damon.jolliffe@gmail.com	Decline the plan change	Retain the area as Large Lot or Single House Zone.
8	8.4	Damon Jolliffe	damon.jolliffe@gmail.com	Decline the plan change	The existing transport infrastructure is not capable of such a development. Insufficient car parking for the development, will create additional traffic congestion at a busy intersection (where Schnapper Rock and The Oaks meet). Traffic volume data used is outdated.
8	8.5	Damon Jolliffe	damon.jolliffe@gmail.com	Decline the plan change	Adverse impact on the native flora and fauna as a result of development in the SEA (low density housing where there is currently Large Lot). Will lead to destruction of native habitat.
9	9.1	Christina Joan James	mcjames@xtra.co.nz	Decline the plan change	Decline the plan change
9	9.2	Christina Joan James	mcjames@xtra.co.nz	Decline the plan change	Inconsistent with the objectives and policies of the Auckland Unitary Plan.
9	9.3	Christina Joan James	mcjames@xtra.co.nz	Decline the plan change	Retain the area as Large Lot or change to Single House Zone.
9	9.4	Christina Joan James	mcjames@xtra.co.nz	Decline the plan change	Will have adverse traffic effects on the area (volume and parking), it is a inappropriate location for medium density and terrace housing (corner of a busy intersection).
9	9.5	Christina Joan James	mcjames@xtra.co.nz	Decline the plan change	Will have adverse effects on native flora and fauna (low density housing in an SEA).
10	10.1	Malama Caskie	malamae@hotmail.com	Decline the plan change, but if approved, make the amendments I requested	Decline the plan change, but if approved, make the amendments I requested

Plan Change 66 - 57 & 57A Schnapper Rock Road					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
10	10.2	Malama Caskie	malamae@hotmail.com	Decline the plan change, but if approved, make the amendments I requested	Rezone the area as Single House Zone, not Mixed Housing Suburban. High density housing will result in a less pleasing outlook and with the elevation of the site, proposed dwellings will tower over neighbouring properties and be an eyesore in the landscape and current environment. Local amenities and schools would not support denser housing.
10	10.3	Malama Caskie	malamae@hotmail.com	Decline the plan change, but if approved, make the amendments I requested	Major issues with traffic congestion at the intersection of Schnapper Rock Road and Albany Highway and will become even more congested with this and other development in the area. Traffic will be impossible at peak times. Most households have a minimum of two cars but many have more. Terraced housing doesn't usually include garaging or off street parking, so the road will become a big car park and this will add to issues.
10	10.4	Malama Caskie	malamae@hotmail.com	Decline the plan change, but if approved, make the amendments I requested	Maintain green space. There is going to be a huge environmental impact by removing a vast green space for the native plants and wildlife.
11	11.1	Watercare Services Limited c/- Ilze Gotelli	ilze.gotelli@water.co.nz	Neutral - neither supports nor opposes the plan change	An existing water supply station at 57A Schnapper Rock Road in eastern corner of the Plan Change Area. A 250PE water supply pipe located in Schnapper Rock Road corridor will service the proposed development. Watercare confirms there is currently sufficient capacity in the water supply network to service the Plan Change Area. However, capacity of the water supply network will need to be re-assessed at resource consent stage as local watermain upgrades may be required to service development within the Plan Change Area. The applicant will be required to provide and fund the local reticulation network within the plan change area and provide the necessary fire hydrants.

Plan Change 66 - 57 & 57A Schnapper Rock Road					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
11	11.2	Watercare Services Limited c/- Ilze Gotelli	ilze.gotelli@water.co.nz	Neutral - neither supports nor opposes the plan change	Plan Change area is located within a well-established wastewater reticulated area. However, due to the topography of the site and the surrounding area, a public gravity extension to network cannot be achieved. Three alternative options proposed by applicant. 1. A low pressure system. 2. Public gravity extension from Kyle Road pump station. 3. New pump station constructed within the site. Watercare does not accept Option 1. Watercare's strong preference is to service the site by the existing pump station (Option 2) and there is capacity in the Kyle Road wastewater pump station to service this development. The developer will be required to construct and fund the infrastructure and necessary upgrades required to service the Plan Change Area. The layout of the new gravity wastewater network must be designed in accordance with Watercare's Code of Practice.
11	11.3	Watercare Services Limited c/- Ilze Gotelli	ilze.gotelli@water.co.nz	Neutral - neither supports nor opposes the plan change	57A Schnapper Rock Road, which forms part of the application area, is owned by Watercare and is designated under the Auckland Unitary Plan (Operative in Part) for "Water Supply Purposes", specifically a "Water Supply Station and Future Reservoirs". The Applicant has sought that the Overlay be removed from Watercare's land to "adopt a consistent resource management mapping approach in relation to neighbouring properties". Should the Plan Change be approved, Watercare agrees to the removal of the Greenhithe Sub-precinct from the Watercare land.
12	12.1	Gordon Edginton	gordon@prendos.co.nz	Decline the plan change, but if approved, make the amendments I requested	Decline the plan change

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Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
12	12.2	Gordon Edginton	gordon@prendos.co.nz	Decline the plan change, but if approved, make the amendments I requested	Too much traffic in the area for the current infrastructure to handle and the roads (especially Kyle Road) are terrible. No footpaths on Kyle Road and the road is extremely narrow and dangerous. Development will cause a an increase in traffic coming in and out of Kyle Rd and Schnapper Rock Road. At peak hours during the week it can take 30 minutes to get from Kyle Road just to the Schnapper Rock lights.
12	12.3	Gordon Edginton	gordon@prendos.co.nz	Decline the plan change, but if approved, make the amendments I requested	To just rezone the applicants corner block through a private plan change is missing a great opportunity to release more urban land for the city to meet the pressing housing needs.
13	13.1	Kim Edginton	g.edginton@xtra.co.nz	Decline the plan change, but if approved, make the amendments I requested	Decline the plan change
13	13.2	Kim Edginton	g.edginton@xtra.co.nz	Decline the plan change, but if approved, make the amendments I requested	Too much traffic in the area for the current infrastructure to handle and the roads (especially Kyle Road) are terrible. No footpaths on Kyle Road and the road is extremely narrow and dangerous. Development will cause an increase in traffic coming in and out of Kyle Road an dschnapper Rock Road. At peak hours during the week it can take 30 minutes to get from Kyle Road just to the Schnapper Rock lights.
13	13.3	Kim Edginton	g.edginton@xtra.co.nz	Decline the plan change, but if approved, make the amendments I requested	To just rezone the applicants corner block through a private plan change is missing a great opportunity to release more urban land for the city to meet the pressing housing needs.
14	14.1	Subodh Kumar	subodhkumar83@gmail.com	Approve the plan change with the amendments I requested.	Approve the plan change with the amendments I requested.

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14	14.2	Subodh Kumar	subodhkumar83@gmail.com	Approve the plan change with the amendments I requested.	Exit through the intersection Albany Hwy/Schnapper Rock Rd/Bush Road in peak times takes around 10 to 15 minutes. Oakway Drive->Schnapper Rock Rd->Albany Hwy is used as thoroughfare by vehicles in peak times to bypass the massive congestion on Albany Hwy/Bush Road intersection contributing to the usual traffic. The rezoning will add more load to already congested roads/intersections.
14	14.3	Subodh Kumar	subodhkumar83@gmail.com	Approve the plan change with the amendments I requested.	Revise traffic data. 2014-2016 traffic data is too old to be relevant.
14	14.4	Subodh Kumar	subodhkumar83@gmail.com	Approve the plan change with the amendments I requested.	Increasing housing density will exacerbate and worsen the transit for the residents in peak times. The proposed 100m exit from Schnapper Rock Rd onto roundabout at the intersection of Oakway Drive and Schnapper Rock Road will affect traffic at peak times.
14	14.5	Subodh Kumar	subodhkumar83@gmail.com	Approve the plan change with the amendments I requested.	Rezone from Residential Large Lot Zone to Residential Single House Zone. Rezoning to Mixed Housing Suburban Zone shouldn't be approved.
15	15.1	Chunlan Han	58911071@qq.com	Approve the plan change without any amendments	Approve the plan change without any amendments
16	16.1	Ningyi Guo	guoningyi@hotmail.com	Approve the plan change without any amendments	Approve the plan change without any amendments
17	17.1	Hanwei guo	epclauckland@hotmail.com	Approve the plan change without any amendments	Approve the plan change without any amendments
18	18.1	Terry Wang	terrywz@gmail.com	Approve the plan change without any amendments	Approve the plan change without any amendments
19	19.1	Scott Wilson	wilsonscott@live.com	Decline the plan change, but if approved, make the amendments I requested	Rezone to the Residential Single House zone, and not Mixed Housing Suburban Zone.

Plan Change 66 - 57 & 57A Schnapper Rock Road					
Summary of Decisions Requested					
Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
19	19.2	Scott Wilson	wilsonscott@live.com	Decline the plan change, but if approved, make the amendments I requested	Amend zoning as the height and density of development is misaligned with existing neighbouring properties. Height of the proposed lot is 83m above sea level, which is 2-3 meters above the boundary (80m). Zoning for high density housing will create adverse visual dominance effects as the height of the foundations and land where housing is proposed will domineer over existing neighbouring properties, the landscape and environment of the suburb. The design does not consider the existing density of houses directly opposite the site. They should recognise the density of housing along the boundary of Schnapper Rock Road.
19	19.3	Scott Wilson	wilsonscott@live.com	Decline the plan change, but if approved, make the amendments I requested	Revise traffic assessments as the traffic volume counts are out of date and the area has continued to grow and traffic worsen over time. The traffic report needs to include current assessments, specifically for peak times of the morning and evening with Schnapper Rock Road and Albany Highway. There is increased development on Kyle road and the adjacent new development already approved. This development is too far away from amenities to walk, and there is also no direct bus to the Albany mall. This will encourage car ownership and more people will drive from the area to shop at Albany or Glenfield. There needs to be adequate onsite parking and garaging for every property. The additional traffic flows from the new road make the lack of crossings a safety concern, especially for school children. Request a raised crossing or pedestrian crossing near the bus stop on Schnapper Rock Road.
19	19.4	Scott Wilson	wilsonscott@live.com	Decline the plan change, but if approved, make the amendments I requested	Add a playground and open green space field no less than 600m2 in size as the distance and size of existing developed parks, community areas and playgrounds does not support the growing demand and needs this development will add into the local community.

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Sub #	Sub Point	Submitter Name	Address for Service	Theme	Summary
19	19.5	Scott Wilson	wilsonscott@live.com	Decline the plan change, but if approved, make the amendments I requested	Provide reporting on the impact on wild lizards habitat in the area. Suggest an in-depth report, shared lizard management plan and if suitable a dedicated public green space park area with lizard friendly gardens near the waterways.
19	19.6	Scott Wilson	wilsonscott@live.com	Decline the plan change, but if approved, make the amendments I requested	Current community amenities are insufficient for such development. The density of housing proposed lend itself to sections more adequately located in walking distance of amenities such as super markets, post offices and eateries. Amenities do not support denser housing. Concern that the proposed walkways within the development without adequate electrical and natural lighting and housing setback in the development will cause security and safety concerns.
20	20.1	Hsiue-Te Tu	hsiute@gmail.com	Approve the plan change without any amendments	Proposed rezoning will provide more dwellings as all the infrastructure is already in place. Schnapper Rock area is so close to all the major infrastructure change in Albany, it is no longer a farm area.
21	21.1	Auckland Transport c/- Jason Drury	jason.drury@at.govt.nz	Approve the plan change with the amendments I requested.	Resolve the matters raised in the submission to provide certainty that the transport infrastructure identified as improvements/mitigation in the applicant's Transport Assessment will be provided in conjunction with subdivision and development of the land included in PPC 66. This could include a site-specific amendment to the plan change and/or methods to ensure such transport effects are addressed.

Submissions

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) blair THORPE

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

Address for service of Submitter

P O box 31243 Milford auckland 0741

Telephone:

0220364005

Fax/Email:

blair_thorpe@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 66 (Private)

Plan Change/Variation Name

57 & 57A Schnapper Rock Road

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

57 & 57A Schnapper Rock Road

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

01

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 am against the intensification to medium terrace type housing. The whole site should remain as si 1.1

(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.

require a front building line of min 4m with requirement that this is not all sealed for parking but suff

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


blair Thorpe

26 august 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.

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)

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

Address for service of Submitter

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

PC 66 (Private)

Plan Change/Variation Name

57 & 57A Schnapper Rock Road

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

57 Snapper rock road

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 wish to have the provisions identified above amended

Yes

No

01

The reasons for my views are:

the sites should remain single housing units not multiable units. The sites should also remain

within the Greenhithe subprecint. The proposals require the removal of too many existing Totara trees that should (could be designed around)

(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 want to keep the green in Greenhithe - please! over intensification of sites means a loss of any real tree cover. If minded to allow then please ensure a good front bounding line of say 4m min with max 50% hardstanding so that specimen trees can be planted and grow to give a strong visual amenity to the area. House sites should have sufficient land to allow a specimen tree to b planted

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

29.8.2021

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 following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: P Zhou

Organisation name:

Agent's full name:

Email address: jpengzhou@gmail.com

Contact phone number: 0220550889

Postal address:

schnapper rock
auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:
zone change

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:

Schnapper Rock Road is one of two entries for this area, the road is busy enough for current occupations

2.1

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

Submission date: 1 September 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.

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: Dominique de Paula Reis

Organisation name:

Agent's full name:

Email address: domfleiser@gmail.com

Contact phone number:

Postal address:
0632
Schnapper rock road
Albany 0632

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:
Building more housing

Property address: 57, 57a Schnapper rock

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:

The area should be kept as it. No further housing should be build in this location. There are too many houses in the area already being built. It will further impact on local traffic, people's well-being, further burden the local school roles. Impacting on the children's well-being. Further traffic around school posing a further physical danger to children. And more strain on parents. More strain on the local infrastructure which will diminish local residents well-being

3.1

3.2

3.3

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

Submission date: 2 September 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: Gavin Bennett

Organisation name:

Agent's full name:

Email address: gavinpbennett@gmail.com

Contact phone number: 021683887

Postal address:
286A Schnapper Rock Road
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:

Propose the zoning for the section be Residential Single House zone, not Mixed Housing Suburban.

Property address:

Map or maps:

Other provisions:

Propose the zoning for the section be Residential Single House zone, not Mixed Housing Suburban.

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:

Propose the zoning for the section be Residential Single House zone, not Mixed Housing Suburban.

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

4.1

4.1

Details of amendments: Propose the zoning for the section be Residential Single House zone, not Mixed Housing Suburban.

Submission date: 20 September 2021

Supporting documents
Feedback on 57 Schnapper Rock Road.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.

Feedback on 57 Schnapper Rock Road

Height and density of development

1. Concerns around proposed building height and shading effect: Height of the proposed lot is 83m above sea level, which is 2-3 meters above the boundary (80m). Zoning for high density housing will create adverse visual dominance effects as the height of the foundations and land where housing is proposed will domineer over existing neighbouring properties. It is the highest section in the subdivision and any high development (over 2 stories) would dominate the landscape and environment of the suburb.

4.2

Propose the zoning for the section be Residential Single House zone, not Mixed Housing Suburban.

2. The proposed concept of building intensity has terraced housing at the north- west (roundabout) of the site, graduating with low density towards the south-east. This design does not consider the existing density of houses directly opposite the site and seeks to maximise profits for the developer without consideration on value, privacy and security for existing residents. If in their own submission they have made this phased density, then surely, they should recognise the density of housing along the boundary of Schnapper Rock Road.

4.2

Propose the zoning for the section be Residential Single House zone, not Mixed Housing Suburban.

3. Point of clarification – documents provided include different number of dwellings, ranging from 93 to 110. Confirmation of exact intended number of dwellings requested by existing residents.

Traffic & parking volumes, and pedestrian safety

1. Have concerns on the traffic analysis/traffic distribution and assessment: traffic volume counts are out of date and not relevant in informing a decision. The volumes date back to **2014** which is 7 years ago, and the area has continued to grow, and traffic worsen in this time. Given this development includes a new public road, the transport report needs to include **current** assessments, specifically for peak times of the morning and evening with Schnapper Rock Road and Albany Highway. Also of consideration is the increased development of Kyle Road and the adjacent new development already approved.

4.3

Request an ITA be completed taking both new developments and existing traffic volumes as at 2021 into account.

2. This development is too far away from amenities to walk, and there is also **no direct** bus to the Albany mall. This will encourage car ownership and more people will drive from the area to shop at Albany Pak n Save, Albany New World and Countdown Glenfield.
3. There needs to be adequate **onsite parking** and garaging for every property.
4. Safety of pedestrians and school children: the area already has limited pedestrian crossings or raised crossings. The bus stop on the Schnapper Rock Road western boundary to the site is a drop off point for school buses, and many kids walk home from here every day. The additional traffic flows from the new road make the lack of crossings a safety concern.

4.3

Request a raised crossing or pedestrian crossing near the bus stop on Schnapper Rock Road.

Lack of green space and community wellbeing

1. The distance and size of existing developed parks, community areas and playgrounds does not support the growing demand and needs this development will add into the local community.

4.4

Parks and open space are a part of healthy, active neighbourhoods and this development has not considered this in their proposed development.

Propose a playground and open green space field is incorporated, no less than 600m2 in size.

Environmental impact on native species

1. Better reporting into impact on wild Lizards natural habitat in the area, especially around the waterways. Known protected species are in the area and spotted at neighbouring sites. Potentially devastating impacts on wild population in the area which should not be disturbed.

Suggestion of in-depth report, shared lizard management plan and if suitable a dedicated public green space park area within the development with lizard friendly gardens near the waterways

4.5

Lack of and distance to amenities

1. Current community amenities are insufficient for such development. The density of housing proposed, dwellings and nature of the density would lend itself to sections more adequately located in walking distance of amenities such as supermarkets, post offices and eateries.

Propose the zoning for the section be Residential Single House zone, not Mixed Housing Suburban. Amenities do not support denser housing.

4.6

2. Concern that the proposed walkways within the development without adequate electrical and natural lighting and housing setback in the development will cause security and safety concerns.

Propose wider walkways than suggested and electrical lighting included as a requirement.

Degradation of area attractiveness

1. In keeping with the area and covenants on surrounding neighbours' properties, any allowance for 3 story housing would not be in keeping with the area and would impact property values for existing neighbouring sections

Propose the zoning for the section be Residential Single House zone, not Mixed Housing Suburban.

4.2

2. The density is too high and out of proportion with neighbouring properties. Attachment 2 -site analysis of the proposal is a cherrypicked representation of the area, clearly in support of the developer. **Propose the same zoning as the adjacent Kyle Road development – Residential Single House zone.**

Propose the zoning for the section be Residential Single House zone, not Mixed Housing Suburban.

4.2

Hi there,

Further to your letter notifying of plan change request from KBS Design Group Ltd.

I agree with my fellow neighbors on their submission with regards to impediment of views, increase of traffic and subsequent hazards high density housing will create and agree with their suggestion of low density housing only - WITH ADEQUATE PARKING.

In addition, my property - 90 Schnapper Rock Road, appears to be opposite where a new road is proposed.

Not only will this affect enjoyment of my property with constant vehicle headlights in my main window, there will also be an increase of vehicles parking/blocking my property. It is already an issue when I put my recycling/bins out - vehicles park in front of the bins and a couple of times my bins haven't been emptied.

5.1

I already experience issues with inconsiderate parkers and was successful in getting a white triangle when they first trialed a few years ago. With the proposed increase in vehicles I guarantee some inconsiderate people will park on the triangle and block my access.

Additionally, I have attached a few pictures that represent the speed down Schnapper Rock Road at present - which will only escalate with a higher volume of vehicles. A vehicle crashed into three vehicles parked outside my property and I am fortunate one didn't get pushed down into my property as I do not have a front fence to protect my property. You can also note in the pic severe sunstrike can happen at peak times.

If the developer insists on an accessway opposite and/or affects my property - 90 Schnapper Road I request they make arrangements to build a suitable fence for my protection - preferably brick in line with the style and covenant of the subdivision at their expense.

Thank you for reviewing my submission.

Kind regards
Tracey,

tjiordean@gmail.com







The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rosie Edginton

Organisation name:

Agent's full name: Roseanne Edginton

Email address: rosieedginton@gmail.com

Contact phone number:

Postal address:

102
Kyle Road
Greenhithe
Auckland
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:

The whole thing

Property address: 57 and 57A Schnapper Rock 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? Yes

The reason for my or our views are:

There is already far too much traffic in the area for the current infrastructure to handle and the roads (especially Kyle Road) are terrible. There have been no footpaths on Kyle Road while the entire area has been intensively developed and the road is extremely narrow and dangerous - especially with a primary school at the end of it! This development would cause a massive increase in traffic coming in and out of Kyle during school times and Schnapper Rock which is already extremely congested. At peak hours during the week it can take 30 minutes to get from Kyle Road just to the Schnapper Rock lights. The infrastructure and surrounding area is NOT adequate for this kind of development in any way. Also, the neighbouring properties in the valley have a different zoning which seems ridiculous. If the zoning is going to change, the entire surrounding area should be changed too.

6.1

6.3

6.2

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

Details of amendments: Change the entire surrounding area zoning. Upgrade the infrastructure significantly to be able to cope with the increased number of people living in the area. Upgrade Kyle Road to have 2 lanes coming out at the top and foot paths for safety!

Submission date: 22 September 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: Jacqueline Jolliffe

Organisation name:

Agent's full name:

Email address: jacs.jolliffe@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:
The whole plan change

Property address: 57 and 57A Schnapper Rock 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:

The entire application is inconsistent with the objectives and policies of the AUP.

This type of development is inconsistent with the surrounding area and zones - it is not in accordance with the existing and expected amenity of the area in many ways - the bulk of the area is Large Lot of Single House Zone - not terrace housing such as this. It will turn a quiet residential area into a hub of vehicle noise and high density housing.

Furthermore, the existing infrastructure will not cope with this level of intensification - transport especially - the roads in the area are not designed for so many cars - there are always far more people living in houses these days - more than 2 cars per house, cars are always parked on the roads, blocking roads (most houses these days in the area seem to be rented out by the room - usually 3-4 cars per house). Schnapper Rock Road cannot cope with higher traffic volumes than what we have at present. The additional traffic noise will also be an adverse effect. This is totally the wrong location for a medium density/terrace housing development - on the corner of a busy intersection!

7.2

7.3

7.4

The Low density housing zone in the SEA will adversely effect the native flora and fauna - this is a known area for tui and kereru - intensive housing will remove their natural habitat and cause them to leave the area, or kill them, resulting in adverse effects on the ecological habitat. If anything, this site should be kept as Large Lot or Single House Zone. It is inappropriate to turn this type of area into a high density housing area under the guise of 'addressing the national housing shortage'.

7.5

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

7.1

Submission date: 22 September 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: Damon Jolliffe

Organisation name:

Agent's full name:

Email address: damon.jolliffe@gmail.com

Contact phone number:

Postal address:
21 Rangī Ave
Schnapper Rock
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:
Whole application

Property address: 57 and 57A Schnapper Rock 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:

Inconsistent with the objectives and policies of the Auckland Unitary Plan. | 8.2

Adverse effects on the environment and community - not in accordance with the expected amenity of the existing and future environment. | 8.3

The existing transport infrastructure is not capable of such a development - insufficient car parking for the development, will create additional traffic congestion at a busy intersection (where Schnapper Rock and The Oaks meet). Traffic volume data used is outdated (from 2014 - we are now in 2021). | 8.4

Adverse impact on the native flora and fauna - development in the SEA (low density housing where there is currently Large Lot) - destruction of native habitat. | 8.5

This should be kept Large Lot of Single House Zone. | 8.3

I or we seek the following decision by council: Decline the plan change | 8.1

Submission date: 22 September 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: Christina Joan james

Organisation name:

Agent's full name:

Email address: mcjames@xtra.co.nz

Contact phone number:

Postal address:
30 kittiwake drive
Schnapper Rock
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:

It is inconsistent with the objectives and policies of the AUP, will be inconsistent with the existing and anticipated amenity of the area, will have adverse traffic effects on the area (volume and parking), it is a inappropriate location for medium density and terrace housing (corner of a busy intersection), will have adverse effects on native flora and fauna (low density housing in an SEA). At worst, this should be a Large Lot or Single House Zone development.

Property address: 57 and 57a schnapper rock road , plan 66

Map or maps: 57 and 57a schnapper rock road

Other provisions:

It is not consistent with the objectives and policies of the AUP, will be inconsistent with the existing and anticipated amenity of the area, will have adverse traffic effects on the area (volume and parking), it is a inappropriate location for medium density and terrace housing (corner of a busy intersection), will have adverse effects on native flora and fauna (low density housing in an SEA). At worst, this should be a Large Lot or Single House Zone development.

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 is inconsistent with the objectives and policies of the AUP, will be inconsistent with the existing and anticipated amenity of the area, will have adverse traffic effects on the area (volume and parking), it is a inappropriate location for medium density and terrace housing (corner of a busy intersection), will

9.2

9.4

have adverse effects on native flora and fauna (low density housing in an SEA). This should be a Large Lot or Single House Zone development.

9.5

9.3

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

9.1

Submission date: 22 September 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: Malama Caskie

Organisation name:

Agent's full name:

Email address: malamae@hotmail.com

Contact phone number:

Postal address:
0632
Schnapper Rock
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:

Property address: 57&57a Schnapper Rock 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:

We have concerns relating to the planned development. If there was to be high density housing in this area, a less pleasing outlook to the current community feel we have now and with the elevation of the site and proposed dwellings, they will tower over the neighbouring properties and be an eyesore to the tranquil landscape and current environment.

10.2

We would propose that this site be in keeping with the area and be zoned as Residential Single House zone, not Mixed Housing Suburban.

10.2

The proposed density of housing will have a huge impact on the value and outlook of the area as well as greatly increased traffic loads, parking issues and increased security risks for the current residents.

There is already major issues with traffic congestion at the intersection of Schnapper Rock Road and Albany Highway and once the new subdivisions on Kyle Road are populated, it will become even

more congested. By adding mixed housing zones to this already heavily populated area will make it impossible at peak times. Most households in the area have a minimum of two cars, but many households have more depending on the make up of occupants. Terraced housing don't usually include garaging or off street parking, so the area will become a big side road car park which will add to the already problematic theft issues as it will become a Smorgasbord for car thieves. This might become less of an issue if each property had garaging and ample off street parking. | 10.3

The local Amenities and schools would also not support denser housing. | 10.2

There is also going to be a huge environmental impact to the area by removing such a vast green space for the native plants and wildlife. | 10.4

We would Propose the same zoning as the Kyle Road development – Residential Single House zone, not Mixed Housing Suburban.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested | 10.1

Details of amendments: As above - residential single house zone, notMixed residential

Submission date: 22 September 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.



Watercare Services Limited

73 Remuera Road, Newmarket
Auckland 1023, New Zealand
Private Bag 92521 Wellesley Street,
Auckland 1141

Telephone +64 9 539 7300

Facsimile +64 9 539 7334

www.watercare.co.nz

Auckland Council

Level 24, 135 Albert Street

Private Bag 92300

Auckland 1142

Attn.: Planning Technician

unitaryplan@aucklandcouncil.govt.nz

TO: Auckland Council

SUBMISSION ON: Plan Change 66 (Private): 57 and 57A Schnapper Rock Road

FROM: Watercare Services Limited

ADDRESS FOR SERVICE: ilze.gotelli@water.co.nz

DATE: 23 September 2021

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

1. INTRODUCTION

1.1. Watercare's purpose and mission

Watercare Services Limited ("**Watercare**") is New Zealand's largest provider of water and wastewater services. Watercare is a council-controlled organisation under the Local Government Act 2002 and is wholly owned by the Auckland Council ("**Council**").

Watercare provides integrated water and wastewater services to approximately 1.4 million people in Auckland. Watercare collects, treats and distributes drinking water from 11 dams, 26 bores and springs, and four river sources. A total of 330 million litres of water is treated each day at 15 water treatment plants and distributed via 89 reservoirs and 90 pump stations to 450,000 households, hospitals, schools, commercial and industrial properties.

Watercare's water distribution network includes more than 9,000 km of pipes. The wastewater network collects, treats and disposes of wastewater at 18 treatment plants and includes 7,900 km of sewers.

Watercare is required to manage its operations efficiently with a view to keeping overall costs of water supply and wastewater services to its customers (collectively) at minimum levels, consistent with the effective conduct of its undertakings and the maintenance of the long-term integrity of its assets. Watercare must also give effect to relevant aspects of the Council's Long Term Plan, and act consistently with other plans and strategies of the Council, including the Auckland Unitary Plan (Operative in Part) and the Auckland Future Urban Land Supply Strategy.¹

2. SUBMISSION

2.1. General

This is a submission on a change proposed by KBS Design Group Ltd ("**Applicant**") to the Auckland Unitary Plan (Operative in Part) that was publicly notified on 26 August 2021 ("**Plan Change**").

The Applicant proposes to rezone 57 Schnapper Rock Road from Residential – Large Lot Zone to Residential – Single House Zone (2.11 ha) and Residential – Mixed Housing Suburban Zone (1.88 ha), and to remove the Greenhithe Sub-precinct A overlay ("**the Overlay**") from 57 and 57A Schnapper Rock Road ("**Plan Change Area**").

Watercare neither supports nor opposes the Plan Change.

The purpose of this submission is to address:

- (a) the technical feasibility of the proposed water and wastewater servicing arrangement to ensure that the effects on Watercare's existing and planned water and wastewater network are appropriately considered and managed in accordance with the Resource Management Act 1991 ("**RMA**"); and
- (b) Watercare's position on removal of the Overlay as landowner of 57A Schnapper Rock Road.

In making its submission, Watercare has considered the relevant provisions of the Auckland Plan 2050, Te Tahua Taungahuru Te Mahere Taungahuru 2018 – 2028/The 10-year Budget Long-term Plan 2018 – 2028, the Auckland Future Urban Land Supply Strategy 2015 and 2017, the Water Supply and Wastewater Network Bylaw 2015, the Water and Wastewater Code of Practice for Land Development and Subdivision and the Watercare Asset Management Plan 2016 - 2036. It has also considered the relevant RMA documents including the Auckland Unitary Plan (Operative in Part) and the National Policy Statement on Urban Development 2020 which (among other matters) requires local authorities to ensure that at any one time there is sufficient housing and business development capacity which:

- (a) in the short term, is feasible, zoned and has adequate existing development infrastructure (including water and wastewater);

¹ Local Government (Auckland Council) Act 2009, s58.

- (b) in the medium term, is feasible, zoned and either:
 - (i) serviced with development infrastructure, or
 - (ii) the funding for the development infrastructure required to service that development capacity must be identified in a long term plan required under s93 of the Local Government Act 2002; and
- (c) in the long term, is feasible, identified in relevant plans and strategies by the local authority for future urban use or urban intensification, and the development infrastructure required to service it is identified in the relevant authority's infrastructure strategy required under the Local Government Act 2002.²

2.2. Specific parts of the Plan Change

The specific parts of the Plan Change that this submission relates to are:

- (a) the proposed water and wastewater servicing arrangements;
- (b) the effects of the Plan Change on Watercare's existing and planned water and wastewater network; and
- (c) the removal of the Greenhithe Sub-precinct A overlay from Watercare's property at 57A Schnapper Rock Road.

Watercare has reviewed the Plan Change and considers that:

- (a) the proposed water and wastewater capacity and servicing requirements have been adequately assessed as part of the Plan Change;
- (b) subject to development occurring in accordance with the proposed staging and infrastructure upgrades described further below:
 - (i) the proposed servicing arrangements are technically feasible; and
 - (ii) any adverse effects of the Plan Change on Watercare's existing and planned water and wastewater infrastructure network will be appropriately managed.

2.2.1. Water supply servicing for the Plan Change Area

An existing water supply station is located at 57A Schnapper Rock Road within the eastern corner of the Plan Change Area. A 250PE water supply pipe is located in the Schnapper Rock Road corridor. The application for the Plan Change states that the water supply pipe in the Schnapper Rock Road corridor will service the proposed development.³

11.1

Watercare confirms that there is currently sufficient capacity in the water supply network to service the Plan Change Area. However, the capacity of the water supply network will need

² National Policy Statement on Urban Development 2020, subpart 1, 3.2 to 3.4.

³ Appendix 5 – Infrastructure Report at 1.5 and Assessment of Environmental Effects at 9.6.4.

to be re-assessed at the resource consent stage as local watermain upgrades may be required to service development within the Plan Change Area.

The Applicant will be required to provide and fund the local reticulation network within the Plan Change Area.

11.1

Fire hydrants must be provided within the proposed internal water supply network to comply with the Fire Fighting Water Supply Code of Practice Services minimum distances. These are also to be paid for by the developer.

2.2.2. Wastewater

The Plan Change Area is located within a well-established wastewater reticulated area. However, due to the topography of the site and the surrounding area, a public gravity extension to network cannot be achieved.

To address this issue, the Applicant has proposed three alternative options to service the site:⁴

- (a) Option 1 – Construction of a Low Pressure Sewer (“LPS”) system to service the site. This is a similar approach to the approved servicing method for the adjacent development (55 Schnapper Rock Rd).
- (b) Option 2 – Construction of a public gravity pipe extension from the Kyle Road wastewater pump station through proposed Lot 44 and Lot 33 & Lot 44 Common Accessway within the adjacent development as shown indicatively in Figure 3 of the Infrastructure Report.
- (c) Option 3 – Construction of a new pump station within the site as indicated in Figure 4 of the Infrastructure Report. An extension from the point of supply provided by the adjacent subdivision is required via gravity extension along Schnapper Rock Road towards the northern section of the site.

Watercare does not accept Option 1 for this development. Of the gravity options, Watercare’s strong preference is to service the site by the existing pump station (Option 2 above). Watercare has confirmed that there is capacity in the Kyle Road wastewater pump station to service this development.

11.2

The developer will be required to construct and fund the infrastructure and necessary upgrades required to service the Plan Change Area. The layout of the new gravity wastewater network must be designed in accordance with Watercare’s Code of Practice. This infrastructure will be fully funded by the applicant.

11.2

2.2.3 Removal of the Greenhithe Sub-precinct A overlay from Watercare’s land

57A Schnapper Rock Road, which forms part of the application area, is owned by Watercare and is designated under the Auckland Unitary Plan (Operative in Part) for “Water Supply Purposes”, specifically a “Water Supply Station and Future Reservoirs”.⁵

⁴ Appendix 5 – Infrastructure Report at 1.3 and Assessment of Environmental Effects at 9.6.3.

⁵ Designation 9301.

The Plan Change seeks to remove the Overlay from Watercare's land. Excerpts from the Auckland Unitary Plan (Operative in Part) that describe the effect of the Overlay are included at 6.3.1.5 of the Assessment of Environmental Effects. The Applicant has sought that the Overlay be removed from Watercare's land to "adopt a consistent resource management mapping approach in relation to neighbouring properties".

Removal of the Overlay does not otherwise implicate Watercare's use of 57A for water supply purposes. Therefore, should the Plan Change be approved, Watercare agrees to the removal of the overlay.

11.3

2.3 DECISION SOUGHT

Watercare seeks a decision that ensures that the water and wastewater capacity and servicing requirements of the Plan Change will be adequately met, such that the water and wastewater related effects are appropriately managed. It also seeks a decision that protects Watercare's existing and planned infrastructure at 57A Schnapper Rock Road.

To enable that decision to be made, Watercare:

- (a) continues to support Option 2 for wastewater servicing; and
- (b) confirms acceptance of the removal of the Greenhithe Sub-Precinct A overlay from Watercare land.

3. HEARING

Watercare wishes to be heard in support of its submission.

23 September 2021

Ilze Gotelli
Head of Major Developments
Watercare Services Limited

Address for Service:
Ilze Gotelli
Head of Major Developments
Watercare Services Limited
Private Bag 92 521
Wellesley Street
Auckland 1141
Phone: 021 831 470
Email: ilze.gotelli@water.co.nz

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gordon Edginton

Organisation name:

Agent's full name:

Email address: gordon@prendos.co.nz

Contact phone number: 021677772

Postal address:

gordon@prendos.co.nz

North Shore City

Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:

Property address: 57 & 57A Schnapper Rock 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? Yes

The reason for my or our views are:

There is already far too much traffic in the area for the current infrastructure to handle and the roads (especially Kyle Road) are terrible. There have been no footpaths on Kyle Road while the entire area has been intensively developed and the road is extremely narrow and dangerous - especially with a primary school at the end of it! This development would cause a massive increase in traffic coming in and out of Kyle during school times and Schnapper Rock which is already extremely congested. At peak hours during the week it can take 30 minutes to get from Kyle Road just to the Schnapper Rock lights. The infrastructure and surrounding area is NOT adequate for this kind of development in any way. Also, the neighbouring properties in the valley have a different zoning which seems ridiculous. If the zoning is going to change, the entire valley on the northern side of Kyle Road and southern side of Schnapper Rock Road

should be rezoned to residential single House and/or Suburban as was approved for the block of land at 52 Kyle Road and 55 Schnapper Rock where a 32 lot subdivision has been approved. The entire could be developed in a similar fashion rather than the inconsistent ad hoc nature of the zoning that

12.2

12.3

has been implemented to date. These type of zones combined with SEA protection on the main streams and bush margins will adequately protect and preserve any natural environments the council may wish to remain intact. This valley already has the "three waters" infrastructure available so is a prime central piece of Albany land now ready for rezoning and redevelopment. To just rezone the applicants corner block through a private plan change is missing a great opportunity to release more urban land for the city to meet the pressing housing needs.

12.4

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

12.1

Details of amendments: Change the entire valley zoning - there is no consistency and it is a waste of land fit for development. Upgrade roading infrastructure and layout - widening roads, foot paths etc.

Submission date: 23 September 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: Kim Edginton

Organisation name:

Agent's full name:

Email address: g.edginton@xtra.co.nz

Contact phone number:

Postal address:
102 Kyle Road
Greenhithe
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:

Property address: 57 and 57A Schnapper Rock 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? Yes

The reason for my or our views are:

There is already far too much traffic in the area for the current infrastructure to handle and the roads (especially Kyle Road) are terrible. There have been no footpaths on Kyle Road while the entire area has been intensively developed and the road is extremely narrow and dangerous - especially with a primary school at the end of it! This development would cause a massive increase in traffic coming in and out of Kyle during school times and Schnapper Rock which is already extremely congested. At peak hours during the week it can take 30 minutes to get from Kyle Road just to the Schnapper Rock lights. The infrastructure and surrounding area is NOT adequate for this kind of development in any way. Also, the neighbouring properties in the valley have a different zoning which seems ridiculous. If the zoning is going to change, the entire valley on the northern side of Kyle Road and southern side of Schnapper Rock Road

should be rezoned to residential single House and/or Suburban as was approved for the block of land at 52 Kyle Road and 55 Schnapper Rock where a 32 lot subdivision has been approved. The entire could be developed in a similar fashion rather than the inconsistent ad hoc nature of the zoning that

13.2

13.3

has been implemented to date. These type of zones combined with SEA protection on the main streams and bush margins will adequately protect and preserve any natural environments the council may wish to remain intact. This valley already has the "three waters" infrastructure available so is a prime central piece of Albany land now ready for rezoning and redevelopment. To just rezone the applicants corner block through a private plan change is missing a great opportunity to release more urban land for the city to meet the pressing housing needs.

13.4

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

13.1

Details of amendments: Change the zoning of the entire valley for consistency. Upgrade road infrastructure - road widening, foot paths, more lanes.

Submission date: 23 September 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: Subodh Kumar

Organisation name:

Agent's full name: Subodh Kumar

Email address: subodhkumar83@gmail.com

Contact phone number: 0220240199

Postal address:
94 Oakway Drive
Schnapper Rock
Schnapper Rock
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:
Rezoning to Mixed House suburban zone.

Property address:

Map or maps:

Other provisions:

In the Transportation assessment document under the section 'Executive Summary', level of service has been mentioned using indicators such as C, D and A. The document doesn't provide a legend advising what these indicators mean. These could be evident for a person with SIDRA knowledge but general public can't relate these to the impacts.

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:

Exit through the intersection Albany Hwy/Schnapper Rock Rd/Bush Road in peak times takes around 10 to 15 minutes.

Oakway Drive->Schnapper Rock Rd->Albany Hwy is used as thoroughfare by vehicles in peak times to bypass the massive congestion on Albany Hwy/Bush Road intersection contributing to the usual traffic.

There already is a mixed housing development on Schnapper Rock Rd and Albany Hwy and as soon as the occupants move in it will add more load on the already congested Albany Hwy/Schnapper

Rock Rd/Bush Rd intersection.

The assessment cites the traffic count in sec 3.3, table 3.1 from 2014-2016 which is old to be relevant when in general Auckland traffic has increased significantly in the last 5 years. | 14.3

Increasing the housing density will definitely exacerbate the situation, further worsening the transit for the residents in peak times. Additionally, the proposed 100m exit from Schnapper Rock Rd onto round about situated at the intersection of Oakway Drive and Schanpper Rock road will affect traffic at peak times. | 14.4

I or we seek the following decision by council: Approve the plan change with the amendments I requested | 14.1

Details of amendments: Only permit rezoning from Residential large lot zone to Residential Single house zone. Rezoning to mixed housing suburban zone shouldn't be approved. | 14.5

Submission date: 25 September 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: chunlan Han

Organisation name:

Agent's full name:

Email address:

Contact phone number:

Postal address:

58911071@qq.com

albany

auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:

Property address: 14 oak view terrace, Schnapper rock

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:

once the site been developed, will change the ugly road front, and will tidy up the footpass...

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

15.1

Details of amendments:

Submission date: 29 September 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: Ningyi Guo

Organisation name:

Agent's full name:

Email address: guoningyi@hotmail.com

Contact phone number:

Postal address:
62 Laurel Oak Drive
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:
Don't mind

Property address:

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:
Don't mind

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

16.1

Details of amendments:

Submission date: 29 September 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: Hanwei guo

Organisation name:

Agent's full name:

Email address: epclauckland@hotmail.com

Contact phone number: 021350123

Postal address:
86 oakdrive

auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:
57-57a schnapper rock road

Property address:

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:
im happy with the change

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

17.1

Details of amendments:

Submission date: 29 September 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.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Terry Wang

Organisation name:

Agent's full name:

Email address: terrywz@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:

Property address: 9 Schnapper rock road

Map or maps:

Other provisions:

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

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

The reason for my or our views are:
looks fine to me.

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

18.1

Details of amendments:

Submission date: 29 September 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: Scott Wilson

Organisation name:

Agent's full name:

Email address: wilsonscott@live.com

Contact phone number: 0221705041

Postal address:

Schnapper Rock
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:

Rezone 57 Schnapper Rock Road from Residential – Large Lot Zone to Residential – Single House Zone (2.11 ha) and Residential – Mixed Housing Suburban Zone (1.88 ha)

Property address: 57 & 57A Schnapper Rock 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? Yes

The reason for my or our views are:

I am resubmitting my feedback, as I haven't had any confirmation my feedback was received.

I seek that the council decline the plan change, but if approved, only use the Residential Single House zone, and no Mixed Housing Suburban. | 19.1

My reasons are outlined in detail in the document attached, and can be summarised as follows:

1. Height and density of development is misaligned with existing neighbouring properties | 19.2
2. Concerns around traffic & parking volumes, and pedestrian safety | 19.3
3. Lack of green space and community wellbeing | 19.4
4. Negative environmental impact on native species | 19.5

5. Lack of and distance to amenities
6. Degradation of area attractiveness

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

Details of amendments: Propose the zoning for the section be Residential Single House zone, not Mixed Housing Suburban

Submission date: 3 October 2021

Supporting documents
Feedback on 57 Schnapper Rock Road 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.

1. Height and density of development

- a) Concerns around proposed building height and shading effect: Height of the proposed lot is 83m above sea level, which is 2-3 meters above the boundary (80m). Zoning for high density housing will create adverse visual dominance effects as the height of the foundations and land where housing is proposed will domineer over existing neighboring properties. It is the highest section in the subdivision and any high development (over 2 stories) would dominate the landscape and environment of the suburb.

19.2

Propose the zoning for the section be Residential Single House zone, not Mixed Housing Suburban.

- b) The proposed concept of building intensity has terraced housing at the north- west (roundabout) of the site, graduating with low density towards the south-east. This design does not consider the existing density of houses directly opposite the site and seeks to maximise profits for the developer without consideration on value, privacy and security for existing residents. If in their own submission they have made this phased density, then surely they should recognise the density of housing along the boundary of Schnapper Rock Road.

19.2

Propose the zoning for the section be Residential Single House zone, not Mixed Housing Suburban.

- c) Point of clarification – documents provided include different number of dwellings, ranging from 93 to 110. Confirmation of exact intended number of dwellings requested by existing residents.

2. Traffic & parking volumes, and pedestrian safety

- a) Have concerns on the traffic analysis/traffic distribution and assessment: traffic volume counts are out of date and not relevant in informing a decision. The volumes date back to 2014 which is 7 years ago, and the area has continued to grow and traffic worsen in this time. Given this development includes a new public road, the transport report needs to include current assessments, specifically for peak times of the morning and evening with Schnapper Rock Road and Albany Highway. Also of consideration is the increased development of Kyle road and the adjacent new development already approved.

19.3

Request an ITA be completed taking both new developments and existing traffic volumes as at 2021 into account.

- b) This development is too far away from amenities to walk, and there is also no direct bus to the Albany mall. This will encourage car ownership and more people will drive from the area to shop at Albany Pak n Save, Albany New World and Countdown Glenfield.

19.3

- c) There needs to be adequate onsite parking and garaging for every property.

19.3

- d) Safety of pedestrians and school children: the area already has limited pedestrian crossings or raised crossings. The bus stop on the Schnapper Rock Road western boundary to the site is a drop off point for school buses, and many kids walk home from here every day. The additional traffic flows from the new road make the lack of crossings a safety concern. 19.3

Request a raised crossing or pedestrian crossing near the bus stop on Schnapper Rock Road.

3. Lack of green space and community wellbeing

- a) The distance and size of existing developed parks, community areas and playgrounds does not support the growing demand and needs this development will add into the local community. Parks and open space are a part of healthy, active neighbourhoods and this development has not considered this in their proposed development. 19.4

Propose a playground and open green space field is incorporated, no less than 600m2 in size.

4. Environmental impact on native species

- a) Better reporting into impact on wild Lizards natural habitat in the area, especially around the waterways. Known protected species are in the area and spotted at neighbouring sites. Potentially devastating impacts on wild population in the area which should not be disturbed. 19.5

Suggestion of in-depth report, shared lizard management plan and if suitable a dedicated public green space park area within the development with lizard friendly gardens near the waterways

5. Lack of and distance to amenities

- a) Current community amenities are insufficient for such development. The density of housing proposed, dwellings and nature of the density would lend itself to sections more adequately located in walking distance of amenities such as super markets, post offices and eateries. 19.6

Propose the zoning for the section be Residential Single House zone, not Mixed Housing Suburban. Amenities do not support denser housing.

- b) Concern that the proposed walkways within the development without adequate electrical and natural lighting and housing setback in the development will cause security and safety concerns.

Propose wider walkways than suggested and electrical lighting included as a requirement.

6. Degradation of area attractiveness

- a) In keeping with the area and covenants on surrounding neighbours properties, any allowance for 3 story housing would not be in keeping with the area and would impact property values for existing neighbouring sections 19.2

Propose the zoning for the section be Residential Single House zone, not Mixed Housing Suburban.

- b) The density is too high and out of proportion with neighboring properties. Attachment 2 - site analysis of the proposal is a cherrypicked representation of the area, clearly in support of the developer. Propose the same zoning as the Kyle Road development – Residential Single House zone.

19.2

Propose the zoning for the section be Residential Single House zone, not Mixed Housing Suburban.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hsiue-Te Tu

Organisation name:

Agent's full name:

Email address: hsiute@gmail.com

Contact phone number: 0224539966

Postal address:
135 Schnapper Rock Road
Albany
Auckland 0632

Submission details

This is a submission to:

Plan change number: Plan Change 66

Plan change name: PC 66 (Private): 57 & 57A Schnapper Rock Road

My submission relates to

Rule or rules:

Property address: 101 & 135 Schnapper Rock 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:

Schnapper Rock area is so close to all the major infrastructure change in Albany, it is no longer a farm area. Change the Schnapper Rock zoning, will provide more dwellings as all the infrastructure already in place.

20.1

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

Details of amendments:

Submission date: 4 October 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.

19 October 2021

Plans and Places
Auckland Council
Private Bag 92300
Auckland 1142

Attn: Planning Technician

Email: unitaryplan@aucklandcouncil.govt.nz

PROPOSED PRIVATE PLAN CHANGE 66 – 57 AND 57A SCHNAPPER ROCK ROAD

Please find attached Auckland Transport's submission on Proposed Private Plan Change 66 57 and 57A Schnapper Rock Road, from KBS Design Group.

If you have any queries in relation to this submission, please contact me on 09 447 4547 or email jason.drury@at.govt.nz

Yours sincerely



Jason Drury
Principal Planner, Land Use Policy and Planning

cc:
Qbix Limited
Abu Hoque
by email

Submission by Auckland Transport on Private Plan Change 66: 57 and 57A Schnapper Rock Road

To: Auckland Council
Private Bag 92300
Auckland 1142

Submission on: Proposed Private Plan Change 66 from KBS Design Limited for land at Schnapper Rock Road

From: Auckland Transport
Private Bag 92250
Auckland 1142

1. Introduction

- 1.1 KBS Design Limited ('the applicant') is applying for a private plan change (**PPC66 or the plan change**) to the Auckland Unitary Plan – Operative in Part (**AUP(OP)**) to rezone 57 Schnapper Rock Road from Residential – Large Lot Zone to Residential – Single House Zone (2.11 ha) and Residential – Mixed Housing Suburban Zone (1.88 ha), and to remove the Greenhithe Precinct from 57 and 57A Schnapper Rock Road, Albany. The applicant has advised that the plan change will provide for the establishment of 90-110 dwellings.
- 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; and
 - d. Developing and enhancing the local road, public transport, walking and cycling networks.

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.
- 2.2 Auckland Transport **supports the plan change subject to the resolution of Auckland Transport's concerns** as outlined in **Attachment 1**.
- 2.3 Auckland Transport is available and willing to work through the matters raised in this submission with the applicant.

¹ Local Government (Auckland Council) Act 2009, section 39.

3. Decisions sought

3.1 The decisions which Auckland Transport seeks from the Council are set out in **Attachment 1**.

3.2 In all cases where amendments to the plan change are proposed, Auckland Transport would consider alternative wording or amendments which address the reason for Auckland Transport's submission. 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: 23 September 2021

Contact person: Jason Drury
Principal Planner: Land Use Policy and Planning

Address for service: Auckland Transport
Private Bag 92250
Auckland 1142

Telephone: 09 447 4547

Email: jason.drury@at.govt.nz

Attachment 1

Issue	Support / oppose	Reasons for submission	Decision requested
<p>Transport infrastructure and mitigation</p>	<p>Support in part</p>	<p>Auckland Unitary Plan (Operative in Part) has a number of relevant objectives and policies such as, B2 Urban growth and form, B2.4.2 Policies: <i>(3) provide for medium residential intensities in areas that are within moderate walking distance to centres, public transport, social facilities and open space.</i> <i>(4) provide for lower residential intensity in areas:</i> <i>(a) that are not close to centres and public transport;</i></p> <p>The application material provided in support of the plan change proposal suggests that improvements to the local roading network are required to provide for the moderate walking distances safely, and that the improvements will be addressed through future subdivision consents.</p> <p>Auckland Transport considers that the scope at the subdivision stage in the development process is limited due to the potential incremental nature of consenting programmes/staging and, depending on the reasons for consent, the potential lack of scope for matters outside lot development to be addressed.</p> <p>The Unitary Plan’s regional policies stated above seek to manage cumulative transport effects through spatial zoning decisions and those transport effects are a consideration of this plan change application.</p> <p>The proposal is a significant change in the context of zoning choices as it proposes to go from a Large Lot Zone that is designed to be limiting development to a low residential intensity, to Mixed Housing Suburban zone which is designed to be enabling of development. The current zone is limiting to approximately 2 dwellings (at 1 per minimum site area of 20,000m² Greenhithe sub precinct A) and the plan change will result in a zone that enables approximately 90-110 dwellings (as stated in the application material).</p> <p>Auckland Transport agrees that the following improvements (as stated in the application material) are required to ensure that</p>	<p>Resolution of the matters raised in this submission to provide certainty that the transport infrastructure identified as improvements/mitigation in the applicant’s Transport Assessment will be provided in conjunction with subdivision and development of the land included in PPC 66. This could include a site-specific amendment to the plan change and/or methods to ensure such transport effects are addressed.</p>

21.1

Issue	Support / oppose	Reasons for submission	Decision requested
		<p>development enabled by the plan change meets relevant Auckland Unitary Plan policies:</p> <ol style="list-style-type: none"><li data-bbox="651 308 1352 424">1. Street lighting facilities and foot path facilities along the site frontage are provided consistent with Auckland Transport's Transport Design Manual specifications for an urban residential environment.<li data-bbox="651 432 1352 608">2. Pedestrian crossing facilities and traffic calming measures are investigated and, if deemed necessary to achieve a safe crossing point, implemented on Schnapper Rock Road along the north east frontage of the site and the Schanpper Rock Road / Oakway roundabout.	